



24th August 2017

Centuria Capital Group (CNI) Final distribution payment

- Final distribution of 5.2 cps
- Total FY17 distributions of 7.5 cps – 43% increase on FY16
- Operating profit 10.3 cps, in line with guidance
- 118% growth in funds under management to \$4.2 billion
- Increase in market capitalisation from \$81 million to \$283 million

It is our pleasure to advise Centuria Capital Group (CNI) securityholders of the final distribution payment for the year ended 30 June 2017 and to provide you with a summary of our full year results.

FY17 result

CNI reported a net operating profit after tax of \$15.5 million, up from \$11.3 million last year and in line with previous guidance.

On 21 June, the Board declared a final distribution totalling 5.2 cents per stapled security for the six months ending 30 June 2017 – an increase of 73% on the comparative FY16 final dividend.

For full details on CNI's FY17 results, please refer to our website: <http://centuria.com.au/centuria-capital/shareholder-centre/financial-annual-reports/>

FY17 distributions

The FY17 distribution of 7.5 cents per security comprises of:

- An interim fully franked dividend of 1.5 cents per Centuria Capital Limited share, paid 24 February 2017
- An interim distribution of 0.8 cents per Centuria Capital Fund unit, paid 24 February 2017
- A final fully franked dividend of 2.4 cents per Centuria Capital Limited share, payable 24 August 2017
- A final distribution of 2.8 cents per Centuria Capital Fund unit, payable 24 August 2017.

FY17 overview

CNI's 2017 financial year has been one of unprecedented growth, where we brought our business platform to scale and, in the process, greatly increased our prominence within the Australian funds management landscape.

Centuria Capital Group

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

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This success was achieved through a combination of organic growth, as well as the acquisition of the \$1.4 billion 360 Capital real estate platform.

The acquisition is complementary to our growth strategy and has been an important contributor to CNI's growth in funds under management – a 118% increase to \$4.2 billion in FY17. Additionally, recurring revenues grew to 75% of total revenues as a result of this acquisition.

Finally, our property funds management platform grew by \$800 million in FUM from net acquisitions and revaluations across our listed and unlisted businesses. Our Investment Bonds division also grew, with sales and distributions increasing by 11% to \$798 million.

On behalf of the Board and management of Centuria Capital Group, I would like thank you for your ongoing support.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "J. McBain", with a large, stylized flourish at the end.

John McBain
Group CEO