

December 2025 Distribution Declaration

SYDNEY (Friday, 5 December 2025) - Centuria Office REIT (**ASX: COF**), Australia's largest ASX listed pure play office REIT, confirms that the distribution for the quarter ending 31 December 2025 will be 2.525 cents per unit.

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

The key dates for the December 2025 distribution are:

Event	Date
Ex-distribution date	Tuesday, 30 December 2025
Record date	Wednesday, 31 December 2025
Distribution payment date ¹	Friday, 30 January 2026

– 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