



Friday, 27 July 2018

## Your FY18 final distribution payment Centuria Capital Group

Dear Investor,

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

### Final distribution

The final distribution of 4.1 cents per stapled security (cps) is for the six months ending 30 June 2018. Please find attached a distribution statement for your records.

It comprises a fully franked dividend of 1.0 cps and a trust distribution of 3.1 cps, which is approximately 60% tax deferred.

### FY18 results presentation

This financial year, we have continued to make strong progress towards achieving our goals, with recent market announcements highlighting some of the significant achievements within the group. This includes:

- 24% increase in group AUM to \$4.7 billion<sup>1</sup>
- \$747 million in 11 A-grade property acquisitions<sup>1</sup>
- \$52 million increase in investment bonds AUM<sup>1</sup>
- Total FY18 distributions of 8.2 cps, a 9.3% increase on FY17

I look forward to providing a full update in our full-year results presentation and pre-recorded video on Tuesday, 14 August 2018, along with Chief Financial Officer, Simon Holt.

Please visit [centuria.com.au](http://centuria.com.au) or the Centuria Shareholder Centre at [centuria.com.au/shareholder](http://centuria.com.au/shareholder) to access the update.

### Investors come first

At a time where our industry is facing considerable change, investor expectations of trust, honesty and integrity have never been higher – and rightly so.

For more than 20 years, we have diligently served our investors and strived to deliver to their best interests. Once again, this year we are proud to say we have continued this trend by further growing the Centuria funds management platform, and delivering strong investor returns in the process.

I look forward to sharing in full detail what this means for you in our results presentation next month.

---

<sup>1</sup> As at 23 May 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 2019 financial year.

Yours sincerely,

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

**John McBain**  
**Group CEO**