Q1 FY27 Operating Update

- *c.7,000sqm of lease terms[1] agreed, 4.1% positive re-leasing spreads*
- *FY27 expiry profile reduced from 4.7% to 2.7%*
- *Centuria's partnership with Energy Bay to support COF's zero Scope 2 emissions target by 2028*
- *Reaffirmed FY27 FFO guidance of 11.3 cpu[2,3] and distribution guidance of 9.0 cpu[3] (10.6% yield[4])*

SYDNEY (Thursday, 15 October 2026) – Centuria Office REIT (**ASX: COF**) is pleased to provide its Q1 FY27 operating update.

Belinda Cheung, COF Fund Manager, said "COF continued to make progress against its strategic priorities during the quarter, delivering leasing outcomes across key markets, advancing sustainability initiatives and maintaining a disciplined approach to capital management. The portfolio is benefiting from improving office fundamentals, including rising tenant demand and constrained future supply, creating positive rental growth across a number of COF's markets."

PROPERTY PORTFOLIO AND LEASING

During the period, 6,937sqm of leasing terms[1] were agreed across 10 transactions, building on the strong leasing momentum recorded across FY26 and generating positive re-leasing spreads of 4.1%. Approximately 60% of this leasing activity comprised renewals across COF's portfolio. Leasing activity was predominantly concentrated across the Melbourne and Brisbane markets and the activity in the quarter resulted in COF's FY27 expiry profile reducing from 4.7% to 2.7%.

Notable leasing deals include:

- 100 Brookes Street, Fortitude Valley QLD – Secured a new full-floor lease over 1,254sqm on a seven-year term, achieving a 13.5% leasing spread.
- 154 Melbourne Street, South Brisbane QLD – Secured a full-floor renewal over 1,086sqm on a two-year term, achieving a 10.9% leasing spread.
- 584 Swan Street, Richmond VIC – Renewed a major tenant across 2,280sqm on a five-year term, increasing the asset WALE to 3.4 years.
- 101 Moray Street, South Melbourne VIC – Secured two leasing transactions totalling 810sqm, increasing the asset WALE to 3.4 years.

Office market conditions continue to improve across many Australian markets, supported by limited new supply constrained by rising economic costs for new developments, stock withdrawals and positive net absorption. Although leasing conditions remain fragmented across markets, the REIT is seeing encouraging levels of tenant enquiry and improving leasing outcomes in markets such as Brisbane and Perth, reinforcing confidence in the portfolio's overall performance.

COF continues to proactively address existing vacancies and upcoming lease expiries through targeted asset management initiatives, including refurbishing and repositioning space to better align with tenant requirements. Leasing transactions completed during the quarter demonstrate the continued demand for quality accommodation across the portfolio and contributed to maintaining portfolio occupancy and WALE at stable levels.

SUSTAINABILITY

COF continued to advance its sustainability credentials during the quarter. The REIT achieved a 4-Star GRESB rating and improved its overall score (from 86.6 to 87.8), reflecting continued progress. The Nishi building in Canberra received a 6-Star NABERS Energy rating, providing recognition of the asset's market-leading energy performance, while its NABERS Water rating improved from 5 Stars to 5.5 Stars.

Centuria Capital Group's recently announced renewable energy partnership with Energy Bay is also expected to accelerate COF's pathway to achieving zero Scope 2 emissions by 2028[5], while creating opportunities for participating tenants to access more competitive renewable energy solutions. Together, these initiatives reinforce COF's commitment to responsible property ownership, supporting tenant outcomes and enhancing the long-term resilience and attractiveness of the portfolio.

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Further sustainability information will be available in the Centuria FY26 Sustainability Report, which is expected to be released in October 2026.

FY27 GUIDANCE AND SUMMARY

COF reaffirms FY27 FFO guidance of 11.3 cpu[2,3] and distribution guidance of 9.0 cpu[3] expected to be paid in quarterly instalments.

Belinda Cheung concluded, "The leasing outcomes achieved during the quarter demonstrate continued demand for well-located, quality office accommodation and have further reduced COF's near-term expiry exposure. With meaningful exposure to markets showing stronger leasing momentum, COF remains focused on converting tenant enquiry, progressing portfolio initiatives and maintaining disciplined capital management throughout FY27."

– Ends –

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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 ARSN 124 364 718 (COF). CPFL is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with $22.2 billion in total assets under management (as at 30 June 2026) 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] 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.
[3] Guidance remains subject to unforeseen circumstances and material changes in operating conditions.
[4] Yield based on guidance and COF closing price of $0.85 on 13 October 2026.
[5] COF will account for zero scope 2 GHG emissions by being powered by the equivalent of 100% renewable electricity through a combination of onsite 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.

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