

Chatswood office divested at 12.5% premium to book value

SYDNEY (Thursday, 18 December 2025) – Centuria Office REIT (**ASX: COF**) has exchanged an unconditional sales contract to divest 9 Help Street, Chatswood NSW to a private investor for a contract purchase price of \$90million, representing a 12.5% premium to book value.

The 9,397sqm B-grade office has been part of the COF portfolio since its IPO in 2014 and the divestment reflects a c.12% IRR throughout the REIT's ownership.

Belinda Cheung, COF Fund Manager said, "This non-core divestment is reflective of a turning point in the domestic office market, illustrating improving investment appetite for well-located office assets and underpins COF's Net Tangible Asset (NTA) backing. The asset was originally valued at \$43million when the REIT was listed in 2014, providing COF unitholders with a 109% capital uplift. The divestment is consistent with the REIT's focus on strengthening its balance sheet while also improving portfolio quality."

Settlement is anticipated to occur in June 2026 and the sale proceeds will be used to repay debt.

– Ends –

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

Belinda Cheung
COF Fund Manager

Centuria Capital Limited

Phone: 02 8923 8923

Email: belinda.cheung@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 \$20.6 billion in total assets under management (as at 30 June 2025) 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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