

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2025

1.0 Reporting period: Current reporting period: Previous reporting period:	12 Months to 30 June 2025 12 Months to 30 June 2024																																								
2.0 Results for announcement to the market 2.1 Revenue from operating activities ⁽¹⁾ Revenue for the period 2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders ⁽¹⁾ 2.3 Profit/(loss) after tax attributable to Centuria Capital Group Securityholders	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: center;">30 June 25 \$'000</th> <th style="text-align: center;">30 June 24 \$'000</th> <th style="text-align: center;">% Change</th> </tr> </thead> <tbody> <tr> <td>2.1 Revenue from operating activities⁽¹⁾</td> <td style="text-align: right;">355,383</td> <td style="text-align: right;">346,660</td> <td style="text-align: right;">2.5%</td> </tr> <tr> <td>Revenue for the period</td> <td style="text-align: right;">309,383</td> <td style="text-align: right;">291,827</td> <td style="text-align: right;">6.0%</td> </tr> <tr> <td>2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders⁽¹⁾</td> <td style="text-align: right;">100,841</td> <td style="text-align: right;">94,659</td> <td style="text-align: right;">6.5%</td> </tr> <tr> <td>2.3 Profit/(loss) after tax attributable to Centuria Capital Group Securityholders</td> <td style="text-align: right;">82,697</td> <td style="text-align: right;">102,143</td> <td style="text-align: right;">(19.0%)</td> </tr> </tbody> </table>		30 June 25 \$'000	30 June 24 \$'000	% Change	2.1 Revenue from operating activities ⁽¹⁾	355,383	346,660	2.5%	Revenue for the period	309,383	291,827	6.0%	2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders ⁽¹⁾	100,841	94,659	6.5%	2.3 Profit/(loss) after tax attributable to Centuria Capital Group Securityholders	82,697	102,143	(19.0%)																				
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8.0 The Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was not made available for the distribution for the year ended 30 June 2025.		
9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security	30 June 2025	30 June 2024
Number of securities	830,091,925	823,959,585
Net tangible assets per stapled security (\$)	0.49	0.51
Net assets per stapled security (\$)	1.79	1.79
10.0 Details of entities over which control has been gained or lost during the period	Entity	Date Control Gained
10.1 Control has been gained via acquisition	ResetData Pty Ltd	8-Aug-24
	ResetData OEM Pty Ltd (formerly: The Engineering Factory Pty Ltd)	8-Aug-24
	Entity	Date Control Lost
10.2 Control has been lost		
11.0 Details of associates and joint venture entities	At the end of the year, Centuria Capital Group held an interest in the following associates:	
	Associates	Ownership Interest %
	Allendale Square Fund	25.27
	Centuria Diversified Property Fund	23.17
	Centuria Government Income Property Fund No. 2	21.31
12.0 Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2025 Annual Financial Report.		
13.0 Foreign entities accounting standards used	NZ IFRS in relation to the Centuria Capital (NZ) Limited	
14.0 A commentary on the results for the period, as well as for the corresponding previous period, are included in the 2025 Annual Financial Report released concurrently with this Appendix 4E.		
15.0 The 2025 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.		

- (1) Operating activities exclude a number of non-operating items such as loss/(gain) on fair value movements (derivatives and investments), impairment charges as well as corporate transaction costs. Operating activities also exclude equity accounted net profit in excess of distributions received and the results of Benefit Funds and Controlled Property Funds and provide an assessment of performance of the Group attributable to its stapled securityholders aligned with reporting to the Group's Joint-CEOs for resource allocation purposes.