Centuria

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2026

1.0	**Reporting period:**			
	Current reporting period:	12 Months to 30 June 2026		
	Previous reporting period:	12 Months to 30 June 2025		

		30 June 26 $'000	30 June 25 $'000	% Change
2.0	**Results for announcement to the market**			
2.1	Revenue from operating activities[1]	378,054	355,383	6.4%
	Revenue for the period	309,954	309,383	0.2%
2.2	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders [1]	113,773	100,841	12.8%
2.3	Profit/(loss) after tax attributable to Centuria Capital Group Securityholders	56,514	82,697	(31.7%)

		Amount per security	Franked amount per share	Record date
2.4	**Dividends and distributions**			
	Final 2026 dividend per Centuria Capital Limited share (payable 27 August 2026)	0.50 cents	0.50 cents	29-Jun-26
	Final 2026 distribution per Centuria Capital Fund unit (payable 27 August 2026)	4.70 cents	n/a	29-Jun-26
	Final 2026 distribution per stapled Centuria Capital Group security (payable 27 August 2026)	**5.20 cents**	**0.50 cents**	**29-Jun-26**
	Interim 2026 dividend payable per Centuria Capital Limited share (paid 25 February 2026)	0.70 cents	0.70 cents	31-Dec-25
	Interim 2026 distribution payable per Centuria Capital Fund unit (paid 25 February 2026)	4.50 cents	n/a	31-Dec-25
	Interim 2026 distribution payable per Centuria Capital Group stapled security (paid 25 February 2026)	**5.20 cents**	**0.70 cents**	**31-Dec-25**
	Final 2025 dividend per Centuria Capital Limited share (paid 19 August 2025)	0.80 cents	0.80 cents	30-Jun-25
	Final 2025 distribution per Centuria Capital Fund unit (paid 19 August 2025)	4.40 cents	n/a	30-Jun-25
	Final 2025 distribution per stapled Centuria Capital Group security (paid 19 August 2025)	**5.20 cents**	**0.80 cents**	**30-Jun-25**
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.

		Amount per security	Total $'000
7.0	**Details of dividend and distribution payments and payable for current period**		
	Final 2026 dividend payable 27 August 2026	0.50 cents	4,257
	Final 2026 distribution payable 27 August 2026	4.70 cents	40,016
	Interim 2026 Dividend paid 25 February 2026	0.70 cents	5,811
	Interim 2026 Distribution paid 25 February 2026	4.50 cents	37,354
	Final 2025 Dividend paid 19 August 2025	0.80 cents	6,641
	Final 2025 Distribution paid 19 August 2025	4.40 cents	36,524
	No part of these dividends and distributions relate to foreign sourced income		

8.0 The Dividend Reinvestment Plan

The Distribution Reinvestment Plan ("DRP") was not made available for the distribution for the year ended 30 June 2026.

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

	30 June 2026	30 June 2025
Number of securities	984,061,961	830,091,925
Net tangible assets per stapled security ($)	0.65	0.49
Net assets per stapled security ($)	1.76	1.79

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 Chadstone Homemaker Centre Fund	17-Jun-26
Centuria NZ Large Format Retail No.1	1-May-26
Arrow Funds Management Limited	28-Nov-25
Agri Management Pty Ltd	28-Nov-25
The Agri Trust	28-Nov-25

10.2 Control has been lost

Entity	Date Control Lost
N/A	N/A

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	31.46
Centuria Government Income Property Fund No. 2	21.31

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 2026 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 2026 Annual Financial Report released concurrently with this Appendix 4E.

15.0 The 2026 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 Controlled Non-Operating Entities 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.