



Australian Securities Exchange - Company Announcements Platform

Centuria Capital Group

Confirmation of interim dividend/distribution

Sydney, 30 December 2016:

Centuria Capital Group confirms the attached details of a dividend/distribution to be paid to stapled security holders of 2.3 cents per ordinary stapled security which was announced to the market on 23 November 2016.

- Ends -

For more information, please contact:

John McBain

CEO

Centuria Capital Limited

Phone: 02 8923 8910

Email: john.mcbain@centuria.com.au

About Us

Centuria Capital "CNI" is an ASX-listed specialist investment manager with \$1.9 billion in funds under management. We offer a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds. Our drive, allied with our in-depth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

Any forward looking statements included in this announcement involve subjective judgment and analysis and are subject to significant uncertainties, risks and contingencies, many of which are outside the control of, and are unknown to, CNI and its directors. In particular, they speak only as of the date of this announcement, they assume the success of CNI's business strategies, and they are subject to significant regulatory, business, competitive and economic uncertainties, risks and other factors. Actual future events may vary materially from forward looking statements and assumptions on which those statements are based. Other than as required by law, although they believe there is a reasonable basis for the forward looking statements, neither CNI nor its directors, officers, employees or any related body corporate, gives any representation, assurance or guarantee (express or implied) as to the accuracy or completeness of any forward looking statement or that the occurrence of any event, result, performance or achievement will actually occur. Recipients are cautioned not to place undue reliance on such forward looking statements.

+Rule 3.20.4, 15.3, Appendix 6A paragraph 1

Appendix 3A.1

Notification of dividend / distribution

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Please note that two or more corporate actions on the same *security may not run with different record dates if the timetables result in overlapping (but not identical) ex-periods. It is permissible to run different corporate actions with the same record date except in the case of reorganisations – consolidations/splits which cannot run at the same time as any other corporate action for that entity.

*Denotes minimum information required for first lodgement of this form.

**Denotes information that must be provided on or before *business day 0 of the relevant Appendix 6A or Appendix 7A timetable.

The balance of the information, where applicable, must be provided as soon as reasonably practicable by the entity.

Where a dividend/distribution is announced at the same time as Appendix 4D, 4E or 4F the online form relating to the dividend/distribution should be submitted after the Appendix 4D, 4E or 4F and before other material such as media releases or analyst presentations. Refer to [Guidance Note 14 ASX Market Announcements Platform](#).

Part 1 – Entity and announcement details

Question no	Question	Answer
1.1	*Name of entity	Centuria Capital Group
1.2	*Registration type and number <i>One of ABN/ARSN/ARBN/ACN or other registration type and number (if "other" please specify what type of registration number has been provided).</i>	22 095 454 336
1.3	*ASX issuer code	CNI
1.4	*The announcement is <i>Tick whichever is applicable.</i>	<input checked="" type="checkbox"/> Update/amendment to previous announcement
1.4a	*Reason for update <i>Mandatory only if "Update" ticked in Q1.4 above. A reason must be provided for an update.</i>	Previous announcement not given in the form of Appendix 3A.1
1.4b	*Date of previous announcement to this update <i>Mandatory only if "Update" ticked in Q1.4 above.</i>	23 November 2016
1.4c	*Reason for cancellation <i>Mandatory only if "Cancellation" ticked in Q1.4 above. If information has previously been provided in Part 3D of the form "Preference *security distribution rate details" please also confirm whether the rate changes remain in place for the *security or are also cancelled.</i>	

1.4d	<p>*Date of previous announcement to this cancellation</p> <p><i>Mandatory only if "Cancellation" ticked in Q1.4 above.</i></p>	
1.5	<p>*Date of this announcement</p> <p><i>The date of lodgement of the form by the entity via ASX Online.</i></p>	30 December 2016
1.6	<p>*Applicable ASX *security code and description for dividend / distribution</p> <p><i>Please select the *security to which the notification applies. Only one *security can be selected for each form.</i></p>	<p>ASX *security code: CNI</p> <p>*Security description: Ordinary</p>

