

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	10 December 2024

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	Direct
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	N/A
Date of change	20 August 2025

+ See chapter 19 for defined terms.

Appendix 3Y

Change of Director's Interest Notice

No. of securities held prior to change	Direct: 1,011,480 Tranche 10 performance rights 2022-2025 1,224,369 Tranche 11 performance rights 2023-2026 1,178,746 Tranche 12 performance rights 2024-2027 Indirect: 3,466,036 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <The McBain Family A/C> 77,882 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Property Group A/C> 4,344,364 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C>
Class	-
Number acquired	-
Number disposed	1,011,480 Tranche 10 performance rights 2022-2025
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Nil consideration
No. of securities held after change	Direct: 1,224,369 Tranche 11 performance rights 2023-2026 1,178,746 Tranche 12 performance rights 2024-2027 Indirect: 3,466,036 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <The McBain Family A/C> 77,882 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Property Group A/C> 4,344,364 fully paid ordinary stapled securities held by Resolute Funds Management Pty Ltd <Hanover Grp Staff Super A/C>

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Appendix 3Y

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Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Lapse of Tranche 10 performance rights issued pursuant to CNI's Executive Incentive Plan and as approved by CNI securityholders on 25 November 2022. The Notification of cessation of securities (Appendix 3H) in relation to the lapse of these performance rights was submitted on 20 August 2025.
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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

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.