Rule 3.19A.2

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

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

Name of Director	John McBain
Date of last notice	20 August 2020

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.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Resolute Funds Management Pty Ltd <The McBain Family A/C> Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C> John McBain has the power to exercise, or control the exercise, of a right to vote attached to the stapled securities and/or the power to dispose of, or control the exercise of a power to dispose of, the stapled securities (s608(1)(b) and (c)).

+ See chapter 19 for defined terms.

Date of change	17 November 2020
No. of securities held prior to change	Direct: 1. 1,604,748 fully paid stapled securities 2. 638,298 Tranche 6 performance rights 2018-2021 3. 750,000 Tranche 7 performance rights 2019-2022 Indirect: 4. 1,035,490 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <The McBain Family A/C> 5. 59,500 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Property Group A/C> 6. 4,244,364 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C>
Class	Fully paid ordinary stapled securities
Number acquired	1,604,748 fully paid stapled securities acquired by Resolute Funds Management Pty Ltd <The McBain Family A/C> (transferred from John McBain's direct holding) 100,000 fully paid ordinary stapled securities acquired by Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C> under the Retail Entitlement Offer
Number disposed	1,604,748 fully paid stapled securities disposed by John McBain (transferred to Resolute Funds Management Pty Ltd <The McBain Family A/C>)
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Off market transfer from John McBain to Resolute Funds Management Pty Ltd <The McBain Family A/C> with no change in beneficial ownership – estimated value of securities at time of transfer - $2,755,989.73. $2.25 per fully paid stapled security acquired under the Retail Entitlement Offer.

No. of securities held after change	Direct: 1. 638,298 Tranche 6 performance rights 2018-2021 2. 750,000 Tranche 7 performance rights 2019-2022 Indirect: 3. 2,640,238 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <The McBain Family A/C> 4. 59,500 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Property Group A/C> 5. 4,344,364 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C>
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Off market transfer from John McBain's direct holding to Resolute Funds Management Pty Ltd <The McBain Family A/C>, no change in beneficial ownership has occurred. Participation by Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C> in Retail Entitlement Offer announced to the market on 22 October 2020.

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.

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

+ See chapter 19 for defined terms.

Part 3 – +Closed period

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

+ See chapter 19 for defined terms.