Part 2 – All dividends / distributions

Part 2A – Basic details

Question No.	Question	Answer
2A.1	<p>*Type of dividend/distribution</p> <p><i>Each form can only relate to one *record date and payment date but may have multiple types of payment for example an ordinary and special dividend. Please note that dividends/distributions for units, ETFs and preference *securities are classified as "Ordinary".</i></p>	Ad Ordinary (must be cash) Please complete Part 3A.
2A.2	<p>*The dividend/distribution:</p> <p><i>Tick one only to indicate length of period to which the dividend/distribution applies. ASX's system classifies interim/final dividends/distributions as six monthly if both are paid. If a final only is paid it is classified as relating to a period of twelve months. Where a scrip or special dividend/distribution is paid at the same time as an ordinary dividend/distribution it has the same period classification as the ordinary.</i></p> <p><i>If the dividend/distribution is special and/or scrip only then "does not relate to a specific period within the financial year in which it was paid" may be applicable.</i></p>	Ad relates to a period of six months.
2A.3	<p>*The dividend/distribution relates to the financial reporting or payment period ended/ending (date)</p> <p><i>The period ended date must match the end date of the reporting period of any Appendix 4D, 4E or 4F lodged by the entity at the same time as this form and which includes the details of the dividend/distribution announced in this form. For preference *securities or units of trusts or ETFs the period ended/ending date may correspond to the payment date and may be a future date. If a special or scrip dividend/distribution is notified at the same time as another dividend/distribution which relates to a period of one month, one quarter, six months or twelve months then the special or scrip dividend/distribution will be characterised with the same period type and will have the same period ended as that dividend/distribution. If the dividend/distribution is special and/or scrip only and "does not relate to a specific period within the financial year in which it was paid" has been ticked in Q2A.2, then a period ended date may not be applicable.</i></p>	31 December 2016
2A.4	<p>**Record date</p> <p><i>The *record date must be at least four *business days from current date (refer Appendix 6A paragraph 1). Please note that the *record date and ex date cannot be changed (even to postpone it or cancel it) any later than 12 noon Sydney time on the day before the previous ex date advised.</i></p>	30 December 2016

2A.5	<p>*Ex date</p> <p><i>The ex date is one *business day before *record date (i.e. *business day 3 if the *record date is *business day 4). Refer to Appendix 6A paragraph 1. *Securities will trade "ex" dividend/distribution from the ex date. Please note that the *record date and ex date cannot be changed (even to postpone it or cancel it) any later than 12 noon Sydney time on the day before the previous ex date advised.</i></p>	29 December 2016
2A.6	<p>*Payment date</p> <p><i>The payment date must be after the *record date. Refer to Appendix 6A paragraph 1. For a scrip dividend/distribution this date will be the same as the *issue date referred to in Q3C.4 of this form. Please note that the payment date cannot be changed (even to postpone it or cancel it) any later than 12 noon Sydney time on the day of the previous payment date advised.</i></p>	24 February 2016
2A.7	<p>*Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?</p> <ul style="list-style-type: none"> • *Security holder approval • Court approval • Lodgement of court order with *ASIC • ACCC approval • FIRB approval • Another approval/condition external to the entity required to be given/met before business day 0 of the timetable for the dividend/distribution. <p><i>If any of the above approvals apply to the dividend/distribution before business day 0 of the timetable, please answer 'yes' and provide details at Q2A.7a. If "no" go to Q2A.8.</i></p> <p><i>The purpose of the question is to confirm that relevant approvals are received prior to ASX establishing an ex market in the *securities. If the entity wishes to disclose approvals or conditions which are to be resolved at a later date it should use Part 5 "Further information".</i></p>	No
2A.7a	<p>Approvals</p> <p><i>Select appropriate approval from drop down box as applicable. More than one approval can be selected. This question refers only to events which take place before business day 0 of the timetable. The purpose of the question is to confirm that relevant approvals are received prior to ASX establishing an ex market in the *securities. The "Date for determination" is the date that you expect to know if the approval is given for example the date of the *security holder meeting in the case of *security holder approval or the date of the court hearing in the case of court approval. If the entity wishes to disclose approvals or conditions which are to be resolved at a later date it should use Part 5 "Further information".</i></p>	

*Approval/condition	*Date for determination	*Is the date estimated or actual?	**Approval received/ condition met? <i>Only answer this question when you know the outcome of the approval – please advise on or before *business day 0 of the relevant Appendix 6A or Appendix 7A timetable.</i>	Comments
+Security holder approval		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Court approval		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Lodgement of court order with +ASIC		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	
ACCC approval		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	
FIRB approval		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other (please specify in comment section)		<input type="checkbox"/> Estimated OR <input type="checkbox"/> Actual	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2A.8	*Currency in which the dividend/distribution is made (“primary currency”) <i>Primary currency will be the currency in which all other questions relating to the dividend/distribution will appear excepting those relating to payment in a different currency. For dividends/distributions paid in a currency other than AUD please answer 2A.9a-2A.9c. If the primary currency is NZD please also complete Part 3F.</i>		Australian dollar	

