Centuria

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2024

1.0	**Reporting period:**	
	Current reporting period:	12 Months to 30 June 2024
	Previous reporting period:	12 Months to 30 June 2023

2.0	**Results for announcement to the market**	**30 June 24 $'000**	**30 June 23 $'000**	**% Change**
2.1	Revenue from operating activities[(1)]	305,048	311,636	(2.1%)
	Revenue for the period	327,027	370,115	(11.6%)
2.2	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders [(1)]	94,659	115,588	(18.1%)
2.3	Profit/(loss) after tax attributable to Centuria Capital Group Securityholders	102,161	105,932	(3.6%)

2.4	**Dividends and distributions**	**Amount per security**	**Franked amount per share**	**Record date**
	Final 2024 dividend per Centuria Capital Limited share (payable 22 August 2024)	0.40 cents	0.40 cents	28-Jun-24
	Final 2024 distribution per Centuria Capital Fund unit (payable 22 August 2024)	4.60 cents	n/a	28-Jun-24
	Final 2024 distribution per stapled Centuria Capital Group security (payable 22 August 2024)	**5.00 cents**	**0.40 cents**	**28-Jun-24**
	Interim 2024 dividend per Centuria Capital Limited share (paid 20 February 2024)	0.40 cents	0.40 cents	29-Dec-23
	Interim 2024 distribution per Centuria Capital Fund unit (paid 20 February 2024)	4.60 cents	n/a	29-Dec-23
	Interim 2024 distribution per stapled Centuria Capital Group security (paid 20 February 2024)	**5.00 cents**	**0.40 cents**	**29-Dec-23**
	Final 2023 dividend per Centuria Capital Limited share (paid 18 August 2023)	0.50 Cents	0.50 Cents	30-Jun-23
	Final 2023 distribution per Centuria Capital Fund unit (paid 18 August 2023)	5.30 Cents	n/a	30-Jun-23
	Final 2023 distribution per stapled Centuria Capital Group security (paid 18 August 2023)	**5.80 Cents**	**0.50 cents**	**30-Jun-23**

2.5	**Record date for determining entitlement to distributions**	As above

3.0 The consolidated statement of comprehensive income is attached together with notes, to this statement.

4.0 The consolidated statement of financial position is attached together with notes, to this statement.

5.0 The consolidated statement of cash flows is attached together with notes, to this statement.

6.0 The consolidated statement of changes in equity is attached together with notes, to this statement.

7.0	**Details of dividend and distribution payments and payable for current period**	**Amount per security**	**Total $'000**
	Final 2024 dividend payable 22 August 2024	0.40 cents	3,296
	Final 2024 distribution payable 22 August 2024	4.60 cents	37,902
	Interim 2024 dividend paid 20 February 2024	0.40 cents	3,220
	Interim 2024 distribution paid 20 February 2024	4.60 cents	37,033
	Final 2023 dividend payable 18 August 2023	0.50 Cents	3,999
	Final 2023 distribution payable 18 August 2023	5.30 Cents	42,389

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8.0 The Dividend Reinvestment Plan

The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the year ended 30 June 2024. Units issued under the DRP rank equally with all other units on issue.

For June 2024, the last date for receipt of an election notice for participation in DRP was 1 July 2024. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CNI securities traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 3 July 2024, less a discount of 1.75%.

9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security

	30 June 2024	30 June 2023
Number of securities	823,959,585	799,794,794
Net tangible assets per stapled security ($)	0.51	0.78
Net assets per stapled security ($)	1.79	1.77

10.0 Details of entities over which control has been gained or lost during the period

10.1 Control has been gained via acquisition

Entity	Date Control Gained
Centuria Bass Credit Pty Limited	10-Apr-24

10.2 Control has been lost

Entity	Date Control 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:

Assoiciates	Ownership Interest %
Allendale Square Fund	25.27
Centuria Diversified Property Fund	22.19
Centuria Government Income Property Fund No. 2	21.31
QT Lakeview Developments Limited	25.00

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 2024 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 2024 Annual Financial Report released concurrently with this Appendix 4E.

15.0 The 2024 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.

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