

Appendix 4E

Centuria Capital Group⁽¹⁾

For the year ended 30 June 2017

<p>1.0 Reporting period:</p> <p>Current reporting period:</p> <p>Previous reporting period:</p>	<p>12 Months to 30 June 2017</p> <p>12 Months to 30 June 2016</p>																																				
<p>2.0 Results for announcement to the market</p> <p>2.1 Revenue from operating activities⁽²⁾</p> <p>Revenue for the period</p> <p>2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders⁽²⁾</p> <p>2.3 Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders</p>	<table border="1"> <thead> <tr> <th></th> <th style="text-align: right;">30 June 17</th> <th style="text-align: right;">30 June 16⁽³⁾</th> <th></th> </tr> <tr> <th></th> <th style="text-align: right;">\$'000</th> <th style="text-align: right;">\$'000</th> <th style="text-align: right;">% Change</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">50,545</td> <td style="text-align: right;">44,735</td> <td style="text-align: right;">12.99%</td> </tr> <tr> <td></td> <td style="text-align: right;">127,429</td> <td style="text-align: right;">53,406</td> <td style="text-align: right;">138.60%</td> </tr> <tr> <td></td> <td style="text-align: right;">15,489</td> <td style="text-align: right;">11,344</td> <td style="text-align: right;">36.54%</td> </tr> <tr> <td></td> <td style="text-align: right;">17,323</td> <td style="text-align: right;">12,303</td> <td style="text-align: right;">40.80%</td> </tr> </tbody> </table>		30 June 17	30 June 16⁽³⁾			\$'000	\$'000	% Change		50,545	44,735	12.99%		127,429	53,406	138.60%		15,489	11,344	36.54%		17,323	12,303	40.80%												
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<p>2.4 Dividends and distributions</p> <p>Final dividend/distribution 2017 (payable 24 August 2017)</p> <p>Final 2017 dividend per Centuria Capital Limited share (payable 24 August 2017)</p> <p>Final 2017 distribution per Centuria Capital Fund unit (payable 24 August 2017)⁽⁴⁾</p> <p>Final 2017 distribution per stapled Centuria Capital Group security (payable 24 August 2017)</p> <p>Interim 2017 dividend per Centuria Capital Limited share (paid 24 February 2017)</p> <p>Interim 2017 distribution per Centuria Capital Fund unit (paid 24 February 2017)⁽⁴⁾</p> <p>Interim 2017 distribution per stapled Centuria Capital Group security (paid 24 February 2017)</p> <p>Stapling dividend paid 17 October 2016</p> <p>Final 2016 dividend per Centuria Capital Limited share (paid 14 September 2016)</p>	<table border="1"> <thead> <tr> <th></th> <th style="text-align: right;">Amount per security</th> <th style="text-align: right;">Franked amount per share</th> <th style="text-align: right;">Record date</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">2.40 cents</td> <td style="text-align: right;">2.40 cents</td> <td style="text-align: right;">28-Jun-17</td> </tr> <tr> <td></td> <td style="text-align: right;">2.80 cents</td> <td style="text-align: right;">n/a</td> <td style="text-align: right;">28-Jun-17</td> </tr> <tr> <td></td> <td style="text-align: right;">5.2 cents</td> <td style="text-align: right;">2.4 cents</td> <td style="text-align: right;">28-Jun-17</td> </tr> <tr> <td></td> <td style="text-align: right;">1.50 cents</td> <td style="text-align: right;">1.50 cents</td> <td style="text-align: right;">6-Jan-17</td> </tr> <tr> <td></td> <td style="text-align: right;">0.80 cents</td> <td style="text-align: right;">n/a</td> <td style="text-align: right;">6-Jan-17</td> </tr> <tr> <td></td> <td style="text-align: right;">2.30 cents</td> <td style="text-align: right;">1.50 cents</td> <td style="text-align: right;">6-Jan-17</td> </tr> <tr> <td></td> <td style="text-align: right;">17.27 cents</td> <td style="text-align: right;">17.27 cents</td> <td style="text-align: right;">13-Oct-16</td> </tr> <tr> <td></td> <td style="text-align: right;">3.00 cents</td> <td style="text-align: right;">3.00 cents</td> <td style="text-align: right;">24-Aug-16</td> </tr> </tbody> </table>		Amount per security	Franked amount per share	Record date		2.40 cents	2.40 cents	28-Jun-17		2.80 cents	n/a	28-Jun-17		5.2 cents	2.4 cents	28-Jun-17		1.50 cents	1.50 cents	6-Jan-17		0.80 cents	n/a	6-Jan-17		2.30 cents	1.50 cents	6-Jan-17		17.27 cents	17.27 cents	13-Oct-16		3.00 cents	3.00 cents	24-Aug-16
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<p>2.5 Record date for determining entitlement to distributions</p>	<p>As above</p>																																				
<p>3.0 The consolidated statement of comprehensive income is attached together with notes, to this statement.</p> <p>4.0 The consolidated statement of financial position is attached together with notes, to this statement.</p> <p>5.0 The consolidated statement of cash flows is attached together with notes, to this statement.</p> <p>6.0 The consolidated statement of changes in equity is attached together with notes, to this statement.</p>																																					
<p>7.0 Details of dividend and distribution payments and payable for current period</p> <p>Final dividend paid 14 September 2016</p> <p>Stapling dividend paid 17 October 2016</p> <p>Interim dividend paid 24 February 2017</p> <p>Interim distribution paid 24 February 2017</p> <p>Final dividend payable 24 August 2017</p> <p>Final distribution payable 24 August 2017</p> <p>No part of these dividends and distributions relate to foreign sourced income</p>	<table border="1"> <thead> <tr> <th></th> <th style="text-align: right;">Amount per security</th> <th style="text-align: right;">Total \$'000</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: right;">3.00 cents</td> <td style="text-align: right;">2,316</td> </tr> <tr> <td></td> <td style="text-align: right;">17.27 cents</td> <td style="text-align: right;">13,331</td> </tr> <tr> <td></td> <td style="text-align: right;">1.50 cents</td> <td style="text-align: right;">1,158</td> </tr> <tr> <td></td> <td style="text-align: right;">0.80 cents</td> <td style="text-align: right;">618</td> </tr> <tr> <td></td> <td style="text-align: right;">2.40 cents</td> <td style="text-align: right;">5,453</td> </tr> <tr> <td></td> <td style="text-align: right;">2.80 cents</td> <td style="text-align: right;">6,361</td> </tr> </tbody> </table>		Amount per security	Total \$'000		3.00 cents	2,316		17.27 cents	13,331		1.50 cents	1,158		0.80 cents	618		2.40 cents	5,453		2.80 cents	6,361															
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<p>8.0 The Dividend Reinvestment Plan</p>	<p>Not applicable</p>																																				