2A.9	<p>*Total dividend/distribution payment amount per *security (in primary currency) for all dividends/distributions notified in this form</p> <p><i>This amount should be the total of any Ordinary, Scrip, Special and Supplementary dividend/distribution announced using this form. An estimate is only permitted in the case of units of trusts, units of ETFs and preference +securities.</i></p>	2.3 cents per stapled security
2A.9a	<p>AUD equivalent to total dividend/distribution amount per *security</p> <p><i>If primary currency is non-AUD.</i></p> <p><i>If more than one dividend/distribution type is included in this announcement (e.g. ordinary and special), this total should be the total of those types.</i></p> <p><i>ASX publishes an AUD equivalent amount for non-AUD *dividends/distributions. If this amount is not provided by the entity it is calculated and published using the RBA rate of exchange on the day before the ex date. The entity should only populate this question if an actual amount is known. If amount not known please answer 2A.9b. If known go to 2A.9c.</i></p>	2.3 cents per stapled security
2A.9b	<p>If AUD equivalent not known, date for information to be released</p> <p><i>If primary currency is non-AUD.</i></p>	Not applicable
2A.9c	<p>FX rate (in format AUD rate / primary currency rate):</p> <p><i>If primary currency is non-AUD.</i></p>	Not applicable
2A.10	<p>*Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to *security holders that it wishes to disclose to the market?</p> <p><i>If "yes", please complete Part 2B.</i></p> <p><i>It is not mandatory to disclose currency arrangements to the market. In particular, it does not refer to arrangements made between individual *security holders and the share registry or entity on an ad hoc or one-off basis and it does not refer to arrangements offered by the registry independently of the entity.</i></p> <p><i>If the entity intends to disclose currency arrangements to the market it must do so through this form although it may supplement the information in the form with further PDF announcements.</i></p>	Not applicable

2A.11	<p>*Does the entity have a securities plan for dividends/distributions on this security?</p> <p><i>This information is required by Appendix 6A paragraph 1. More than one option may be selected. If the entity has a DRP please answer Q2A.11a, if the entity has a BSP please answer Q2A.11b, if the entity has another *security plan please answer Q2A.11c.</i></p> <p><i>If the entity has a plan but it does not apply to the security which is the subject of this form the entity should answer "We do not have a securities plan for dividends/distributions on this security".</i></p>	<p><input checked="" type="checkbox"/> We do not have a securities plan for dividends/distributions on this security</p>
2A.11a	<p>*If the entity has a DRP, is the DRP applicable to this dividend/distribution</p> <p><i>This information is required by Appendix 6A paragraph 1. If "yes", please answer Q2A.11a(i). If "no", ASX will assume the DRP is suspended for this dividend/distribution.</i></p>	<p>Not applicable</p>
2A.11a(i)	<p>*DRP Status in respect of this dividend/distribution</p> <p><i>Please select one and complete Part 4A. Note that "Full DRP" includes plans which may have limited exceptions for example exclusion of US or other foreign holders. The term is designed primarily to distinguish those plans which apply only to specific subgroups of *security holders such as "retail" holders.</i></p>	<p><input checked="" type="checkbox"/> DRP for retail *security holders only <i>The entity has a DRP which applies to this dividend/distribution only for retail *security holders.</i></p> <p><input checked="" type="checkbox"/> Full DRP offered <i>The entity has a DRP which applies to this dividend/distribution only for all *security holders.</i></p> <p><input checked="" type="checkbox"/> DRP subject to *security holder approval <i>The entity has a DRP which is active for this dividend/distribution subject to *security holder approval.</i></p>
2A.11b	<p>*If the entity has a BSP, is the BSP applicable to this *dividend/distribution?</p> <p><i>This information is required by Appendix 6A paragraph 1. If "yes", please answer Q2A.11b(i). If "no", ASX will assume the BSP is suspended for this dividend/distribution.</i></p>	<p>Not applicable</p>
2A.11b(i)	<p>*BSP status in respect of this dividend/distribution</p> <p><i>Please select one and complete Part 4B. If the entity has a BSP subject to *security holder approval please choose the appropriate box above and make a note of the approval requirement in "Part 5 Further information" at the end of this form.</i></p>	<p><input checked="" type="checkbox"/> BSP for retail *security holders only <i>The entity has a BSP which applies to this dividend/distribution only for retail *security holders.</i></p> <p><input checked="" type="checkbox"/> Full BSP offered <i>The entity has a BSP which applies to this dividend/distribution only for all *security holders.</i></p>
2A.11c	<p>*If the entity has another *security plan, is that *security plan applicable to this *dividend/distribution?</p> <p><i>If "yes" please complete Part 4C.</i></p>	<p>Not applicable</p>

