

**Appendix 4E**  
**Centuria Capital Group (ASX: CNI)**  
**For the year ended 30 June 2018**

<b>1.0 Reporting period:</b> Current reporting period: Previous reporting period:	12 Months to 30 June 2018 12 Months to 30 June 2017																																								
<b>2.0 Results for announcement to the market</b>	<table border="1"> <thead> <tr> <th></th> <th style="text-align: center;"><b>30 June 18 \$'000</b></th> <th style="text-align: center;"><b>30 June 17 \$'000</b></th> <th style="text-align: center;"><b>% Change</b></th> </tr> </thead> <tbody> <tr> <td><b>2.1 Revenue from operating activities<sup>(1)</sup></b></td> <td style="text-align: right;">100,770</td> <td style="text-align: right;">50,545</td> <td style="text-align: right;">99.37%</td> </tr> <tr> <td>Revenue for the period</td> <td style="text-align: right;">134,513</td> <td style="text-align: right;">127,429</td> <td style="text-align: right;">5.56%</td> </tr> <tr> <td><b>2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders<sup>(1)</sup></b></td> <td style="text-align: right;">45,087</td> <td style="text-align: right;">15,489</td> <td style="text-align: right;">191.09%</td> </tr> <tr> <td><b>2.3 Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders</b></td> <td style="text-align: right;">54,765</td> <td style="text-align: right;">17,323</td> <td style="text-align: right;">216.14%</td> </tr> </tbody> </table>		<b>30 June 18 \$'000</b>	<b>30 June 17 \$'000</b>	<b>% Change</b>	<b>2.1 Revenue from operating activities<sup>(1)</sup></b>	100,770	50,545	99.37%	Revenue for the period	134,513	127,429	5.56%	<b>2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders<sup>(1)</sup></b>	45,087	15,489	191.09%	<b>2.3 Profit/(Loss) after tax attributable to Centuria Capital Group Securityholders</b>	54,765	17,323	216.14%																				
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<b>8.0 The Dividend Reinvestment Plan</b>	Not applicable																																								

<b>9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security</b>	<b>30 June 2018</b>	<b>30 June 2017</b>
Number of securities	304,793,174	229,815,736
Net tangible assets per stapled security (\$)	0.77	0.47
Net assets per stapled security (\$)	1.29	1.16
<b>10.0 Details of entities over which control has been gained or lost during the period</b>	Not applicable	
10.1 Control has been gained via acquisition	Not applicable	
10.2 Control has been lost	Centuria Diversified Property Fund - 14 Sep 2017 Centuria Havelock House Fund - 29 Dec 2017 Centuria 441 Murray Street Fund - 30 June 2018	
<b>11.0 Details of associates and joint venture entities</b>	Not applicable	
<b>12.0</b> 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 2018 Annual Financial Report.		
<b>13.0 Foreign entities accounting standards used</b>	Not applicable	
<b>14.0</b> A commentary on the results for the period, as well as a for the corresponding previous period, are included in the 2018 Annual Financial Report released concurrently with this Appendix 4E.		
<b>15.0</b> The 2018 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) 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) Estimated tax deferred portion: 60%.