

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2017

<p>1.0 Reporting period: Current reporting period: Previous reporting period:</p>	<p>6 Months to 31 December 2017 6 Months to 31 December 2016</p>																	
<p>2.0 Results for announcement to the market</p> <p>2.1 Revenue from operating activities⁽¹⁾ Revenue for the period</p> <p>2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders⁽¹⁾</p> <p>2.3 Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders</p>	<p>Six months ended 31 Dec 17 \$'000</p> <p>60,944 76,624 30,212 33,615</p>	<p>Six months ended 31 Dec 16⁽²⁾ \$'000</p> <p>17,134 22,749 2,922 (1,233)</p>	<p>% Change</p> <p>256% 237% 934% 2826%</p>															
<p>2.4 Dividends & Distributions</p> <p>Interim 2018 dividend per Centuria Capital Limited share (paid 31 January 2018)</p> <p>Interim 2018 distribution per Centuria Capital Fund unit (paid 31 January 2018)⁽³⁾</p> <p>Interim 2018 distribution per Centuria Capital Group stapled security (paid 31 January 2018)</p> <p>Final 2017 dividend per Centuria Capital Limited share (paid 24 August 2017)</p> <p>Final 2017 distribution per stapled Centuria Capital Fund unit⁽⁴⁾ (paid 24 August 2017)</p> <p>Final 2017 distribution per Centuria Capital Group stapled security (paid 24 August 2017)</p>	<p>Amount per share</p> <p>1.70 cents 2.40 cents 4.10 cents 2.40 cents 2.80 cents 5.20 cents</p>	<p>Franked amount per share</p> <p>1.70 cents n/a 1.70 cents 2.40 cents n/a 2.40 cents</p>	<p>Record date</p> <p>29-Dec-17 29-Dec-17 29-Dec-17 28-Jun-17 28-Jun-17 28-Jun-17</p>															
<p>2.5 Record date for determining entitlement to distributions</p>	<p>As above</p>																	
<p>3.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security</p> <p>Number of securities</p> <p>Net tangible assets per stapled security (\$)</p> <p>Net assets per stapled security (\$)</p>	<table border="1"> <thead> <tr> <th></th> <th>31-Dec-17</th> <th>31-Dec-16</th> </tr> </thead> <tbody> <tr> <td>Number of securities</td> <td>304,793,174</td> <td>227,194,733</td> </tr> <tr> <td>Net tangible assets per stapled security (\$)</td> <td>0.74</td> <td>0.44</td> </tr> <tr> <td>Net assets per stapled security (\$)</td> <td>1.25</td> <td>1.13</td> </tr> </tbody> </table>				31-Dec-17	31-Dec-16	Number of securities	304,793,174	227,194,733	Net tangible assets per stapled security (\$)	0.74	0.44	Net assets per stapled security (\$)	1.25	1.13			
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<p>4.0 Details of entities over which control has been gained or lost during the period</p> <p>4.1 Control has been gained via acquisition</p> <p>4.2 Control has been lost and date control lost</p>	<p>Not applicable</p> <p>Centuria Diversified Property Fund - 14 Sep 2017</p> <p>Centuria Havelock House Fund - 29 Dec 2017</p>																	
<p>5.0 Details of dividend and distribution paid and payable for current period</p> <p>Interim 2018 Dividend paid 31 January 2018</p> <p>Interim 2018 Distribution paid 31 January 2018</p> <p>Final 2017 Dividend paid 24 August 2017</p> <p>Final 2017 Distribution paid 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>Amount per security</th> <th>Total \$'000</th> </tr> </thead> <tbody> <tr> <td>Interim 2018 Dividend paid 31 January 2018</td> <td>1.70 cents</td> <td>5,184</td> </tr> <tr> <td>Interim 2018 Distribution paid 31 January 2018</td> <td>2.40 cents</td> <td>7,134</td> </tr> <tr> <td>Final 2017 Dividend paid 24 August 2017</td> <td>2.40 cents</td> <td>5,453</td> </tr> <tr> <td>Final 2017 Distribution paid 24 August 2017</td> <td>2.80 cents</td> <td>6,361</td> </tr> </tbody> </table>				Amount per security	Total \$'000	Interim 2018 Dividend paid 31 January 2018	1.70 cents	5,184	Interim 2018 Distribution paid 31 January 2018	2.40 cents	7,134	Final 2017 Dividend paid 24 August 2017	2.40 cents	5,453	Final 2017 Distribution paid 24 August 2017	2.80 cents	6,361
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6.0 The Dividend Reinvestment Plan	Not applicable
7.0 Details of associates and joint venture entities	Not applicable
8.0 For foreign entities, accounting standards used in compiling the report	Not applicable
<p>9.0 The Appendix 4D is based on an Interim Financial Report which has been reviewed by the Group's auditors.</p> <p>The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.</p>	

- (1) 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.
- (2) Where the presentation or classification of items in the interim financial statements have been amended, comparative amounts have also been reclassified on a consistent basis.
- (3) Estimate tax deferred portion: 50%.
- (4) Tax deferred portion: 66%.