Q1 FY26 Operating Update

- *23,442sqm of lease terms[1] agreed across 16 transactions, 91.1% occupancy[2], 4.1-year WALE[3]*
- *Reaffirmed FY26 FFO[4] guidance of 11.1–11.5cpu[5] and distribution guidance of 10.1cpu[5], annualised distribution yield 8.4%[6]*

SYDNEY (Thursday, 30 October 2025) – Centuria Office REIT (**ASX: COF**) is pleased to provide its Q1 FY26 update.

Belinda Cheung, COF Fund Manager, said “During the period, COF progressed its FY26 strategic priorities to address vacancies and upcoming expiries across the portfolio, achieving its most significant quarterly leasing result to date with over 23,400 sqm of lease terms agreed[1]. This leasing mitigates a number of key upcoming expiries, solidifying the portfolio WALE.

“We are optimistic about the performance of Australian office markets over the medium-term, underpinned by the expectation that higher replacement costs and office withdrawals for alternate-use will drastically reduce future supply and reduce the overall market size. These drivers are leading to a rebalancing of office markets and future vacancy rates, especially in many markets COF’s assets are situated.”

PROPERTY AND PORTFOLIO LEASING

During Q1 FY26, 23,442sqm of lease terms were agreed[1] across 16 separate transactions including 5,957sqm of new leases and 17,485sqm of renewals. Key lease terms agreed[1] during Q1 FY26 included:

- 8 Central Avenue, Eveleigh NSW – two leasing deals secured across 9,741sqm, representing over a quarter of the building’s total lettable area and increasing WALE to 7.1 years
- 101 Moray Street, South Melbourne VIC – two leasing deals secured across 4,754sqm, representing over a third of the building’s total lettable area and increasing WALE to 4.1 years
- 203 Pacific Highway, St Leonards NSW – one leasing deal across 1,212sqm, increasing WALE to 3.1 years and continuing leasing momentum in one of the most challenging office markets nationally.

COF recorded portfolio occupancy[2] of 91.1% and a 4.1-year WALE[3] as at 30 September 2025.

SUSTAINABILITY

COF’s portfolio received a 4-star GRESB rating for 2025, reflecting an improved score of 87 (2024 score: 81). COF remains committed to its target of Zero Scope 2 emissions with 100% of its portfolio’s Scope 2 electricity sourced from the equivalent of 100% renewable electricity by 2028[7]. Electrification of the portfolio has also commenced towards targeting the elimination of gas and diesel in operations where practicable by 2035[8]. Centuria Capital Group, as the manager of COF, released its fifth Sustainability Report in October 2025. The report encompasses the Group’s sustainability framework and initiatives.

FY25 GUIDANCE AND SUMMARY

Ms Cheung concluded, “Leasing momentum remains fragmented across domestic office markets and elevated market vacancy continues to impose near-term leasing headwinds within some markets COF is exposed to. However, as demonstrated by strong leasing results this quarter, the portfolio is well-positioned to service evolving tenant requirements, providing access to sustainable and modern fitted accommodation.”

COF reaffirms FY25 FFO[4] guidance range of 11.1–11.5 cpu[5] and distribution guidance of 10.1 cpu[5], providing a current annualised distribution yield 8.4%[6]. Distributions are expected to be paid in quarterly instalments.

– 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 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

Summary Information

The following disclaimer applies to this announcement and any information contained in it (the Information). The Information in this announcement is of general background and does not purport to be complete. It should be read in conjunction with COF's other periodic and continuous disclosure announcements lodged with ASX Limited, which are available at www.asx.com.au. You are advised to read this disclaimer carefully before reading or making any other use of this announcement or any Information contained in this announcement. In accepting this announcement, you agree to be bound by the following terms and conditions including any modifications to them.

Forward Looking Statements

This announcement may include forward-looking statements. These forward-looking statements are based on COF's expectations and beliefs concerning future events. Forward looking statements are necessarily subject to risks, uncertainties and other factors, many of which are outside the control of COF, which could cause actual results to differ materially from such statements. COF makes no undertaking to subsequently update or revise the forward-looking statements made in this announcement, to reflect the circumstances or events after the date of this announcement.

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[1] Includes Heads of Agreement (HOA)
[2] Occupancy by gross income. Includes Heads of Agreement
[3] Weighted Average Lease Expiry (WALE) by gross income. Includes Heads of Agreement
[4] FFO is the Trust's underlying and recurring earnings from its operations. This is calculated as the statutory net profit adjusted for certain non-cash and other items.
[5] Guidance remains subject to unforeseen circumstances and material changes in operating conditions
[6] Based on COF closing unit price of $1.20 on Tuesday, 30 September 2025
[7] COF will account for zero scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of on-site solar and large scale generation certificate deals which match our consumption. The zero scope 2 target applies to scope 2 emissions for existing assets that fall under the operational control of COF
[8] COF will focus on eliminating gas and diesel where practicable, from equipment owned and operated by COF. Gas and diesel equipment owned and operated by our tenants, diesel used in back-up generators and refrigerants are excluded from Centuria's emission reduction target.