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Successful Completion of Entitlement Offer

SYDNEY (Monday, 27 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 fully underwritten 1-for-6.4 accelerated non-renounceable entitlement offer (**Entitlement Offer**) announced on Monday, 6 September 2021.
- The retail component of the Entitlement Offer (**Retail Entitlement Offer**) closed on Wednesday, 22 September 2021 raising approximately \$72 million.
- This follows the successful completion of the institutional component of the Entitlement Offer (**Institutional Entitlement Offer**) which raised approximately \$129 million, providing a total equity raising of approximately \$201 million.

RETAIL ENTITLEMENT OFFER

Under the Retail Entitlement Offer, eligible retail unitholders were able to apply for their entitlement as well as additional new units beyond their entitlement up to a maximum of 50% of their entitlement (**Additional Units**). Eligible retail unitholders took up approximately \$7 million (including applications for Additional Units and applications by retail unitholders who applied early and were allotted new units on the same day as units that were allotted under the Institutional Entitlement Offer). The remaining component of the Retail Entitlement Offer will be allocated to various institutional investors who sub-underwrote the Retail Entitlement Offer.

Application monies received for Additional Units above 50% of an eligible retail unitholder's entitlement will not be accepted. Application monies received in respect of Additional Units that are not allocated will be refunded.

Final settlement of the Retail Entitlement Offer will take place on Tuesday, 28 September 2021. Allotment of new units issued under the Retail Entitlement Offer will occur on Wednesday, 29 September 2021 with trading to commence on the ASX on a normal settlement basis on Thursday, 30 September 2021. Holding statements will be despatched on Friday, 1 October 2021.

– Ends –

Centuria Office REIT (COF)

ASX Announcement

Centuria

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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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