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Successful Completion of Institutional Entitlement Offer

SYDNEY (Tuesday, 7 September 2021)

Centuria Property Funds Limited (**CPFL**), as Responsible Entity for the Centuria Office REIT (**COF**), is pleased to announce the following:

- Successful completion of the institutional component of the fully underwritten 1-for-6.4 accelerated non-renounceable entitlement offer (**Institutional Entitlement Offer**) announced on Monday, 6 September 2021.
- The Institutional Entitlement Offer raised approximately \$129 million, including Centuria Capital Group's entitlement of approximately \$25.5 million.
- The retail component of the entitlement offer (**Retail Entitlement Offer**) will open on Monday, 13 September 2021 and is expected to raise \$72 million, taking the total size of the entitlement offer to approximately \$201 million (**Equity Raising**).
- New units issued under the Equity Raising will be issued at a fixed price of \$2.50 per unit (**Issue Price**) and rank equally with existing COF units from the date of issue including full entitlement to the distribution for the three months to 30 September 2021.

INSTITUTIONAL ENTITLEMENT OFFER

The Institutional Entitlement Offer was well supported by existing institutional unitholders with approximately 90% take-up by eligible institutional unitholders (excluding Centuria Capital Group's entitlement). The shortfall under the Institutional Entitlement Offer also attracted demand from both existing and new unitholders. Approximately 51 million units will be issued under the Institutional Entitlement Offer at the Issue Price.

New units issued under the Institutional Entitlement Offer will settle on Wednesday, 15 September 2021, with allotment and normal trading on Thursday, 16 September 2021.

RETAIL ENTITLEMENT OFFER

The Retail Entitlement Offer will open on Monday, 13 September 2021 and close at 5:00pm (Sydney time) on Wednesday, 22 September 2021. Eligible retail unitholders who hold units in COF as at 5:00pm (Sydney time) on the record date of Wednesday, 8 September 2021 and have a registered address in Australia or New Zealand (**Eligible Retail Unitholders**) will be invited to participate in the Retail Entitlement Offer at the Issue Price.

Further details on the Retail Entitlement Offer will be provided in the retail offer booklet which will be sent to Eligible Retail Unitholders and announced to the ASX on Monday, 13 September 2021.

RECOMMENCEMENT OF TRADING

COF units are expected to resume trading on the ASX from market open today (Tuesday, 7 September 2021).

– 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 and is included in the S&P/ASX300 Index. COF owns a portfolio of high quality assets situated in core office markets 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 more than \$17 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

Summary Information

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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.

Not an offer in the United States

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