

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2019

1.0 Reporting period: Current reporting period: Previous reporting period:		6 Months to 31 December 2019 6 Months to 31 December 2018		
2.0 Results for announcement to the market		Six months ended 31 Dec 19 \$'000	Six months ended 31 Dec 18⁽²⁾ \$'000	% Change
2.1 Revenue from operating activities ⁽¹⁾		79,926	51,853	54%
Revenue for the period		79,538	55,058	44%
2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders ⁽¹⁾		33,406	21,701	54%
2.3 Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders		77,993	22,224	251%
2.4 Dividends & Distributions		Amount per share	Franked amount per share	Record date
Interim 2020 dividend per Centuria Capital Limited share (paid 31 January 2020)		1.70 cents	1.70 cents	31-Dec-19
Interim 2020 distribution per Centuria Capital Fund unit (paid 31 January 2020)		2.80 cents	n/a	31-Dec-19
Interim 2020 distribution per Centuria Capital Group stapled security (paid 31 January 2020)		4.50 cents	1.70 cents	31-Dec-19
Final 2019 dividend per Centuria Capital Limited share (paid 16 August 2019)		0.50 cents	0.50 cents	28-Jun-19
Final 2019 distribution per stapled Centuria Capital Fund unit (paid 16 August 2019)		4.50 cents	n/a	28-Jun-19
Final 2019 distribution per Centuria Capital Group stapled security (paid 16 August 2019)		5.00 cents	0.50 cents	28-Jun-19
2.5 Record date for determining entitlement to distributions		As above		
3.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security			31-Dec-19	31-Dec-18
Number of securities			448,839,027	383,483,149
Net tangible assets per stapled security (\$)			1.10	0.88
Net assets per stapled security (\$)			1.53	1.29
4.0 Details of entities over which control has been gained or lost during the period		Centuria Heathley Limited and subsidiaries - 19 July 2019		
4.1 Control has been gained via acquisition		Not applicable		
4.2 Control has been lost and date control lost				
5.0 Details of dividend and distribution paid and payable for current period			Amount per security	Total \$'000
Interim 2020 Dividend paid 31 January 2020			1.70 cents	7,630
Interim 2020 Distribution paid 31 January 2020			2.80 cents	12,567
Final 2019 Dividend paid 16 August 2019			0.50 cents	1,918
Final 2019 Distribution paid 16 August 2019			4.50 cents	17,262
No part of these dividends and distributions relate to foreign sourced income				

6.0 The Dividend Reinvestment Plan	Not applicable
7.0 Details of associates and joint venture entities	Not applicable
8.0 For foreign entities, accounting standards used in compiling the report	Not applicable
9.0 The Appendix 4D is based on an Interim Financial Report which has been reviewed by the Group's auditors. The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.	

- (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) Where the presentation or classification of items in the interim financial statements have been amended, comparative amounts have also been reclassified on a consistent basis.