2A.12	<p>*Does the entity have tax component information apart from franking?</p> <p><i>This refers to the information ordinarily provided under Subdivision 12-H of Schedule 1 to the Tax Administration Act 1953. If "yes" please complete Part 3E.</i></p>	Not yet available
2A.13	<p>Withholding tax rate applicable to the dividend/distribution</p> <p><i>For non-Australian entities.</i></p> <p><i>ASX only captures the dividend/distribution withholding tax rate in respect of dividends/distributions paid by foreign resident listed entities to Australian resident *security holders. If a dividend/distribution is payable to an Australian resident *security holder, please advise the applicable dividend/distribution withholding tax rate (assuming no exemptions are sought by and granted to the holder). Should you wish to provide further information please use Part 5 - Further information at the end of this form.</i></p>	Not applicable

Amended 29/06/15 Amended 07/03/16

Part 2B – Currency information

Part 2B to be completed if you answered "yes" to Q2A.10.

Question No.	Question	Answer
2B.1	<p>*Does the entity default to payment in certain currencies dependent upon certain attributes such as the banking instruction or registered address of the *security holder? (For example NZD to residents of New Zealand and/or USD to residents of the U.S.A.)</p> <p><i>Referred to as "default arrangements". This does not exclude other criteria – banking instruction and registered address are merely provided as examples. This question should be answered on the basis of the entity's policy applicable to all *security holders. It does not refer to arrangements made between individual *security holders and the share registry or entity on an ad hoc or one-off basis and it does not refer to arrangements offered by the registry independently of the entity.</i></p> <p><i>If "yes" please fill out the balance of the questions in Part 2B. If "no" fill out question 2B.2 only.</i></p>	No

2B.2	<p>*Please provide a description of your currency arrangements</p> <p><i>If you have default arrangements please provide an overview of how the arrangement operates and answer specific questions below about currencies in which you pay, whether there is a choice to receive a currency other than the default, election dates, where forms can be obtained etc.</i></p> <p><i>If you do not have default arrangements you should include here a complete description of your currency arrangements including when and where any currency election should be submitted. Listed entities in this category are not required to disclose the currencies in which they pay or publish the foreign currency dividend amounts ("payment currency equivalent amount per security") or foreign exchange rates. You do not need to fill out any further questions in Part 2B.</i></p>	Not applicable
2B.2a	<p>Other currency/currencies in which the dividend/distribution will be paid</p> <p><i>If there is more than one payment currency other than the primary currency it is mandatory to advise the additional currencies but not mandatory to advise the payment currency equivalent amount. If the entity wishes it may advise this amount by way of update when known. Note: if more than one dividend/distribution type is included in this announcement (e.g. ordinary and special), the payment currency equivalent amount should be the total of those types and the equivalent of the total amount in Q2A.9.</i></p>	Not applicable
2B.2b	Please provide the exchange rates used for non-primary currency payments	Not applicable
2B.2c	If payment currency equivalent and exchange rates not known, date for information to be released	Not applicable
2B.3	*Can the *security holder choose to receive a currency different to the currency they would receive under the default arrangements?	Not applicable
2B.3a	<p>Please describe what choices are available to a *security holder to receive a currency different to the currency they would receive under the default arrangements</p> <p><i>For example if the *security holder would receive AUD under the default policy based upon an Australian bank account being provided, can they change this to NZD by providing a banking instruction relating to a New Zealand bank account?</i></p>	Not applicable

2B.3b	<p>*Date and time by which any document or communication relating to the above arrangements must be received in order to be effective for this dividend/distribution</p> <p><i>Please enter the time in Sydney time (i.e. AEST or, when daylight savings is in operation, AEDST) using 24 hour convention e.g. 6.00pm should be entered as 18:00.</i></p>	Not applicable
2B.3c	<p>Please provide a link to, or indicate where relevant forms can be obtained and state how and where they must be lodged.</p>	Not applicable

Amended 29/06/15

Part 3 – Dividend/distribution amounts per type and other details

Please state amounts in the dividend/distribution primary currency stated at Q2A.9.

Part 3A – Ordinary dividend/distribution

Part 3A to be completed if "Ordinary" selected in Q2A.1.

