

**Appendix 4E**  
**Centuria Capital Group (ASX: CNI)**  
**For the year ended 30 June 2018**

<b>1.0 Reporting period:</b> Current reporting period: Previous reporting period:		12 Months to 30 June 2018 12 Months to 30 June 2017		
<b>2.0 Results for announcement to the market</b>		<b>30 June 18 \$'000</b>	<b>30 June 17 \$'000</b>	<b>% Change</b>
<b>2.1</b>	Revenue from operating activities <sup>(1)</sup>	100,770	50,545	99.37%
	Revenue for the period	134,513	127,429	5.56%
<b>2.2</b>	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders <sup>(1)</sup>	45,087	15,489	191.09%
<b>2.3</b>	Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders	54,765	17,323	216.14%
<b>2.4 Dividends and distributions</b>		<b>Amount per security</b>	<b>Franked amount per share</b>	<b>Record date</b>
	Final 2018 dividend per Centuria Capital Limited share (paid 27 July 2018)	1.00 cents	1.00 cents	29-Jun-18
	Final 2018 distribution per Centuria Capital Fund unit (paid 27 July 2018) <sup>(2)</sup>	3.10 cents	n/a	29-Jun-18
	<b>Final 2018 distribution per stapled Centuria Capital Group security (paid 27 July 2018)</b>	<b>4.10 cents</b>	<b>1.00 cents</b>	<b>29-Jun-18</b>
	Interim 2018 dividend per Centuria Capital Limited share (paid 31 January 2018)	1.70 cents	1.70 cents	29-Dec-17
	Interim 2018 distribution per Centuria Capital Fund unit (paid 31 January 2018) <sup>(2)</sup>	2.40 cents	n/a	29-Dec-17
	<b>Interim 2018 distribution per stapled Centuria Capital Group security (paid 31 January 2018)</b>	<b>4.10 cents</b>	<b>1.70 cents</b>	<b>29-Dec-17</b>
	Final 2017 dividend per Centuria Capital Limited share (paid 24 August 2017)	2.40 cents	2.40 cents	28-Jun-17
	Final 2017 distribution per Centuria Capital Fund unit (paid 24 August 2017)	2.80 cents	n/a	28-Jun-17
	<b>Final 2017 distribution per stapled Centuria Capital Group security (paid 24 August 2017)</b>	<b>5.20 cents</b>	<b>2.40 cents</b>	<b>28-Jun-17</b>
<b>2.5 Record date for determining entitlement to distributions</b>		As above		
<b>3.0</b> The consolidated statement of comprehensive income is attached together with notes, to this statement.				
<b>4.0</b> The consolidated statement of financial position is attached together with notes, to this statement.				
<b>5.0</b> The consolidated statement of cash flows is attached together with notes, to this statement.				
<b>6.0</b> The consolidated statement of changes in equity is attached together with notes, to this statement.				
<b>7.0 Details of dividend and distribution payments and payable for current period</b>		<b>Amount per security</b>	<b>Total \$'000</b>	
	Final 2018 dividend paid 27 July 2018	1.00 cents	3,048	
	Final 2018 distribution paid 27 July 2018	3.10 cents	9,449	
	Interim 2018 dividend paid 31 January 2018	1.70 cents	5,184	
	Interim 2018 distribution paid 31 January 2018	2.40 cents	7,134	
	Final 2017 dividend paid 24 August 2017	2.40 cents	5,453	
	Final 2017 distribution paid 24 August 2017	2.80 cents	6,361	
	No part of these dividends and distributions relate to foreign sourced income			
<b>8.0 The Dividend Reinvestment Plan</b>		Not applicable		

9.0	Net Tangible Assets and Net Assets per Centuria Capital Group stapled security	30 June 2018	30 June 2017
	Number of securities	304,793,174	229,815,736
	Net tangible assets per stapled security (\$)	0.77	0.47
	Net assets per stapled security (\$)	1.29	1.16
10.0	Details of entities over which control has been gained or lost during the period	Not applicable  Centuria Diversified Property Fund - 14 Sep 2017 Centuria Havelock House Fund - 29 Dec 2017 Centuria 441 Murray Street Fund - 30 June 2018	
10.1	Control has been gained via acquisition		
10.2	Control has been lost		
11.0	Details of associates and joint venture entities	Not applicable	
12.0	Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2018 Annual Financial Report.		
13.0	Foreign entities accounting standards used	Not applicable	
14.0	A commentary on the results for the period, as well as a for the corresponding previous period, are included in the 2018 Annual Financial Report released concurrently with this Appendix 4E.		
15.0	The 2018 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.		

- (1) Operating activities exclude a number of non-operating items such as unrealised loss/(gain) on fair value movements (derivatives and investments), impairment charges as well as corporate restructure & transaction costs. Operating activities also exclude the results of Benefit Funds and Controlled Property Funds and provide an assessment of performance of the Group attributable to its stapled security holders aligned with reporting to the Group's CEO for resource allocation purposes.
- (2) Estimated tax deferred portion: 60%.