Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2024

1.0	**Reporting period:**	
	Current reporting period:	6 Months to 31 December 2024
	Previous reporting period:	6 Months to 31 December 2023

	2.0 Results for announcement to the market	**Six months ended 31 Dec 24 $'000**	**Six months ended 31 Dec 23 $'000**	**% Change**
2.1	Revenue from operating activities[(1)]	165,352	149,636	11%
	Revenue for the period	229,417	143,476	60%
2.2	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders [(1)]	51,056	49,351	3%
2.3	Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders	14,757	45,209	(67%)

	2.4 Dividends & Distributions	**Amount per share**	**Franked amount per share**	**Record date**
	Interim 2025 dividend payable per Centuria Capital Limited share (paid 27 February 2025)	1.10 cents	1.10 cents	31-Dec-24
	Interim 2025 distribution payable per Centuria Capital Fund unit (paid 27 February 2025)	4.10 cents	n/a	31-Dec-24
	Interim 2025 distribution payable per Centuria Capital Group stapled security (paid 27 February 2025)	**5.20 cents**	**1.10 cents**	**31-Dec-24**
	Final 2024 dividend per Centuria Capital Limited share (paid 22 August 2024)	0.40 cents	0.40 cents	28-Jun-24
	Final 2024 distribution per stapled Centuria Capital Fund unit (paid 22 August 2024)	4.60 cents	n/a	28-Jun-24
	Final 2024 distribution per Centuria Capital Group stapled security (paid 22 August 2024)	**5.00 cents**	**0.40 cents**	**28-Jun-24**

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-24**	**31-Dec-23**
	Number of securities	830,091,925	805,072,729
	Net tangible assets per stapled security ($)	0.44	0.80
	Net assets per stapled security ($)	1.75	1.78

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 2025 Dividend payable 27 February 2025	1.10 cents	3,220
	Interim 2025 Distribution payable 27 February 2025	4.10 cents	37,033
	Final 2024 Dividend paid 22 August 2024	0.40 cents	3,999
	Final 2024 Distribution paid 22 August 2024	4.60 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 not made available for the distribution for the period ended 31 December 2024.

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	22.93
Centuria Government Income Property Fund No.2	21.31
Allendale Square Fund	25.27

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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