



14 September 2016

## Centuria Capital Limited Final Dividend Payment

- Total dividends for FY16, 5.25 cps (fully franked) – 11% increase on FY15
- Underlying earnings per share in FY16, 13.7cps – 69% increase on FY15
- Total funds under management “FUM” \$1.9 billion at 30.6.16 – 21% increase on FY15
- Targeting 25% net total FUM growth in FY17

It is our pleasure to advise shareholders of the final dividend payment for the year ended 30 June 2016 and to provide you with a summary of our full-year results.

### Final Dividend and Profit

Centuria recorded record underlying net profit after tax of \$10.4 million, up from \$6.3 million last year, which was at the upper-end of guidance.

That success naturally flows to our investors and has allowed the Board to increase the dividend to shareholders by 11 per cent for the financial year resulting in a fully franked dividend of 5.25 cents per share.

2016 Results Summary	FY16	FY15	Increase
Underlying net profit after tax	<b>\$10.4m</b>	\$6.3m	65%
Underlying earnings per share (basic)	<b>13.7c</b>	8.1c	69%
Statutory net profit after tax	<b>\$12.1m</b>	\$8.6m	41%
Statutory earnings per share (basic)	<b>15.8c</b>	11.0c	44%
Dividend per share (fully franked)	<b>5.25c</b>	4.75c	11%

For further details a recorded presentation of CNI’s FY16 Annual Result is available via our website <http://centuria.com.au/cni-fy16-annual-results/>

### FY16 Overview

The 2016 financial period was a very active period, during which Centuria grew funds under management by 21% and recorded a record profit providing a sound base to fund near term expansion.

During the year unlisted property fund acquisitions totalled \$265 million and the listed Centuria Metropolitan REIT “CMA” portfolio grew 9.3% to \$400 million with distributions on forecast.

Additionally, Centuria continues to grow distribution and sales in its Investment Bond division.



## **FY17 Group Targets**

The Centuria platform is well positioned to deliver growth in earnings. We have clear strategies to enhance our business in FY17 and these include expanding and diversifying our distribution channels and a concerted move towards a higher recurring revenue model.

Detailed strategies include:

- The recent settlement of the \$280 million Zenith Tower acquisition in partnership with BlackRock in July 2016 will contribute significantly to reaching the FY17 FUM growth target of 25%
- A strong focus on expanding distribution channels including;
  - Listed REIT market
  - High Net Worth traditional channels
  - Partnerships with capital partners e.g. BlackRock
- Investment Bond business has growth option built in with concerns re superannuation alternatives
- Increase recurring income streams via both increased FUM and co-investment
- Deliver superior returns to third-party fund investors
- Provide strong parent support for CMA, unlisted property and investment bond divisions
- A stapled corporate restructure has been suggested to allow for efficient co-investment distributions to CNI shareholders

Centuria will continue to review opportunities to expand the Group. 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 "JMB", with a large, stylized loop at the bottom.

**John McBain**  
Group CEO