

**Appendix 4E**  
**Preliminary final report**  
**CENTURIA CAPITAL LIMITED**  
**ABN: 22 095 454 336**

1 **Reporting period: 1 July 2013 to 30 June 2014**  
**Previous period: 1 July 2012 to 30 June 2013**

	\$'000	% change from previous period
<b>2 Results for announcement to the market</b>		
2.1 (a) Revenue from shareholder activities (refer 2.6 (a) and (b) below)	40,499	-8.38%
2.1 (b) Revenue from ordinary activities (includes benefit funds - refer 2.6 (a) and (b))	43,806	-6.27%
2.2 Profit from ordinary activities after tax attributable to members	9,078	23.71%
2.3 Refer 2.2(a) above for the change in the reported metrics.		
2.4 Centuria Capital Limited (CCL) declared an interim dividend of 1.25 cents with a record date of 6 March 2014, with a payment on 27 March 2014. The 1.25 cents dividend was franked to 100%.		
Interim dividend		
Amount per security (cents)	1.25 cents	0.00%
Franked amount per security (cents)	1.25 cents	0.00%
CCL has also declared a final dividend of 1.50 cents with a record date of 12 September 2014, with a payment date of 14 November 2014. The 1.5 cents dividend is franked to 100%.		
Final dividend		
Amount per security (cents)	1.50 cents	100.00%
Franked amount per security (cents)	1.50 cents	100.00%
2.5 Not applicable.		
2.6 (a)		

	2014 \$'000	2013 \$'000	% change from previous period
<u>Revenue by segment</u>			
Centuria Life	10,620	11,584	-8.32%
Residential Mortgages	13,014	14,876	-12.52%
Property Funds Management	15,364	15,262	0.67%
Insurance Agency	1,233	1,284	-3.97%
	40,231	43,006	-6.45%
Other	268	1,195	-77.57%
Benefit Funds	3,307	2,533	30.56%
	43,806	46,734	-6.27%

	2014 \$'000	2013 \$'000	% change from previous period
(b)			
Revenue from shareholder activities	40,499	44,201	-8.38%
Revenue from Benefit Fund activities	3,307	2,533	30.56%
Revenue from ordinary activities	43,806	46,734	-6.27%

Revenue from ordinary activities is broken down between revenue from shareholder activities (refer 2.6 (a)) and Benefit Fund revenue.

Current Accounting Standards require the consolidation of the Financial Statements and activities of CCL with the Centuria Life Benefit Funds.

- 3 The consolidated statement of comprehensive income is attached together with notes to the statement.
- 4 The consolidated statement of financial position is attached together with notes to the statement.
- 5 The consolidated statement of cash flows is attached together with notes to the statement.
- 6 The consolidated statement of changes in equity is attached together with notes to the statement.
- 7 CCL declared an interim dividend of 1.25 cents with a record date of 6 March 2014.

Interim dividend:

Date dividend paid	27-Mar-14
Amount per security of foreign sourced dividend	0.0 cents

CCL declared an final dividend of 1.50 cents with a record date of 12 September 2014.

Final dividend:

Date dividend payable	14-Nov-14
Amount per security of foreign sourced dividend	0.0 cents

- 8 A Dividend Reinvestment Plan (Plan) has been available to the Company since listing on the ASX on 26 March 2002, but was closed during the year ended 30 June 2013.

- 9 Net tangible assets backing:

	<u>2014</u>	<u>2013</u>
Number of Ordinary Shares	78,130,764	78,130,764
Net tangible assets (\$'000's)	51,526	42,301
Net tangible assets per security (\$)	0.66	0.54

- 10 There were no acquisitions of entities during the period over which control has been gained.

- 11 (i) The Group holds a 44% interest in Centuria Direct Property Fund. The group's interest is held between three CCL group entities, being;

- Centuria Capital Limited holds a 5% share.
- Centuria Income Accumulation Fund holds a 16% share.
- Centuria Growth Bond Fund holds a 23% share.

The associate's contribution to the reporting entity's result to date for the year ended 30 June 2014 was a profit of \$nil (2013: \$55,000).

- (ii) There were 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 are included elsewhere in this Appendix 4E or is in the 30 June 2014 annual financial report.

- 13 n/a - CCL is not a foreign entity.

- 14.1 Earnings per security (EPS)

<u>Basic EPS</u>	<u>2014</u>	<u>2013</u>
Net profit/(loss)	9,078	7,338
Weighted average number of Ordinary Shares ('000)	78,131	78,470
Basic EPS (cents)	11.6	9.4
<u>Diluted EPS</u>	<u>2014</u>	<u>2013</u>
Net profit/(loss)	9,078	7,338
Weighted average number of Ordinary Shares ('000)	78,131	78,470
Diluted EPS (cents)	11.6	9.4

- 14.2 Returns to shareholders for the 2014 year:

Distributions	Nil
Buy Backs	Nil
Dividends	See 2.4 above

- 14.3 The consolidated CCL group made a net profit of \$9.078 million (2013: \$7.338 million) and had no minority interests or discontinued operations for the year. Further information on operating performance is included in the Directors Report in the attached financial statements.

- 14.4 The results of segments that are significant to an understanding of the business as a whole are included in the attached financial statements.

- 14.5 Refer to commentary included in the Directors Report in the attached 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 issued.