Rule 3.19A.2

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity Centuria Capital Group (**CNI**), a stapled entity consisting of Centuria Capital Limited (ACN 095 454 336) (**Company**) and Centuria Funds Management Limited (ACN 607 153 588) (**Responsible Entity**) as responsible entity of the Centuria Capital Fund (ARSN 613 856 358) (**Trust**)
ABN Company - ABN 22 095 454 336 Responsible Entity – ABN 11 607 153 588 Trust - ARSN 613 856 358

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	John McBain
Date of last notice	1 September 2026

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct and indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Resolute Funds Management Pty Ltd <The McBain Family A/C>. John McBain has the power to exercise, or control the exercise, of a right to vote attached to the stapled securities and/or the power to dispose of, or control the exercise, of a power to dispose of, the stapled securities (s608(1)(b) and (c)).
Date of change	3 September 2026

+ See chapter 19 for defined terms.

No. of securities held prior to change	Direct: 1. 1,224,369 Tranche 11 performance rights 2023-2026 2. 1,178,746 Tranche 12 performance rights 2024-2027 3. 1,416,481 Tranche 13 performance rights 2025-2028 Indirect: 4. 3,466,036 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <The McBain Family A/C> 5. 289,600 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Property Group A/C> 6. 4,344,364 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C>
Class	Fully paid ordinary stapled securities
Number acquired	448,670 fully paid stapled securities
Number disposed	918,277 Tranche 11 performance rights, comprising 448,670 performance rights that vested and 469,607 performance rights that lapsed
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Fully paid ordinary stapled securities issued as a result of the vesting of 448,670 Tranche 11 performance rights
No. of securities held after change	Direct: 1. 306,092 Tranche 11 performance rights 2023-2026 2. 1,178,746 Tranche 12 performance rights 2024-2027 3. 1,416,481 Tranche 13 performance rights 2025-2028 Indirect: 4. 3,914,706 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <The McBain Family A/C> 5. 289,600 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Property Group A/C> 6. 4,344,364 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C>

Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Cessation of 918,277 Tranche 11 performance rights issued pursuant to CNI's Executive Incentive Plan and as approved by CNI securityholders on 17 November 2023, comprising 448,670 performance rights that vested and 469,607 performance rights that lapsed. The Tranche 11 performance rights were held in John McBain's personal name, and on vesting, the stapled securities were issued to him personally. Following that issue, he transferred the stapled securities to Resolute Funds Management Pty Ltd <The McBain Family A/C>. The issue of securities resulting from the vesting of 448,670 Tranche 11 Performance Rights was notified to ASX via an Appendix 2A (Application for Quotation of Securities), and the lapse of 469,607 Tranche 11 Performance Rights was notified via an Appendix 3H (Notification of Cessation of Securities), each lodged on 4 September 2026.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	N/A
Name of registered holder **(if issued securities)**	N/A
Date of change	N/A
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	N/A
Interest acquired	N/A
Interest disposed	N/A
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	N/A
Interest after change	N/A

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

+ See chapter 19 for defined terms.