



Australian Securities Exchange - Company Announcements Platform

Centuria Capital Group

Announces 1H17 Results and Confirms Guidance

Sydney, 23 February 2017: Specialist investment manager Centuria Capital Group (ASX: CNI) today announced its results for the half year ended 31 December 2016.

2017 Interim Results	1H16	1H17
Statutory net profit after tax	\$5.7m	\$(1.4m)
Statutory earnings per share (basic)	7.39c	(1.60)c
Operating net profit after tax	\$4.7m	\$2.9m
Operating earnings per share (basic)	6.15c	3.79c
Dividend per share (fully franked)	2.25c	2.30c

For more on the results please note a detailed pre-recorded presentation is available to view from our website at www.centuria.com.au and the investor presentation can be downloaded from our shareholder centre <http://centuria.com.au/centuria-capital/shareholder-centre/asx-announcements/>

FY17 Guidance

- Operating NPAT guidance of \$14.9 million
- Operating EPS guidance of 9.9 cents per security
- DPS guidance of 7.5 cents per security

360 Capital Platform Acquisition

Completed acquisition of majority of 360 Capital Group's real estate funds management platform in January 2017. This transaction changes the size and earnings profile of the Group as follows;

- Group FUM increased 95% to \$3.7 billion
- Group recurring income increased to 77% of total revenue
- Significantly diversifies the Centuria real estate platform (three REITs plus unlisted portfolio)
- Increased CNI market capitalisation to circa \$260 million

Centuria Capital Group

Consisting of:
Centuria Capital Limited ABN 22 095 454 336 and
Centuria Capital Fund ARSN 613 856 358

Level 39
100 Miller Street
North Sydney NSW 2060

PO Box 6274
North Sydney
NSW 2060

T: 02 8923 8923
F: 02 9460 2960
E: sydney@centuria.com.au
www.centuria.com.au



In discussing the results John McBain, Group CEO, said:

“The last six months has been a period of unprecedented growth for Centuria. This growth included the purchase of the 360 Capital platform as part of Centuria’s deliberate strategy to enhance organic growth by acquisition”.

“Notwithstanding two major corporate actions in the half, the Group grew its property funds management business organically with acquisitions of \$324 million and asset revaluation of \$97 million”.

“Importantly, \$116 million of the \$227 million capital raising was deployed to acquire co-investment stakes in Centuria REITs. This executes on our stated strategy of aligning our interests with our investors and continually increasing the Group’s recurring revenue stream”.

“Centuria’s strengthened capital base, together with our continually expanding product distribution channels, will allow us to grow our fund management platforms more aggressively”.

- 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

Katy Lithgow

Consultant

BlueChip Communication

Phone: 02 9018 8603

Email: kathy@bluechipcommunication.com.au

About Us

Centuria Capital “CNI” is an ASX-listed specialist investment manager with \$3.7 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.

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.