

54 MARCUS CLARKE STREET SETTLEMENT

SYDNEY (Tuesday, 30 January 2024) – Centuria Office REIT (**ASX: COF**) has settled the \$23.0 million divestment of 54 Marcus Clarke Street, Canberra ACT. Sale proceeds will be used to repay debt.

The divestment was announced on 28 June 2023, noting a c.1.7% discount to the 31 December 2022 book value of \$23.4 million.

COF acquired the property for \$14.2 million in 2015. It delivered over \$7.0 million of income during the period of ownership, generating an IRR of c.11%. 54 Marcus Clarke Street was one of COF's oldest buildings and this strategic sale enhances COF's overall portfolio asset age and quality.

– Ends –

For more information or to arrange an interview, please contact:

Grant Nichols
Fund Manager – COF
Centuria Office REIT
Phone: 02 8923 8923
Email: grant.nichols@centuria.com.au

Tim Mitchell
Group Head of Investor Relations
Centuria Capital Limited
Phone: 02 8923 8923
Email: tim.mitchell@centuria.com.au

Alexandra Koolman
General Manager – Communications
Centuria Capital Limited
Phone: 02 8923 8923
Email: alexandra.koolman@centuria.com.au

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 \$21 billion in total assets under management (as at 30 September 2023) and offers a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds.

www.centuria.com.au