



31 January 2018

Centuria Capital Group (ASX: CNI) Interim distribution payment

Dear Securityholder,

It is my pleasure to advise Centuria Capital Group (CNI) securityholders that your half-year 2018 interim distribution will be paid today.

Interim distribution

I am pleased to confirm the interim distribution of 4.1 cents per stapled security will be paid on 31 January 2018, please find attached a distribution statement for your records.

The distribution comprises a fully-franked dividend of 1.7 cents per stapled security and a trust distribution of 2.4 cents per stapled security, which is approximately 50% tax deferred.

1H18 interim results presentation

Our half-year results presentation and pre-recorded video with Chief Financial Officer, Simon Holt and myself will be available to view from Thursday, 15 February:

- at centuria.com.au
- in the Centuria Shareholder Centre, centuria.com.au/shareholder

At our Annual General Meeting in October we shared our commitment to continuing the pace of growth in our funds management platform by building a larger-scale business underpinned by high quality, recurring earnings.

Centuria Capital Group

Consisting of:
Centuria Capital Limited ABN 22 095 454 336 and
Centuria Capital Fund ARSN 613 856 358

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At the half-way mark, we are well on the way to achieving this goal, with recent market announcements highlighting some significant first-half FY18 achievements, including:

- 54% total return to existing investors¹ since 1 January 2017
- \$655 million in property acquisitions in FY18 to date²
- 16.4% increase since 1 July 2017 in group funds under management (FUM) to \$4.5 billion²

Importantly, this activity demonstrates not only the determination, but also the strong capability within our business to continue to grow the Centuria funds management platform.

I look forward to sharing the full details of our 1H FY18 results on 15 February 2018.

On behalf of the Board and management of Centuria Capital Group, I would like to thank you for your ongoing support. We look forward to continuing the momentum and keeping you updated on our progress over the course of the second half of this financial year.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "J. McBain", with a large, stylized loop at the end.

John McBain
Group CEO

¹ As at 4 December 2017. Total return calculation based on closing security price accumulated for the reinvestment of dividends. Past performance is not an indication of future performance

² As at 11 January 2018