Question No.	Question	Answer
3A.1	<p>*Is the ordinary dividend/distribution estimated at this time</p> <p><i>If "yes" Q3A.1a + 3A.1a(i) must be completed if "no" Q3A.1b must be completed upon the first announcement of a</i></p> <p><i>*dividend/distribution. An estimate is only permitted in the case of units of trusts, units of ETFs and preference</i></p> <p><i>*securities.</i></p>	No
3A.1a	<p>*Ordinary dividend/distribution estimated amount per</p> <p><i>*security</i></p> <p><i>Only permitted in the case of units of trusts, units of ETFs and preference</i></p> <p><i>*securities.</i></p>	Not applicable
3A.1a(i)	<p>*Date that actual ordinary amount will be announced</p>	Not applicable
3A.1b	<p>*Ordinary dividend/distribution amount per <i>*security</i></p> <p><i>Please provide the amount in the primary currency.</i></p>	2.3 cents per stapled security
3A.2	<p>*Is the ordinary dividend/distribution franked?</p> <p><i>If "yes", please answer Q3A.2a. If "no" go straight to Q3A.3. This question is not mandatory in relation to units of trusts, units of ETFs and preference</i></p> <p><i>*securities.</i></p>	Fully franked in respect of the dividend to be paid by Centuria Capital Limited
3A.2a	<p>*Is the ordinary dividend/distribution fully franked?</p> <p><i>This question is not mandatory in relation to units of trusts, units of ETFs and preference</i></p> <p><i>*securities.</i></p>	Fully franked in respect of the dividend to be paid by Centuria Capital Limited
3A.3	<p>*Percentage of ordinary dividend/distribution that is franked</p> <p><i>Please provide the percentage to which the dividend/distribution is franked. (if 100% franked, then 100%, if 100% unfranked then 0%). This question is not mandatory in relation to units of trusts, units of ETFs and preference</i></p> <p><i>*securities.</i></p>	100% in relation to Centuria Capital Limited dividend

3A.3a	<p>*Applicable corporate tax rate for franking credit (%)</p> <p><i>Do not answer for 100% unfranked dividends/distributions.</i></p> <p><i>Please provide the applicable corporate tax rate. This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities.</i></p>	30%
3A.4	<p>*Ordinary dividend/distribution franked amount per *security</p> <p><i>Amount of dividend/distribution that is franked. Please provide the amount in the primary currency. In the case of dividends announced in conjunction with Appendix 4D and 4E the franked amount per *security must be provided. This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities. If the dividend/distribution is 100% unfranked please answer "\$0.00". 3A.4 franked amount + 3A.6 unfranked amount + 3A.7 conduit foreign income amount should equal 3A.1b dividend/distribution amount per security.</i></p>	100% in relation to Centuria Capital Limited dividend
3A.5	<p>*Percentage of ordinary dividend/distribution that is unfranked</p> <p><i>Please provide the percentage to which the dividend/distribution is unfranked (if 100% unfranked, then 100%. If 100% franked then 0%). This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities.</i></p>	0%
3A.6	<p>*Ordinary dividend/distribution unfranked amount per *security excluding conduit foreign income amount</p> <p><i>Amount of dividend/distribution that is unfranked excluding any conduit foreign income. Please provide the amount in the primary currency. This question is not mandatory in relation to units of trusts, units of ETFs and preference *securities. If the dividend/distribution is fully franked please answer "\$0.00". 3A.4 franked amount + 3A.6 unfranked amount + 3A.7 conduit foreign income amount should equal 3A.1b dividend/distribution amount per security.</i></p>	Not applicable
3A.7	<p>*Ordinary dividend/distribution conduit foreign income amount per *security</p> <p><i>For Australian entities only.</i></p> <p><i>Please provide the amount in the primary currency. This information is required by Appendix 6A paragraph 1 in respect of dividends. This question is not mandatory in relation to units of</i></p>	Not applicable

	<i>trusts, units of ETFs and preference + securities. 3A.4 franked amount + 3A.6 unfranked amount + 3A.7 conduit foreign income amount should equal 3A.1b dividend/distribution amount per security.</i>	
--	--	--

Amended 29/06/15

Part 3E – Other – distribution components / tax

Part 3E to be completed if you answered “yes” to Q2A.12.

Question No.	Question	Answer
3E.1	<p>Please indicate where and when information about tax components can be obtained (you may enter a url)</p> <p><i>If the entity is required to provide information regarding taxation, for example the notice for the purpose of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Cth), please indicate here where it may be found and/or when the entity expects to announce this information.</i></p>	<p>The information will be displayed on Centuria’s website and announced to the ASX expected to be on Friday, 24 February 2017</p>