

Appendix 4D
Centuria Capital Group⁽¹⁾
Interim Financial Report

1.0 Reporting Period:			
Current reporting period:	6 Months to 31 December 2016		
Previous reporting period:	6 Months to 31 December 2015		
2.0 Results for announcement to the market	Six months ended 31 Dec 16 \$'000	Six months ended 31 Dec 15⁽³⁾ \$'000	% Change
2.1 Revenue from operating activities ⁽²⁾	17,134	19,999	(14.33%)
Revenue for the period	22,749	27,236	(16.47%)
2.2 Profit after tax from operating activities attributable to Centuria Capital Group SecurityHolders ⁽²⁾	2,922	4,715	(38.03%)
2.3 Profit/(Loss) after tax attributable to Centuria Capital Group SecurityHolders	(1,233)	5,684	(121.69%)
2.4 Dividends & Distributions	Amount per share	Franked amount per share	Record date
Interim 2017 dividend per Centuria Capital Limited share (payable 24 February 2017)	1.50 cents	1.50 cents	6-Jan-17
Interim 2017 distribution per Centuria Capital Fund unit (payable 24 February 2017) ⁽⁴⁾	0.80 cents	0.00 cents	6-Jan-17
Interim 2017 distribution per stapled Centuria Capital Group security (payable 24 February 2017)	2.30 cents	1.50 cents	6-Jan-17
Stapling dividend paid 17 October 2016	17.27 cents	17.27 cents	13-Oct-16
Final 2016 dividend per Centuria Capital Limited share (paid 14 September 2016)	3.00 cents	3.00 cents	24-Aug-16
2.5 Record date for determining entitlement to distributions	As above		
3.0 Net Tangible Assets and Net Assets per Centuria Capital Group Stapled Security	31-Dec-16		31-Dec-15
Net tangible assets per stapled security (\$)	0.78		0.91
Net assets per stapled security (\$)	1.47		1.60
4.0 Details of entities over which control has been gained or lost during the period			
4.1 Control has been gained via acquisition	Centuria Property Funds No. 2 Limited Centuria Properties No. 3 Limited Centuria Canberra No. 3 Pty Limited Centuria Nominees No. 3 Pty Limited Centuria Institutional Investment No. 3 Pty Limited A.C.N. 062 671 872 Pty Ltd Centuria 441 Murray Street Fund Centuria Havelock House Fund Centuria 111 St Georges Terrace Fund Centuria Retail Fund		
4.2 Control has been lost	Not applicable		
5.0 Details of dividend and distribution payments and payable for Current period	Amount per unit	Total \$'000's	
Final Dividend paid 14 September 2016	3.00 cents	\$2,316	
Stapling Dividend paid 17 October 2016	17.27 cents	\$13,331	
Interim Dividend payable 24 February 2017	1.50 cents	\$1,158	
Interim Distribution payable 24 February 2017	0.80 cents	\$618	
No part of these dividends and distributions relate to foreign sourced income			

6.0 The Dividend Reinvestment Plan	Not applicable
7.0 Details of associates and joint venture entities	Not applicable
8.0 For foreign entities, accounting standards used in compiling the report	Not applicable
<p>9.0 The Appendix 4D is based on an Interim Financial Report which has been reviewed by the Group's auditors.</p> <p>The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.</p>	

- (1) The stapling of Centuria Capital Limited A.B.N. 22 095 454 336 and Centuria Capital Fund A.R.S.N. 613 856 358 was approved at an Extraordinary General Meeting of the shareholders of the Company on 10 October 2016. Following approval of the stapling, shares in Centuria Capital Limited and units in Centuria Capital Fund were stapled on 17 October 2016 and commenced trading as a single security on the ASX.
- (2) Operating activities exclude a number of non-operating items such as Unrealised loss/(gain) on fair value movements (derivatives and investments), Impairment charges as well as Corporate restructure & transaction costs. Operating activities also exclude the results of Benefit Funds and Controlled Property Funds and provide an assessment of performance of the Group attributable to its stapled security holders aligned with reporting to the Group's CEO for resource allocation purposes.
- (3) Where the presentation or classification of items in the interim financial statements have been amended, comparative amounts have also been reclassified on a consistent basis.
- (4) Tax deferred portion: 50%.