

Appendix 4E
Centuria Capital Group (ASX: CNI)
For the year ended 30 June 2019

1.0 Reporting period: Current reporting period: Previous reporting period:		12 Months to 30 June 2019 12 Months to 30 June 2018		
2.0 Results for announcement to the market		30 June 19 \$'000	30 June 18 \$'000	% Change
2.1	Revenue from operating activities ⁽¹⁾	110,419	100,770	9.6%
	Revenue for the period	115,977	134,513	(13.8%)
2.2	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders ⁽¹⁾	45,706	45,087	1.4%
2.3	Profit after tax attributable to Centuria Capital Group Securityholders	50,795	54,765	(7.2%)
2.4 Dividends and distributions		Amount per security	Franked amount per share	Record date
	Final 2019 dividend per Centuria Capital Limited share (payable 16 August 2019)	0.50 cents	0.50 cents	28-Jun-19
	Final 2019 distribution per Centuria Capital Fund unit (payable 16 August 2019)	4.50 cents	n/a	28-Jun-19
	Final 2019 distribution per stapled Centuria Capital Group security (payable 16 August 2019)	5.00 cents	0.50 cents	28-Jun-19
	Non-cash dividend (paid 29 June 2019)⁽²⁾	7.80 cents	7.80 cents	28-Jun-19
	Interim 2019 dividend per Centuria Capital Limited share (paid 4 February 2019)	0.85 cents	0.85 cents	31-Dec-18
	Interim 2019 distribution per Centuria Capital Fund unit (paid 4 February 2019)	3.40 cents	n/a	31-Dec-18
	Interim 2019 distribution per stapled Centuria Capital Group security (paid 4 February 2019)	4.25 cents	0.85 cents	31-Dec-18
	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)	3.10 cents	n/a	29-Jun-18
	Final 2018 distribution per stapled Centuria Capital Group security (paid 27 July 2018)	4.10 cents	1.00 cents	29-Jun-18
2.5 Record date for determining entitlement to distributions		As above		
3.0 The consolidated statement of comprehensive income is attached together with notes, to this statement.				
4.0 The consolidated statement of financial position is attached together with notes, to this statement.				
5.0 The consolidated statement of cash flows is attached together with notes, to this statement.				
6.0 The consolidated statement of changes in equity is attached together with notes, to this statement.				
7.0 Details of dividend and distribution payments and payable for current period		Amount per security	Total \$'000	
	Final 2019 dividend payable 16 August 2019	0.50 cents	1,918	
	Final 2019 distribution payable 16 August 2019	4.50 cents	17,262	
	Non-cash dividend paid 29 June 2019 ⁽²⁾	7.80 cents	30,000	
	Interim 2019 dividend paid 4 February 2019	0.85 cents	3,260	
	Interim 2019 distribution paid 4 February 2019	3.40 cents	13,038	
	Final 2018 dividend paid 27 July 2018	1.00 cents	3,048	
	Final 2018 distribution paid 27 July 2018	3.10 cents	9,449	
No part of these dividends and distributions relate to foreign sourced income				

8.0 The Dividend Reinvestment Plan	Not applicable	
9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security	30 June 2019	30 June 2018
Number of securities	383,557,332	304,793,174
Net tangible assets per stapled security (\$)	0.91	0.77
Net assets per stapled security (\$)	1.32	1.29
10.0 Details of entities over which control has been gained or lost during the period	Not applicable	
10.1 Control has been gained via acquisition	Centuria Strategic Property Limited Centuria Belmont Road Development Fund	
10.2 Control has been lost		
11.0 Details of associates and joint venture entities	At the end of the year, Centuria Capital Group held an interest in the following associates:	
	Associates	Ownership Interest %
	Centuria Metropolitan REIT	20.76
	Centuria Industrial REIT	24.15
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 2019 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 2019 Annual Financial Report released concurrently with this Appendix 4E.		
15.0 The 2019 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 loss/(gain) on fair value movements (derivatives and investments), impairment charges as well as corporate transaction costs. Operating activities also exclude equity accounted net profit in excess of distributions received and 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 Joint-CEOs for resource allocation purposes.
- (2) On 29 June 2019, a non-cash dividend was paid by Centuria Capital Limited of \$30,000,000 which was reinvested as capital into Centuria Capital Fund.