

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2024

<p>1.0 Reporting period: Current reporting period: Previous reporting period:</p>	<p>6 Months to 31 December 2024 6 Months to 31 December 2023</p>														
<p>2.0 Results for announcement to the market</p> <p>2.1 Revenue from operating activities⁽¹⁾ Revenue for the period</p> <p>2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders⁽¹⁾</p> <p>2.3 Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders</p>	<p>Six months ended 31 Dec 24 \$'000</p> <p>165,352 229,417 51,056 14,757</p>	<p>Six months ended 31 Dec 23 \$'000</p> <p>149,636 143,476 49,351 45,209</p>	<p>% Change</p> <p>11% 60% 3% (67%)</p>												
<p>2.4 Dividends & Distributions</p> <p>Interim 2025 dividend payable per Centuria Capital Limited share (paid 27 February 2025)</p> <p>Interim 2025 distribution payable per Centuria Capital Fund unit (paid 27 February 2025)</p> <p>Interim 2025 distribution payable per Centuria Capital Group stapled security (paid 27 February 2025)</p> <p>Final 2024 dividend per Centuria Capital Limited share (paid 22 August 2024)</p> <p>Final 2024 distribution per stapled Centuria Capital Fund unit (paid 22 August 2024)</p> <p>Final 2024 distribution per Centuria Capital Group stapled security (paid 22 August 2024)</p>	<p>Amount per share</p> <p>1.10 cents 4.10 cents 5.20 cents 0.40 cents 4.60 cents 5.00 cents</p>	<p>Franked amount per share</p> <p>1.10 cents n/a 1.10 cents 0.40 cents n/a 0.40 cents</p>	<p>Record date</p> <p>31-Dec-24 31-Dec-24 31-Dec-24 28-Jun-24 28-Jun-24 28-Jun-24</p>												
<p>2.5 Record date for determining entitlement to distributions</p>	<p>As above</p>														
<p>3.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security</p> <p>Number of securities</p> <p>Net tangible assets per stapled security (\$)</p> <p>Net assets per stapled security (\$)</p>	<table border="1"> <thead> <tr> <th></th> <th>31-Dec-24</th> <th>31-Dec-23</th> </tr> </thead> <tbody> <tr> <td>Number of securities</td> <td>830,091,925</td> <td>805,072,729</td> </tr> <tr> <td>Net tangible assets per stapled security (\$)</td> <td>0.44</td> <td>0.80</td> </tr> <tr> <td>Net assets per stapled security (\$)</td> <td>1.75</td> <td>1.78</td> </tr> </tbody> </table>				31-Dec-24	31-Dec-23	Number of securities	830,091,925	805,072,729	Net tangible assets per stapled security (\$)	0.44	0.80	Net assets per stapled security (\$)	1.75	1.78
	31-Dec-24	31-Dec-23													
Number of securities	830,091,925	805,072,729													
Net tangible assets per stapled security (\$)	0.44	0.80													
Net assets per stapled security (\$)	1.75	1.78													
<p>4.0 Details of entities over which control has been gained or lost during the period</p> <p>4.1 Control has been gained via acquisition</p> <p>4.2 Control has been lost and date control lost</p>	<p>Not applicable Not applicable</p>														
<p>5.0 Details of dividend and distribution paid and payable for current period</p> <p>Interim 2025 Dividend payable 27 February 2025</p> <p>Interim 2025 Distribution payable 27 February 2025</p> <p>Final 2024 Dividend paid 22 August 2024</p> <p>Final 2024 Distribution paid 22 August 2024</p> <p>No part of these dividends and distributions relate to foreign sourced income</p>	<p>Amount per security</p> <p>1.10 cents 4.10 cents 0.40 cents 4.60 cents</p>	<p>Total \$'000</p> <p>3,220 37,033 3,999 42,389</p>													

<p>6.0 The Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was not made available for the distribution for the period ended 31 December 2024.</p>											
<p>7.0 Details of associates and joint venture entities</p>	<p>At the end of the year, Centuria Capital Group held an interest in the following associates:</p> <table border="1"> <thead> <tr> <th style="text-align: center;">Associates</th> <th style="text-align: center;">Ownership Interest %</th> </tr> </thead> <tbody> <tr> <td>QT Lakeview Developments Limited</td> <td style="text-align: right;">25.00</td> </tr> <tr> <td>Centuria Diversified Property Fund</td> <td style="text-align: right;">22.93</td> </tr> <tr> <td>Centuria Government Income Property Fund No.2</td> <td style="text-align: right;">21.31</td> </tr> <tr> <td>Allendale Square Fund</td> <td style="text-align: right;">25.27</td> </tr> </tbody> </table>	Associates	Ownership Interest %	QT Lakeview Developments Limited	25.00	Centuria Diversified Property Fund	22.93	Centuria Government Income Property Fund No.2	21.31	Allendale Square Fund	25.27
Associates	Ownership Interest %										
QT Lakeview Developments Limited	25.00										
Centuria Diversified Property Fund	22.93										
Centuria Government Income Property Fund No.2	21.31										
Allendale Square Fund	25.27										
<p>8.0 For foreign entities, accounting standards used in compiling the report</p>	<p>NZ IFRS in relation to Centuria Capital (NZ) Limited</p>										
<p>9.0 The Appendix 4D is based on an Interim Financial Report which has been reviewed by the Group's auditors. The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.</p>											

- (1) Operating activities exclude a number of non-operating items such as unrealised loss/(gain) on fair value movements (derivatives and investments), impairment charges as well as corporate restructure & transaction costs. Operating activities also exclude the results of Benefit Funds and Controlled Property Funds and provide an assessment of performance of the Group attributable to its stapled security holders aligned with reporting to the Group's CEO for resource allocation purposes.