

Appendix 4E Preliminary Financial Report

Centuria Capital Limited
ABN: 22 095 454 336

- 1 Reporting period:**
Previous corresponding period:

Year ended 30 June 2015
Year ended 30 June 2014

- 2 Results for announcement to the market**

	30 June 15 \$'000	30 June 14 \$'000	% Change
2.1(a) Revenue from ordinary activities	64,410	69,032	-6.70%
2.1(b) Revenue from shareholder activities (refer to section 2.6 below for more details)	42,395	40,499	4.68%
2.2 Profit from ordinary activities after tax attributable to members	8,566	9,078	-5.64%
2.3 Net profit for the period attributable to members	8,566	9,078	-5.64%

- 2.4 Dividends**

	Amount per share	Franked amount per share	Record date
Final dividend 2015 (payable 18 September 2015)	2.75 cents	2.75 cents	28-Aug-15
Interim dividend 2015	2.00 cents	2.00 cents	5-Mar-15
Final dividend 2014	1.50 cents	1.50 cents	12-Sep-14

- 2.5** Refer to section 2.4 for the record date for determining entitlement to dividends

- 2.6** For a brief explanation of the figures above please refer to the 2015 Annual Report released concurrently with this Appendix 4E for further information.

- 3** Please refer to the Consolidated Financial Statements released concurrently with this Appendix 4E for further information

- 4** Please refer to the Consolidated Financial Statements released concurrently with this Appendix 4E for further information

- 5** Please refer to the Consolidated Financial Statements released concurrently with this Appendix 4E for further information

- 6** Please refer to the Consolidated Financial Statements released concurrently with this Appendix 4E for further information

- 7** Centuria Capital Limited (CCL) has declared the following dividends during or since the end of the financial year:

2014 Final Dividend

Date paid	29-Oct-14
Amount of dividend payable per share	1.50 cents
Amount of dividends paid (\$'000)	\$ 1,172
Amount per share of foreign sourced dividend (cents)	0.00

2015 Interim Dividend

Date paid	26-Mar-15
Amount of dividend payable per share	2.00 cents
Amount of dividends paid (\$'000)	\$ 1,563
Amount per share of foreign sourced dividend (cents)	0.00

2015 Final Dividend

Record date	28-Aug-15
Payment date	18-Sep-15
Amount of dividend payable per share	2.75 cents
Amount per share of foreign sourced dividend (cents)	0.00

- 8** The Dividend Reinvestment Plan remains suspended.

- 9 Net Tangible Assets and Net Assets per Share**

	30-Jun-15	30-Jun-14
Number of Ordinary Shares	76,756,929	78,130,764
Net tangible assets (\$'000's)	65,826	50,419
Net tangible assets per share (\$)	0.86	0.65
Net assets (\$'000's)	118,851	103,444
Net assets per share (\$)	1.55	1.32

- 10 Details of entities over which control has been gained or lost during the period**

Centuria Capital Limited disposed of all the shares in its subsidiary, Over Fifty Insurance Pty Ltd ("OFI") for \$5.2 million on 1 October 2014. OFI contributed \$0.170 million profit after tax for the period ending 30 June 2015 and \$0.763 million for the period ended 30 June 2014. Further details are contained in Note 4(b) in the accompanying Consolidated Financial Statements.

Centuria Capital Limited acquired Centuria Capital Private Limited, an entity incorporated in Singapore, on 22 July 2014.

Centuria Capital Limited acquired 27.26% of the ordinary units in Centuria Belmont Road Development Fund ("the Fund") on 12 February 2015. When considering the Company's direct interest in the Fund, together with its powers as Manager of the Fund and the potential fees receivable from the Fund, the Group is deemed to control the Fund.

- 11 In FY14, the Group held a combined 44% interest in Centuria Direct Property Fund ("DPF"). Although the Group held a combined 44% investment in DPF, it did not control the voting rights. Centuria Capital Limited accounted for its direct investment in DPF as an 'Investment in Associate' and equity accounts for its 5% interest.

The fund was wound up during the current financial year and a special distribution was declared equal the balance that was equity accounted for. There are no other associates or joint venture entities.

- 12 Any other significant information needed to make an informed assessment of the entity's financial performance and financial position is included elsewhere in this Appendix 4E or is in the Consolidated Financial Statements.

- 13 Not applicable.

14.1	Basic EPS	2015	2014
	Net profit (\$'000)	8,566	9,078
	Weighted average number of Ordinary Shares ('000)	77,855	78,131
	Basic EPS (cents)	11.0	11.6
	Diluted EPS	2015	2014
	Net profit (\$'000)	8,566	9,078
	Weighted average number of Ordinary Shares ('000)	79,024	78,131
	Diluted EPS (cents)	10.8	11.6

14.2	Returns to shareholders for the 2015 year:	\$'000
	Distributions	Nil
	Buy Backs	\$ 1,339
	Dividends	See 2.4 above

- 14.3 The consolidated CCL group made a net profit of \$8.561 million (2014: \$9.078 million). Further information on operating performance is included in the Directors Report in the Consolidated Financial Statements.

- 14.4 The results of segments that are significant to an understanding of the business as a whole are included in the Consolidated Financial Statements.

- 14.5 Refer to commentary included in the Directors Report in the Consolidated Financial Statements

- 14.6 Other than as described above, there are no other factors that the company is aware of which have affected the group's results in the period or, which are likely to affect results in the future.

- 15 The accounts have been audited and an unqualified audit report has been issued.