

Debt refinancing completed, margins reduced

SYDNEY (Tuesday, 31 March 2026) – Centuria Office REIT (**ASX: COF**) is pleased to announce it has refinanced all of its existing debt facilities. This \$1 billion refinancing reduces debt margins by c.30bps and extends the weighted average debt expiry from 2.6 years to 4.3 years with no debt expiries until FY29. The refinancing maintains existing covenants and a diverse pool of five lenders.

COF's all-in cost of debt remains in-line with FY26 earnings guidance.

Belinda Cheung, COF Fund Manager, said "This transaction highlights lenders' confidence in Australian office real estate, Centuria management and demonstrates their support through competitive margins similar to other property sectors. This has mitigated any near-term refinancing risk in a robust credit market, delivering a strong outcome for COF unitholders as the REIT benefits from lower margins amid increased volatility in the interest rate market."

– Ends –

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

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Authorised for release by Anna Kovarik, Company Secretary

About Centuria Office REIT

COF is Australia's largest ASX listed pure play office REIT. 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 \$21.8 billion in total assets under management (as at 31 December 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

Summary Information

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