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Centuria Capital Limited

Centuria Capital Announces FY16 Annual Results

Targeting 25% FUM Growth in FY17

Sydney, 18 August 2016: Specialist investment manager Centuria Capital (ASX: CNI) today announced results for the full year ended 30 June 2016 and declared a fully franked final dividend of 3.00 cents per share.

2016 Annual Results

	FY16	FY15	Increase
Underlying net profit after tax	\$10.4m	\$6.3m	65%
Underlying earnings per share (basic)	13.7c	8.1c	69%
Statutory net profit after tax	\$12.1m	\$8.6m	41%
Statutory earnings per share (basic)	15.8c	11.0c	44%
Dividend per share (fully franked)	5.25c	4.75c	11%

John McBain, Group CEO said “Centuria delivered a record underlying net profit after tax of \$10.4 million, which is at the upper end of guidance provided to the market in December. We are pleased that the FY16 fully franked dividend of 5.25 cents per share is in line with our aim to provide consistent earnings and distribution growth over the short and long term.”

Operating Highlights during FY16 included:

- Group funds under management increased 21% from \$1.6 billion to \$1.9 billion.
- Unlisted property fund acquisitions totaled \$265 million.
- Centuria Metropolitan REIT portfolio book increased 9.3% to \$400 million with distributions on forecast.
- Strengthened balance sheet supports unlisted acquisitions and acquisition of GMF stake.

FY17 Target:

- Centuria is targeting 25% growth in Group FUM during FY17.
- The acquisition of the \$280 million Zenith Tower in partnership with Blackrock in July 2016 will contribute significantly to reaching the FUM target.

John McBain, Group CEO concluded “It has been a very successful year for Centuria and we believe our platform is well positioned to deliver growth in earnings. We have clear strategies to enhance our business in FY17 and these include expanding and diversifying our distribution channels and a concerted move towards a higher recurring revenue model.”



“Centuria will continue to review opportunities to expand the Group by acquisition of fund managers if they are on-strategy and enhance value to shareholders.”

For further details a recorded presentation of CNI’s FY16 Annual Result will be available today via our website www.centuria.com.au.

- Ends -

For more information or to arrange an interview, please contact:

John McBain

CEO

Centuria Capital Limited

Phone: 02 8923 8910

Email: john.mcbain@centuria.com.au

Shalome Ruiter

Investor Relations Manager

Centuria Property Funds Limited

Phone: 02 8923 8962

Email: shalome.ruiter@centuria.com.au

Simon Holt

CFO

Centuria Capital Limited

Phone: 02 8923 8923

Email: simon.holt@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.

Appendix 4E
Preliminary Final Report

Centuria Capital Limited
ABN: 22 095 454 336

Reporting period:

Year ended 30 June 2016

Previous corresponding period:

Year ended 30 June 2015

Results for announcement to the market

	30 June 16	30 June 15	
	\$'000	\$'000	% Change
Revenue from Shareholder activities	46,009	42,395	8.52%
Profit from ordinary activities after tax attributable to members	12,303	8,566	43.62%
Net profit for the period attributable to members	12,123	8,561	41.61%
Underlying profit after tax	10,417	6,281	65.86%

Underlying profit after tax is reported to give information to shareholders that provides a greater understanding of performance.

Dividends

	Amount per share	Franked amount per share	Record date
Final dividend 2016 (payable 14 September 2016)	3.0 cents	3.0 cents	24-Aug-16
Interim dividend 2016	2.25 cents	2.25 cents	26-Feb-16
Final dividend 2015 (paid 18 September 2015)	2.75 cents	2.75 cents	28-Aug-15

For further explanation of the figures above please refer to the 2016 Financial Report released concurrently with this Appendix 4E for further information.

2015 Final Dividend

Date paid	18-Sep-15
Amount of dividend payable per share	2.75 cents
Amount of dividends paid (\$'000)	\$ 2,109
Amount per share of foreign sourced dividend (cents)	0.00

2016 Interim Dividend

Date paid	18-Mar-16
Amount of dividend payable per share	2.25 cents
Amount of dividends paid (\$'000)	\$ 1,724
Amount per share of foreign sourced dividend (cents)	0.00

2016 Final Dividend

Date paid	14-Sep-16
Amount of dividend payable per share	3.0 cents
Amount of dividends paid (\$'000)	\$ 2,299
Amount per share of foreign sourced dividend (cents)	0.00

The Dividend Reinvestment Plan remains suspended.

Net Tangible Assets and Net Assets per Share

	30-Jun-16	30-Jun-15
Number of Ordinary Shares	76,631,699	76,756,929
Net tangible assets (\$'000's)	74,642	65,826
Net tangible assets per share (\$)	0.97	0.86
Net assets (\$'000's)	127,667	118,851
Net assets per share (\$)	1.67	1.55

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

There were no changes to control over entities during the period.

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 2016 Financial Report.

<u>Basic EPS</u>	<u>2016</u>	<u>2015</u>
Net profit/(loss)	12,123	8,561
Weighted average number of Ordinary Shares ('000)	76,650	77,855
Basic EPS (cents)	15.8	11.0

<u>Diluted EPS</u>	<u>2016</u>	<u>2015</u>
Net profit/(loss)	12,123	8,561
Weighted average number of Ordinary Shares ('000)	80,115	79,024
Diluted EPS (cents)	15.1	10.8

Other returns to shareholders for the 2016 year:

	<u>\$'000</u>
Distributions	Nil
Buy Backs	\$ 111

The consolidated group made a net profit of \$12.1 million (2015: \$8.6 million). Further information on operating performance is included in the Directors Report in the attached financial statements.

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

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.

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