

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2025

1.0 Reporting period: Current reporting period: Previous reporting period:	6 Months to 31 December 2025 6 Months to 31 December 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	Six months ended 31 Dec 25 \$'000	Six months ended 31 Dec 24⁽²⁾ \$'000	% Change
2.4 Dividends & Distributions Interim 2026 dividend payable per Centuria Capital Limited share (paid 25 February 2026) Interim 2026 distribution payable per Centuria Capital Fund unit (paid 25 February 2026) Interim 2026 distribution payable per Centuria Capital Group stapled security (paid 25 February 2026) Final 2025 dividend per Centuria Capital Limited share (paid 19 August 2025) Final 2025 distribution per stapled Centuria Capital Fund unit (paid 19 August 2025) Final 2025 distribution per Centuria Capital Group stapled security (paid 19 August 2025)	Amount per share	Franked amount per share	Record date
2.5 Record date for determining entitlement to distributions	As above		
3.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security Number of securities Net tangible assets per stapled security (\$) Net assets per stapled security (\$)	31-Dec-25		31-Dec-24
4.0 Details of entities over which control has been gained or lost during the period 4.1 Control has been gained via acquisition 4.2 Control has been lost and date control lost	Not applicable Not applicable		
5.0 Details of dividend and distribution paid and payable for current period Interim 2026 Dividend payable 25 February 2026 Interim 2026 Distribution payable 25 February 2026 Final 2025 Dividend paid 19 August 2025 Final 2025 Distribution paid 19 August 2025 No part of these dividends and distributions relate to foreign sourced income	Amount per security		Total \$'000

<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 2025.</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>Centuria Diversified Property Fund</td> <td style="text-align: right;">23.7</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 %	Centuria Diversified Property Fund	23.7	Centuria Government Income Property Fund No.2	21.31	Allendale Square Fund	25.27
Associates	Ownership Interest %								
Centuria Diversified Property Fund	23.7								
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.
- (2) Comparative information for the prior corresponding period has been restated to reflect disaggregation of activities in its operating segments. Further details are set out in Note A5 to the financial statements.