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Centuria Capital Limited Dividend Update and Market Update

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- **Second-Half Dividend**
 - **\$109 Million Fund Equity Raising Completed**
 - **On-Market Share Buy-Back Programme Continues**
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Sydney, 8 July 2015: Specialist investment manager Centuria Capital (ASX Code: "CNI") today issues a dividend and market update.

FY 2015 – Second-Half Dividend

Based upon unaudited financial results for the FY2015, Centuria expects that the Group's final dividend for the financial year will exceed the interim dividend of 2.0 cents (fully franked).

Market Update

Completion of Equity Raising for \$109 Million Unlisted Property Fund

Centuria Property Funds has completed the acquisition of the remaining 50% interest in 8 Central Avenue, Australian Technology Park, Sydney for \$109 million on behalf of the Centuria 8 Central Avenue Fund No2. Centuria acquired the initial 50% interest in the property in December 2013. This completed an active year for the unlisted property division.

The property is leased primarily to Seven West Media Services, the NSW Government and Global Television Services. The fund, rated AA+ by independent research agency, PIR, is the most heavily over-subscribed fund in Centuria's history.

On Market Share Buy-Back

As at 30 June 2015, Centuria Capital Limited has bought back 1,373,835 (ASX: "CNI") securities which have been progressively cancelled as part of Centuria's on-market share buy-back programme. Centuria remains convinced that with security prices at current levels, it is in shareholders' interests to continue this programme.

Centuria Group CEO, John McBain, commented: "We are pleased with the Group's strong performance during FY2015. In addition to a strong result from the unlisted property division, our listed vehicle, Centuria Metropolitan REIT (ASX: "CMA"), recently completed a \$100 million entitlement issue to fund the acquisition of a further \$129 million of assets and is on a strong growth trajectory. We are also beginning to experience higher sales of investment bonds through our subsidiary, Centuria Life Limited."

"We remain committed to our streamlined and simplified business strategy and to delivering consistent, growing returns to shareholders and look forward to delivering our annual report to shareholders."

- Ends -



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About Us

Centuria Capital "CNI" is an ASX-listed specialist investment manager with \$1.7 billion in funds under management. We offer a diverse range of investment opportunities – from tax-effective investment bonds to unlisted property funds. Our drive, allied with our inside knowledge of the sector and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.