

## 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

<b>Name of entity</b> Centuria Capital Group (CNI), a stapled entity consisting of Centuria Capital Limited (ACN 095 454 336) ( <b>Company</b> ) and Centuria Funds Management Limited (ACN 607 153 588) ( <b>Responsible Entity</b> ) as responsible entity of the Centuria Capital Fund (ARSN 613 856 358) ( <b>Trust</b> )
<b>ABN</b> 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.

<b>Name of Director</b>	John McBain
<b>Date of last notice</b>	20 August 2025

#### 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.

<b>Direct or indirect interest</b>	Direct
<b>Nature of indirect interest (including registered holder)</b> Note: Provide details of the circumstances giving rise to the relevant interest.	N/A
<b>Date of change</b>	11 December 2025

+ See chapter 19 for defined terms.

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<b>No. of securities held prior to change</b>	<p>Direct:</p> <ol style="list-style-type: none"> <li>1,224,369 Tranche 11 performance rights 2023-2026</li> <li>1,178,746 Tranche 12 performance rights 2024-2027</li> </ol> <p>Indirect:</p> <ol style="list-style-type: none"> <li>3,466,036 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd &lt;The McBain Family A/C&gt;</li> <li>77,882 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd &lt;Hanover Property Group A/C&gt;</li> <li>4,344,364 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd &lt;Hanover Grp Staff Super A/C&gt;</li> </ol>
<b>Class</b>	-
<b>Number acquired</b>	1,416,481 Tranche 13 performance rights 2025-2028
<b>Number disposed</b>	-
<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and estimated valuation	Nil consideration
<b>No. of securities held after change</b>	<p>Direct:</p> <ol style="list-style-type: none"> <li>1,224,369 Tranche 11 performance rights 2023-2026</li> <li>1,178,746 Tranche 12 performance rights 2024-2027</li> <li>1,416,481 Tranche 13 performance rights 2025-2028</li> </ol> <p>Indirect:</p> <ol style="list-style-type: none"> <li>3,466,036 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd &lt;The McBain Family A/C&gt;</li> <li>77,882 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd &lt;Hanover Property Group A/C&gt;</li> <li>4,344,364 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd &lt;Hanover Grp Staff Super A/C&gt;</li> </ol>
<b>Nature of change</b> Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Tranche 13 performance rights issued pursuant to CNI's Executive Incentive Plan and as approved by CNI securityholders on 28 November 2025.

+ See chapter 19 for defined terms.

**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.

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

**Part 3 – <sup>+</sup>Closed period**

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

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<sup>+</sup> See chapter 19 for defined terms.