9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security	<u>30 June 2017</u>	<u>30 June 2016</u>
Number of securities	229,815,736	76,631,699
Net tangible assets per stapled security (\$)	0.80	0.97
Net assets per stapled security (\$)	1.49	1.67
10.0 Details of entities over which control has been gained or lost during the period		
10.1 Control has been gained via acquisition	Centuria Property Funds No. 2 Limited Centuria Properties No. 3 Limited Centuria Canberra No. 3 Pty Limited Centuria Nominess No. 3 Pty Limited Centuria Institutional Investments No. 3 Pty Limited A.C.N. 062 671 872 Pty Limited Centuria 441 Murray Street Fund Centuria Havelock House Fund Centuria 111 St Georges Terrace Fund Centuria Retail Fund	
10.2 Control has been lost	Not applicable	
11.0 Details of associates and joint venture entities	Not applicable	
12.0 Any other significant information needed to make an informed assessment of the entity's financial performance and financial position are included elsewhere in this Appendix 4E or is in the 30 June 2017 Annual Financial Report.		
13.0 Foreign entities accounting standards used	Not applicable	
14.0 A commentary on the results for the period, as well as a for the corresponding previous period, are included in the 2017 Annual Financial Report released concurrently with this Appendix 4E.		
15.0 The 2017 Annual Financial Report has been audited and contains an independent audit report that is not subject to a modified opinion, emphasis of matter or any other matter paragraph.		

- (1) The stapling of Centuria Capital Limited ABN 22 095 454 336 and Centuria Capital Fund ARSN 613 856 358 was approved at an Extraordinary General Meeting of the shareholders of the Company on 10 October 2016. Following approval of the stapling, shares in Centuria Capital Limited and units in Centuria Capital Fund were stapled on 17 October 2016 and commenced trading as a single security on the ASX.
- (2) Operating activities exclude a number of non-operating items such as Unrealised loss/(gain) on fair value movements (derivatives and investments), Impairment charges as well as Corporate restructure & transaction costs. Operating activities also exclude the results of Benefit Funds and Controlled Property Funds and provide an assessment of performance of the Group attributable to its stapled security holders aligned with reporting to the Group's CEO for resource allocation purposes.
- (3) Where the presentation or classification of items in the financial statements have been amended, comparative amounts have also been reclassified on a consistent basis.
- (4) Tax deferred portion: 66%.