Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2023

1.0	**Reporting period:**	
	Current reporting period:	6 Months to 31 December 2023
	Previous reporting period:	6 Months to 31 December 2022

2.0	**Results for announcement to the market**	**Six months ended 31 Dec 23 $'000**	**Six months ended 31 Dec 22 $'000**	**% Change**
2.1	Revenue from operating activities[(1)]	149,636	159,717	(6%)
	Revenue for the period	143,476	154,011	(7%)
2.2	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders [(1)]	49,351	58,527	(16%)
2.3	Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders	45,219	74,297	(39%)

2.4	**Dividends & Distributions**	**Amount per share**	**Franked amount per share**	**Record date**
	Interim 2024 dividend payable per Centuria Capital Limited share (paid 20 February 2024)	0.40 cents	0.40 cents	29-Dec-23
	Interim 2024 distribution payable per Centuria Capital Fund unit (paid 20 February 2024)	4.60 cents	n/a	29-Dec-23
	Interim 2024 distribution payable per Centuria Capital Group stapled 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 stapled Centuria Capital Fund unit (paid 18 August 2023)	5.30 cents	n/a	30-Jun-23
	Final 2023 distribution per Centuria Capital Group stapled 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	**Net Tangible Assets and Net Assets per Centuria Capital Group stapled security**	**31-Dec-23**	**31-Dec-22**
	Number of securities	805,072,729	796,397,981
	Net tangible assets per stapled security ($)	0.80	0.80
	Net assets per stapled security ($)	1.78	1.79

4.0	**Details of entities over which control has been gained or lost during the period**	
4.1	Control has been gained via acquisition	Not applicable
4.2	Control has been lost and date control lost	Not applicable

5.0	**Details of dividend and distribution paid and payable for current period**	**Amount per security**	**Total $'000**
	Interim 2024 Dividend payable 20 February 2024	0.40 cents	3,220
	Interim 2024 Distribution payable 20 February 2024	4.60 cents	37,033
	Final 2023 Dividend paid 18 August 2023	0.50 cents	3,999
	Final 2023 Distribution paid 18 August 2023	5.30 cents	42,389
	No part of these dividends and distributions relate to foreign sourced income		

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6.0 The Dividend Reinvestment Plan

The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the period ended 31 December 2023. Units issued under the DRP rank equally with all other units on issue.

For December 2023, the last date for receipt of an election notice for participation in DRP was 2 January 2024. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CNI units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 4 January 2024, less a discount of 1.75%.

7.0 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 %
QT Lakeview Developments Limited	25.00
Centuria Diversified Property Fund	21.81
Centuria Bass Credit	50.00
Centuria Government Income Property Fund No.2	21.31
Allendale Square Fund	25.63
Centuria NZ Value-Add Fund No. 2 LP	49.53

8.0 For foreign entities, accounting standards used in compiling the report

NZ IFRS in relation to Centuria Capital (NZ) Limited

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.

(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.

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