

Announcement Summary

Entity name

CENTURIA CAPITAL GROUP

Date of this announcement

Friday September 04, 2026

The +securities the subject of this notification are:

+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
New class - code to be confirmed	Performance Rights Tranche 14	3,775,237	03/09/2026

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

CENTURIA CAPITAL GROUP

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

ACN

Registration number

095454336

1.3 ASX issuer code

CNI

1.4 The announcement is

New announcement

1.5 Date of this announcement

4/9/2026

Part 2 - Issue details

2.1 The +securities the subject of this notification are:

+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:

does not have an existing ASX security code ("new class")

Part 3C - number and type of +securities the subject of this notification (new class)

New +securities issued under an +employee incentive scheme

ASX +security code

New class - code to be confirmed

+Security description

Performance Rights Tranche 14

+Security type

Other

ISIN code

Date the +securities the subject of this notification were issued

3/9/2026

Will all the +securities issued in this class rank equally in all respects from their issue date?

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP

Simon Wellesley Holt

Name of registered holder

Simon Wellesley Holt

Number of +securities

455,082

Please provide a URL link for a document lodged with ASX setting out the material terms of the +securities being issued.

The principal terms of the Performance Rights are summarised in Item 5 of the Explanatory Notes contained within the Notice of Meeting dated 28 October 2025 despatched to convene the 2025 Annual General Meeting of CNI securityholders. A copy of the Notice of Meeting can be accessed via the link below: <https://announcements.asx.com.au/asxpdf/20251028/pdf/06r42h9g9lhgr1.pdf>

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

The key terms of the Centuria Capital Group Executive Incentive Plan are summarised in Item 5 of the Explanatory Notes contained within the Notice of Meeting dated 28 October 2025 despatched to convene the 2025 Annual General Meeting of CNI securityholders. A copy of the Notice of Meeting can be accessed via the link below: <https://announcements.asx.com.au/asxpdf/20251028/pdf/06r42h9g9lhgr1.pdf>

Any other information the entity wishes to provide about the +securities the subject of this notification

Issue details

Number of +securities

3,775,237

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CNI : STAPLED SEC EXCL US INVESTOR PROHIBITED EXCL QPS	1,001,393,894

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CNIAF : PERFORMANCE RIGHTS TRANCHE 12	5,907,510
CNIAE : PERFORMANCE RIGHTS TRANCHE 11	5,197,693
CNIAP : PERFORMANCE RIGHTS TRANCHE 13	6,872,932
New class - code to be confirmed : Performance Rights Tranche 14	3,775,237

Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

Yes

5.1a Select the number of the applicable exception in Listing Rule 7.2

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