

## Appendix 4E

### Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2025

<b>1.0 Reporting period:</b> Current reporting period: Previous reporting period:	12 Months to 30 June 2025 12 Months to 30 June 2024		
<b>2.0 Results for announcement to the market</b>  2.1 Revenue from operating activities <sup>(1)</sup> Revenue for the period  2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders <sup>(1)</sup>  2.3 Profit/(loss) after tax attributable to Centuria Capital Group Securityholders	<b>30 June 25</b> <b>\$'000</b>	<b>30 June 24</b> <b>\$'000</b>	<b>% Change</b>
	355,383	346,660	2.5%
	309,383	291,827	6.0%
	100,841	94,659	6.5%
	82,697	102,143	(19.0%)
<b>2.4 Dividends and distributions</b>  Final 2025 dividend per Centuria Capital Limited share (payable 19 August 2025) Final 2025 distribution per Centuria Capital Fund unit (payable 19 August 2025)  <b>Final 2025 distribution per stapled Centuria Capital Group security (payable 19 August 2025)</b>  Interim 2025 dividend payable per Centuria Capital Limited share (paid 27 February 2025) Interim 2025 distribution payable per Centuria Capital Fund unit (paid 27 February 2025)  <b>Interim 2025 distribution payable per Centuria Capital Group stapled security (paid 27 February 2025)</b>  Final 2024 dividend per Centuria Capital Limited share (paid 22 August 2024) Final 2024 distribution per Centuria Capital Fund unit (paid 22 August 2024)  <b>Final 2024 distribution per stapled Centuria Capital Group security (paid 22 August 2024)</b>	<b>Amount per security</b>	<b>Franked amount per share</b>	<b>Record date</b>
	0.80 cents	0.80 cents	30-Jun-25
	4.40 cents	n/a	30-Jun-25
	<b>5.20 cents</b>	<b>0.80 cents</b>	<b>30-Jun-25</b>
	1.10 cents	1.10 cents	31-Dec-24
	4.10 cents	n/a	31-Dec-24
	<b>5.20 cents</b>	<b>1.10 cents</b>	<b>31-Dec-24</b>
	0.40 cents	0.40 cents	28-Jun-24
	4.60 cents	n/a	28-Jun-24
	<b>5.00 cents</b>	<b>0.40 cents</b>	<b>28-Jun-24</b>
<b>2.5 Record date for determining entitlement to distributions</b>	As above		
<b>3.0</b> The consolidated statement of comprehensive income is attached together with notes, to this statement.			
<b>4.0</b> The consolidated statement of financial position is attached together with notes, to this statement.			
<b>5.0</b> The consolidated statement of cash flows is attached together with notes, to this statement.			
<b>6.0</b> The consolidated statement of changes in equity is attached together with notes, to this statement.			
<b>7.0 Details of dividend and distribution payments and payable for current period</b>  Final 2025 dividend payable 19 August 2025 Final 2025 distribution payable 19 August 2025 Interim 2025 Dividend paid 27 February 2025 Interim 2025 Distribution paid 27 February 2025 Final 2024 Dividend paid 22 August 2024 Final 2024 Distribution paid 22 August 2024  No part of these dividends and distributions relate to foreign sourced income	<b>Amount per security</b>		<b>Total \$'000</b>
	0.80 cents		6,641
	4.40 cents		36,524
	1.10 cents		9,131
	4.10 cents		34,034
	0.40 cents		3,296
	4.60 cents		37,902

<b>8.0 The Dividend Reinvestment Plan</b>		
The Distribution Reinvestment Plan ("DRP") was not made available for the distribution for the year ended 30 June 2025.		
<b>9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security</b>	<b>30 June 2025</b>	<b>30 June 2024</b>
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
<b>10.0 Details of entities over which control has been gained or lost during the period</b>	<b>Entity</b>	<b>Date Control Gained</b>
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
	<b>Entity</b>	<b>Date Control Lost</b>
10.2 Control has been lost		
<b>11.0 Details of associates and joint venture entities</b>	At the end of the year, Centuria Capital Group held an interest in the following associates:	
	<b>Associates</b>	<b>Ownership Interest %</b>
	Allendale Square Fund	25.27
	Centuria Diversified Property Fund	23.17
	Centuria Government Income Property Fund No. 2	21.31
<b>12.0</b> 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.		
<b>13.0 Foreign entities accounting standards used</b>	NZ IFRS in relation to the Centuria Capital (NZ) Limited	
<b>14.0</b> 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.		
<b>15.0</b> 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.