

Disclosure of movement of 1% or more in substantial holding
or change in nature of relevant interest, or both

Sections 277 and 278, Financial Markets Conduct Act 2013

To NZX Limited
and
To Augusta Capital Limited (NZX: AUG)

Relevant event being disclosed: change in nature of relevant interest

Date of relevant event: 1 July 2020

Date this disclosure made: 2 July 2020

Date last disclosure made: 30 June 2020

Substantial product holder(s) giving disclosure

Full name(s): Centuria New Zealand Holdings Limited

Summary of substantial holding

Class of quoted voting products: Fully paid ordinary shares in AUG ("**Augusta Shares**")

Summary for Centuria New Zealand Holdings Limited ("**Centuria NZ**")

For **this** disclosure,—

- (a) total number held in class: 109,862,634
- (b) total in class: 169,542,572
- (c) total percentage held in class: 64.799%

For **last** disclosure,—

- (a) total number held in class: 108,378,029
- (b) total in class: 169,542,572
- (c) total percentage held in class: 63.924%

Details of transactions and events giving rise to relevant event

Details of the transactions or other events requiring disclosure:

Takeover Offer

On 29 June 2020 Centuria NZ sent the Offer to holders of Augusta Shares. The Offer Document for the Offer is available on the NZX website at this address:

<http://nzx-prod-s7fsd7f98s.s3-website-ap-southeast-2.amazonaws.com/attachments/AUG/355421/325454.pdf>

Lock-Up Acceptances: As at 11.59pm on 1 July 2020 and, in accordance with the Lock-Up Agreements disclosed on 15 June 2020 and 30 June 2020, the Holders set out in the following table had each accepted the Offer in respect of the Augusta Shares set out in the below table, in addition to the Holders set out in the table under the heading "Lock-Up Acceptances" in Centuria NZ's 30 June 2020 disclosure.

Holder	Equity securities subject to Lock-up Agreement
Rockridge Trustee Company Limited and Mark Edward Francis	5,454,545 Augusta Shares ¹
Leveraged Equities Finance Limited <i>(CIML Peninsula Trading and Dillon Capital Trading Accounts)</i>	293,103 Augusta Shares
Phillip Michael Hinton, Robyn Kay Hinton and Stephen David Eichstaedt	1,525,337 Augusta Shares
David Bayley, Michael Bayley and Christopher Moore	209,458 Augusta Shares
Total	7,482,443 Augusta Shares

Other acceptances: As at 11.59pm on 1 July 2020, Centuria NZ has received acceptances to the Offer from persons who had not entered into Lock-Up Agreements in respect of 1,987,279 Augusta Shares.

¹ Acceptance in respect of 5,454,545 Augusta Shares held by Leveraged Equities Securities Limited for and on behalf of Rockridge Trustee Company Limited and Mark Edward Francis

Summary

In summary, Centuria NZ's relevant interests in Augusta Shares as at 11.59pm on 1 July 2020 are as follows:

	Relevant interest	Number of Augusta Shares	Percentage of Augusta Shares (to 3 dp)
A.	Augusta Shares owned by Centuria NZ	39,445,824	23.266%
B.	Augusta Shares in respect of which a Holder has agreed to accept the Offer under a Lock-Up Agreement, where the acceptance has not yet been received	36,325,404	21.426%
C.	Augusta Shares in respect of which a Holder has agreed to accept the Offer under a Lock-Up Agreement, where the acceptance has been received	32,104,127	18.936%
D.	Acceptances of the Offer in respect of Augusta Shares that are not the subject of a Lock-Up Agreement	1,987,279	1.172%
	Total	109,862,634	64.799%

Details after relevant event

Details for Centuria New Zealand Holdings Limited

Nature of relevant interest(s): Relevant Interest Summary Table Row A - Registered holder and beneficial owner of financial products

For that relevant interest,—

- (a) number held in class: 39,445,824
- (b) percentage held in class: 23.266%
- (c) current registered holder(s): Unknown
- (d) registered holder(s) once transfers are registered: Centuria New Zealand Holdings Limited

For a derivative relevant interest, also—

- (a) type of derivative: N/A
- (b) details of derivative: N/A

- (c) parties to the derivative: N/A
- (d) if the substantial product holder is not a party to the derivative, the nature of the relevant interest in the derivative: N/A

Nature of relevant interest(s): Relevant Interest Summary Table Row B - Qualified power to acquire Augusta Shares and qualified power to control the disposition of Augusta Shares under lock-up agreements and agreements to accept the Offer, as described further above under "Details of transaction and events giving rise to relevant event".

For that relevant interest,—

- (a) number held in class: 36,325,404
- (b) percentage held in class: 21.426%
- (c) current registered holder(s): See the table under the heading "Lock-up agreements and agreements to accept the Offer" in the substantial product holder disclosure dated 30 June 2020 and the table under the heading "Lock-up agreements" in the substantial product holder disclosure dated 15 June 2020.
- (d) registered holder(s) once transfers are registered:

Centuria New Zealand Holdings Limited

For a derivative relevant interest, also—

- (a) type of derivative: N/A
- (b) details of derivative: N/A
- (c) parties to the derivative: N/A
- (d) if the substantial product holder is not a party to the derivative, the nature of the relevant interest in the derivative: N/A

Nature of relevant interest(s): Relevant Interest Summary Table Rows C and D - Qualified power to acquire Augusta Shares and qualified power to control the disposition of Augusta Shares of holders that have accepted the Offer. Subject to the Offer becoming fully unconditional and settlement occurring, Centuria New Zealand Holdings Limited will become the registered holder and beneficial owner of the Augusta Shares.

For that relevant interest,—

- (a) number held in class: 34,091,406
- (b) percentage held in class: 20.108%
- (c) current registered holder(s): Various.

(d) registered holder(s) once transfers are registered:

Centuria New Zealand Holdings Limited

For a derivative relevant interest, also—

- (a) type of derivative: N/A
- (b) details of derivative: N/A
- (c) parties to the derivative: N/A
- (d) if the substantial product holder is not a party to the derivative, the nature of the relevant interest in the derivative: N/A

Additional information

Address(es) of substantial product holder(s):

Level 41, Chifley Tower
2 Chifley Square
NSW 2000
Australia

Contact details:

Simon Holt, Chief Financial Officer, Centuria Capital Group
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Name of any other person believed to have given, or believed to be required to give, a disclosure under the Financial Markets Conduct Act 2013 in relation to the financial products to which this disclosure relates: Rockridge Trustee Company Limited and Mark Francis

Certification

I, Simon Holt, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.