

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2023

1.0 Reporting period: Current reporting period: Previous reporting period:		12 Months to 30 June 2023 12 Months to 30 June 2022		
2.0 Results for announcement to the market		30 June 23 \$'000	30 June 22 \$'000	% Change
2.1	Revenue from operating activities ⁽¹⁾	311,636	292,609	6.5%
	Revenue for the period	370,115	299,716	23.5%
2.2	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders ⁽¹⁾	115,588	114,510	0.9%
2.3	Profit/(loss) after tax attributable to Centuria Capital Group Securityholders	105,932	(37,852)	(379.9%)
2.4 Dividends and distributions		Amount per security	Franked amount per share	Record date
	Final 2023 dividend per Centuria Capital Limited share (payable 18 August 2023)	0.50 Cents	0.50 Cents	30-Jun-23
	Final 2023 distribution per Centuria Capital Fund unit (payable 18 August 2023)	5.30 Cents	n/a	30-Jun-23
	Final 2023 distribution per stapled Centuria Capital Group security (payable 18 August 2023)	5.80 Cents	0.50 cents	30-Jun-23
	Interim 2023 dividend per Centuria Capital Limited share (paid 9 February 2023)	1.20 cents	1.20 cents	30-Dec-22
	Interim 2023 distribution per Centuria Capital Fund unit (paid 9 February 2023)	4.60 cents	n/a	30-Dec-22
	Interim 2023 distribution per stapled Centuria Capital Group security (paid 9 February 2023)	5.80 cents	1.20 cents	30-Dec-22
	Final 2022 dividend per Centuria Capital Limited share (paid 11 August 2022)	0.90 Cents	0.9 Cents	30-Jun-22
	Final 2022 distribution per Centuria Capital Fund unit (paid 11 August 2022)	4.60 Cents	n/a	30-Jun-22
	Final 2022 distribution per stapled Centuria Capital Group security (paid 11 August 2022)	5.50 Cents	2.10 cents	30-Jun-22
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 2023 dividend payable 18 August 2023	0.50 Cents	3,999	
	Final 2023 distribution payable 18 August 2023	5.30 Cents	42,389	
	Interim 2023 dividend paid 9 February 2023	1.20 cents	9,557	
	Interim 2023 distribution paid 9 February 2023	4.60 cents	36,634	
	Final 2022 dividend paid 11 August 2022	0.90 Cents	7,114	
	Final 2022 distribution paid 11 August 2022	4.60 Cents	36,363	
No part of these dividends and distributions relate to foreign sourced income				

8.0 The Dividend Reinvestment Plan

The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the year ended 30 June 2023. Units issued under the DRP rank equally with all other units on issue.

For June 2023, the last date for receipt of an election notice for participation in DRP was 3 July 2023. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CNI securities traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 5 July 2023, less a discount of 1.75%.

9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security

	30 June 2023	30 June 2022
Number of securities	799,794,794	792,787,120
Net tangible assets per stapled security (\$)	0.78	0.76
Net assets per stapled security (\$)	1.77	1.75

10.0 Details of entities over which control has been gained or lost during the period

10.1 Control has been gained via acquisition

Entity	Date Control Gained
Not Applicable	
Entity	Date Control Lost
Centuria Agriculture Fund	1-Jul-22
Centuria 111 St Georges Terrace Fund	1-Jul-22

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 Bass Credit	50.00
Allendale Square Fund	25.91
QT Lakeview Developments Limited	25.00
Centuria Government Income Property Fund No. 2	21.59
Centuria Diversified Property Fund	21.54

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 2023 Annual Financial Report.

13.0 Foreign entities accounting standards used

NZ IFRS in relation to the Centuria Capital (NZ) Limited

14.0 A commentary on the results for the period, as well as for the corresponding previous period, are included in the 2023 Annual Financial Report released concurrently with this Appendix 4E.

15.0 The 2023 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.