

September 2025 Distribution Declaration

SYDNEY (Friday, 5 September 2025) - Centuria Office REIT (**ASX: COF**), Australia's largest ASX listed pure play office REIT, confirms that the distribution for the quarter ending 30 September 2025 will be 2.525 cents per unit.

COF's Distribution Reinvestment Plan (DRP) will remain suspended for the September 2025 quarter distribution.

The key dates for the September 2025 distribution are:

Event	Date
Ex-distribution date	Monday, 29 September 2025
Record date	Tuesday, 30 September 2025
Distribution payment date ¹	Tuesday, 28 October 2025

– Ends –

For more information or to arrange an interview, please contact:

Belinda Cheung

COF Fund Manager

Centuria Office REIT

Phone: 02 8923 8923

Email: belinda.cheung@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Limited

Phone: 02 8923 8923

Email: tim.mitchell@centuria.com.au

Alexandra Koolman

General Manager – Communications

Centuria Capital Limited

Phone: 02 8923 8923

Email: alexandra.koolman@centuria.com.au

Authorised for release by Anna Kovarik, Company Secretary

About Centuria Office REIT

COF is Australia's largest ASX listed pure play office REIT and is included in the S&P/ASX300 Index. COF owns a portfolio of high quality office assets situated in core submarkets throughout Australia. COF is overseen by a hands-on, active manager and provides investors with income and the opportunity for capital growth from a pure play portfolio of high-quality Australian office assets.

Centuria Property Funds Limited (CPFL) is the Responsible Entity for the ASX listed Centuria Office REIT (COF) (ARSN 124 364 718). CPFL is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$20.6 billion in total assets under management (as at 30 June 2025) and offers a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds.

www.centuria.com.au

¹ Payment date is indicative only and subject to change