

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2020

1.0 Reporting period: Current reporting period: Previous reporting period:		12 Months to 30 June 2020 12 Months to 30 June 2019		
2.0 Results for announcement to the market		30 June 20 \$'000	30 June 19 \$'000	% Change
2.1	Revenue from operating activities ⁽¹⁾	151,715	110,419	37.4%
	Revenue for the period	162,373	115,977	40.0%
2.2	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders ⁽¹⁾	53,253	45,706	16.5%
2.3	Profit after tax attributable to Centuria Capital Group Securityholders	21,105	50,795	(58.5%)
2.4 Dividends and distributions		Amount per security	Franked amount per share	Record date
	Final 2020 dividend per Centuria Capital Limited share (paid 8 July 2020)	1.80 Cents	1.80 Cents	30-Jun-20
	Final 2020 distribution per Centuria Capital Fund unit (paid 8 July 2020)	3.40 Cents	n/a	30-Jun-20
	Final 2020 distribution per stapled Centuria Capital Group security (paid 8 July 2020)	5.20 Cents	1.80 cents	30-Jun-20
	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 stapled Centuria Capital Group 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 Centuria Capital Fund unit (paid 16 August 2019)	4.50 cents	n/a	28-Jun-19
	Final 2019 distribution per stapled Centuria Capital Group security (paid 16 August 2019)	5.0 cents	0.50 cents	28-Jun-19
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 2020 dividend paid 8 July 2020	1.80 Cents	8,690	
	Final 2020 distribution paid 8 July 2020	3.40 Cents	16,420	
	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				

8.0 The Dividend Reinvestment Plan	Not applicable	
9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security	30 June 2020	30 June 2019
Number of securities	509,998,482	383,557,332
Net tangible assets per stapled security (\$)	0.89	0.91
Net assets per stapled security (\$)	1.44	1.32
10.0 Details of entities over which control has been gained or lost during the period	Augusta Capital Limited and subsidiaries - 30 June 2020	
10.1 Control has been gained via acquisition	Centuria Healthcare Pty Limited and subsidiaries - 19 July 2019	
10.2 Control has been lost	Not applicable	
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:	
	Assoiciates	Ownership Interest %
	QT Lakeview Developments Limited	25.00
	Centuria Diversified Property Fund	22.68
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 2020 Annual Financial Report.		
13.0 Foreign entities accounting standards used	NZ IFRS in relation to the acquisition of Augusta Capital Limited	
14.0 A commentary on the results for the period, as well as for the corresponding previous period, are included in the 2020 Annual Financial Report released concurrently with this Appendix 4E.		
15.0 The 2020 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 securityholders aligned with reporting to the Group's Joint-CEOs for resource allocation purposes.