



18 September 2015

Centuria Capital Limited Final Dividend Payment

- Total dividends for FY15 4.75 cps – 72% increase from FY14
- FY15 Total Shareholder Return* - 22.8%
- Continued focus on growing dividends and earnings per share

It is our pleasure to advise shareholders of the final dividend payment for the year ended 30 June 2015, and to provide you with a summary of our full-year results.

Final Dividend and Profit

A final dividend of 2.75 cps has been paid today bringing the total FY15 dividend to 4.75 cps, fully franked. In addition, underlying FY15 NPAT increased 6.4% year-on-year to \$6.3 million.

FY2015 Results Summary

	2015	2014	Change
Statutory net profit after tax	\$8.6m	\$9.1m	-5.7%
Statutory earnings per share (basic)	11.0c	11.6c	-5.2%
Underlying net profit after tax	\$6.3m	\$5.9m	6.4%
Underlying earnings per share (basic)	8.1c	7.6c	6.8%
Dividend per share (fully franked)	4.75c	2.75c	72.7%
Net Assets	\$119m	\$103m	14.9%

Our detailed full-year results presentation is available under the News and Media tab on our website, www.centuria.com.au or via this hyperlink:

<http://www.centuria.com.au/wp-content/uploads/2015/08/4.-CNI-Annual-Results-Presentation-FY15.pdf>

Please turn over for more FY15 corporate highlights.

* Includes dividends declared in FY15



FY15 Overview

The 2015 financial period was an active period, during which Centuria executed previously set strategies, considerably improved the Group balance sheet and refined its business model to its core operating divisions of Property Funds Management and Investment Bond Management.

FY15 highlights include;

- Centuria realised in excess of \$36 million from the sale of two non-core assets, the Variable Rate Reverse Mortgage Portfolio and the Over Fifty Insurance agency
- At year-end of FY15, the Group had cash in excess of \$25 million, in addition to undrawn debt considerably strengthening Centuria's balance sheet
- The Unlisted Property Funds Management Division posted a record profit before interest and tax of \$8.774 million (74% increase from FY14)
- Wholly-owned subsidiary, Centuria Property Funds Limited, successfully listed Centuria Metropolitan REIT (ASX code: CMA) with a market capitalisation of \$245.5 million at 30 June 2015
- The appointment of industry specialist, Neil Rogan – ex-AMP Head of Marketing & Campaigns to grow the Investment Bond Division

Group Strategy

Centuria has completed its repositioning and intends to focus on its core business units and utilise our strong capital base to drive earnings. Our detailed strategies include:

- Expand and diversify product range to meet increased investor demand
- Co-invest with clients to generate increased investment activity
- Utilise and recycle balance sheet to underwrite new product offerings
- Continue to focus on expansion in Centuria's Investment Bond business
- Consider corporate acquisitions, where scale and market position is enhanced

On behalf of the board and management of Centuria Capital, thank you for your ongoing support.

Yours sincerely,

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

John McBain
Group CEO