Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company / registered scheme / notified foreign passport fund name	Centuria Office REIT **(COF)**
ACN/ARSN/APFRN/NFPFRN (if applicable)	ARSN 124 364 718

1. Details of substantial holder (1)

Name	This notice is given by LDR Assets Pty Ltd ACN 689 671 396 (in its capacity as trustee for the LDR Assets Trust) **(LDR)** and each person listed in section 3 below.
ACN/ARSN/APFRN (if applicable) NFPFRN (if applicable)	As above

The holder became a substantial holder on 30 June 2026

2. Details of voting power

The total number of votes attached to all the voting shares or interests in the company, scheme or fund that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Units	101,001,333 units	101,001,333	16.91%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
LDR	LDR is taken to have a relevant interest in units under section 608(1) of the *Corporations Act 2001* (Cth) by virtual of having control over the right to vote and dispose of the units.	101,001,333 units
Paul Lederer and Eva Lederer	Paul and Eva Lederer are taken to have a relevant interest in the units that LDR has a relevant interest under section 608(3) by virtue of each having voting power in LDR above 20%.	101,001,333 units

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
LDR	HSBC Custody Nominees (Australia) Limited	LDR	101,001,333 units

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
LDR	30 June 2026	$60,196,308.24	-	65,788,315 units
LDR	30 June 2026	$32,219,911.47	-	35,213,018 units

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN/APFRN (if applicable) and NFPFRN (if applicable)	Nature of association
N/A	N/A

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
LDR Assets Pty Ltd	Suite 34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000
Paul Lederer and Eva Lederer	C/- PEJR Investments Pty Ltd, Suite 34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000
HSBC Custody Nominees (Australia) Limited	100 Barangaroo Avenue, Barangaroo NSW 2000

Signature

print name	Stephen Cribb	capacity	Company Secretary
sign here		date	30 June 2026

DIRECTIONS

(1) If there are a number of substantial holders with similar or related relevant interests (eg. A corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.

(2) See the definition of "associate" in section 9 of the Corporations Act 2001.

(3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.

(4) The voting shares of a company constitute one class unless divided into separate classes.

(5) The total number of votes attached to all the voting shares or interests in the company, scheme or fund (if any) that the person or an associate has a relevant interest in.

(6) The person's votes divided by the total votes in the body corporate, scheme or fund multiplied by 100.

(7) Include details of:

(a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

(8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."'

(9) Details of the consideration must include any and all benefits, moneys and otherwise, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.