

COF SECURES ADDITIONAL SEVEN-YEAR DEBT FACILITY

Tuesday, 19 May 2020

Centuria Property Funds Limited (CPFL) as Responsible Entity of Centuria Office REIT (**ASX: COF**) has announced it secured an additional seven-year debt facility from Crédit Agricole, which results in a:

- **weighted average debt maturity increase from 3.4 years to 3.7 years, as at April 2020**
- **further diversified number of debt lenders to five**
- **an increase in undrawn debt to \$131.5 million**
- **competitive all-in cost of debt maintained at approximately 2.3%**

This new, long duration debt facility enhances COF's available liquidity while further diversifying COF's debt maturity profile, with no debt facility expiring until June 2022. The terms of the new debt facility, including debt covenants of 50% loan to value ratio and 2.0x interest cover ratio, are the same as the existing debt facilities.

Grant Nichols, COF Fund Manager, said, "We are pleased to announce COF's first non-domestic loan agreement with the world's largest cooperative financial institution, Credit Agricole. The new debt facility provides greater flexibility for the COF balance sheet and enhanced liquidity."

– 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). CPFL, is a wholly owned subsidiary of Centuria Capital Group (CNI). CNI is an ASX-listed specialist investment manager with \$7.2 billion in total assets under management and offers a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds.

www.centuria.com.au