



18 March 2016

Centuria Capital Limited – (ASX Code: CNI) Interim Dividend Payment

It is our pleasure to advise shareholders of Centuria's interim dividend and to provide you with a summary of our half-year results for the six months ended 31 December 2015 (1H 16).

Interim Dividend

An interim dividend of 2.25 cents per share has been paid today and we attach a dividend statement for your records. The dividend is fully franked.

Centuria aims to deliver a consistent, growing dividend stream to shareholders and we believe that the company is well positioned to achieve this. Recent dividend history is as follows:

Full Financial Year dividend 2014: 2.75 cents per share fully franked
Full Financial Year dividend 2015: 4.75 cents per share fully franked

1H 16 Results Presentation

Our half-year results presentation is available:

- Under the Shareholder Centre tab on our website: www.centuria.com.au or
- Under the following link: <http://centuria.com.au/wp-content/uploads/2016/03/CNI-1H16-Results-Presentation-1.pdf>

In addition, a webcast of the CEO/CFO speaking to the presentation is available via the following link: <http://edge.media-server.com/m/p/np5r79am>

1H 16 Financial Highlights

- Net tangible assets (NTA) per share up 5.5% to \$0.91
- Interim dividend of 2.25 cents per share up 12.5% on 1H15
- FY16 underlying profit guidance \$9.0 - \$10.5 million (FY15: \$6.3 million)
- 14.6% growth in Group funds under management to \$1.8 billion

1H 16 Divisional Highlights

- Unlisted Property division earns substantial fees from sale of 175 Castlereagh Street
- Centuria Metropolitan REIT increases asset value to \$380 million, on track for further growth
- Property Funds divisions have strong acquisition pipeline with purchase of 203 Pacific Highway (St Leonards) for \$86 million and Australian Technology Park (Sydney) \$104 million, both with significantly over-subscribed equity raisings
- Gross inflows into Investment Bond division for period \$35 million (1H15: \$21 million)



1H 16 Financial Summary

The FY16 underlying profit guidance of between \$9.0 million and \$10.5 million reflects the timing of several large transactions which will result in a greater proportion of earnings being recognised in the second half of FY16. Our full year underlying profit guidance is on track to achieve a record compared with the Company's performance over the previous 10 years.

	1H 16	1H 15	Change (%)
Statutory net profit after tax	\$5.7m	\$7.6m ¹	(25.5)
Statutory earnings per share (basic)	7.4c	9.8c	(24.5)
Underlying net profit after tax	\$4.4m	\$5.4m	(17.3)
Underlying earnings per share	5.8c	6.9c	(15.9)
Dividend per share	2.25c	2.0c	12.5

¹ The 1H15 statutory result included a substantial one-off gain from the sale of non-core assets.

	As at 31 Dec 2015	As at 30 June 2015	Change (%)
Net assets	\$123m	\$119m	3.1%
Net tangible assets per share	\$0.91c	\$0.86c	5.5%

Strategic Initiatives Refreshed for 2016

Centuria will continue to focus on its core operations to drive increased shareholder wealth specifically to:

- Expand core business activities in scale and profitability
- Provide reliable, growing dividends
- Generate increased earnings per share

Thank you for your ongoing support. We look forward to reporting further on our progress over the current year.

Yours sincerely,

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

John McBain

Group CEO