

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2018

1.0 Reporting period: Current reporting period: Previous reporting period:	6 Months to 31 December 2018 6 Months to 31 December 2017		
2.0 Results for announcement to the market 2.1 Revenue from operating activities ⁽¹⁾ Revenue for the period 2.2 Profit after tax from operating activities attributable to Centuria Capital Group Securityholders ⁽¹⁾ 2.3 Profit after tax attributable to Centuria Capital Group Securityholders	Six months ended 31 Dec 18 \$'000	Six months ended 31 Dec 17⁽²⁾ \$'000	% Change
	51,853	60,944	(15%)
	55,058	76,624	(28%)
	21,701	30,212	(28%)
	21,418	33,615	(36%)
2.4 Dividends & Distributions Interim 2019 dividend per Centuria Capital Limited share (paid 4 February 2019) Interim 2019 distribution per Centuria Capital Fund unit (paid 4 February 2019) Interim 2019 distribution per Centuria Capital Group stapled security (paid 4 February 2019) Final 2018 dividend per Centuria Capital Limited share (paid 27 July 2018) Final 2018 distribution per Centuria Capital Fund unit (paid 27 July 2018) Final 2018 distribution per Centuria Capital Group stapled security (paid 27 July 2018)	Amount per share	Franked amount per share	Record date
	0.85 cents	0.85 cents	31-Dec-18
	3.40 cents	n/a	31-Dec-18
	4.25 cents	0.85 cents	31-Dec-18
	1.00 cents	1.00 cents	29-Jun-18
	3.10 cents	n/a	29-Jun-18
	4.10 cents	1.00 cents	29-Jun-18
2.5 Record date for determining entitlement to distributions	As above		
3.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security Number of securities Net tangible assets per stapled security (\$) Net assets per stapled security (\$)	31-Dec-18		31-Dec-17
	383,483,149		304,793,174
	0.88		0.74
	1.29		1.25
4.0 Details of entities over which control has been gained or lost during the period 4.1 Control has been gained via acquisition 4.2 Control has been lost and date control lost	Not applicable Not applicable		

<p>5.0 Details of dividend and distribution paid and payable for current period</p> <p>Interim 2019 Dividend paid 4 February 2019</p> <p>Interim 2019 Distribution paid 4 February 2019</p> <p>Final 2018 Dividend paid 27 July 2018</p> <p>Final 2018 Distribution paid 27 July 2018</p> <p>No part of these dividends and distributions relate to foreign sourced income</p>	<table border="1"> <thead> <tr> <th style="text-align: center;"><u>Amount per security</u></th> <th style="text-align: center;"><u>Total \$'000</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0.85 cents</td> <td style="text-align: center;">3,260</td> </tr> <tr> <td style="text-align: center;">3.40 cents</td> <td style="text-align: center;">13,038</td> </tr> <tr> <td style="text-align: center;">1.00 cents</td> <td style="text-align: center;">3,048</td> </tr> <tr> <td style="text-align: center;">3.10 cents</td> <td style="text-align: center;">9,449</td> </tr> </tbody> </table>	<u>Amount per security</u>	<u>Total \$'000</u>	0.85 cents	3,260	3.40 cents	13,038	1.00 cents	3,048	3.10 cents	9,449
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0.85 cents	3,260										
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1.00 cents	3,048										
3.10 cents	9,449										
<p>6.0 The Dividend Reinvestment Plan</p>	<p style="text-align: center;">Not applicable</p>										
<p>7.0 Details of associates and joint venture entities</p>	<p>At the end of the reporting period, Centuria Capital Group held an interest in the following associates:</p> <table border="1"> <thead> <tr> <th style="text-align: center;"><u>Associates</u></th> <th style="text-align: center;"><u>Ownership interest %</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Centuria Metropolitan REIT</td> <td style="text-align: center;">20.76</td> </tr> <tr> <td style="text-align: center;">Centuria Industrial REIT</td> <td style="text-align: center;">24.15</td> </tr> </tbody> </table>	<u>Associates</u>	<u>Ownership interest %</u>	Centuria Metropolitan REIT	20.76	Centuria Industrial REIT	24.15				
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Centuria Metropolitan REIT	20.76										
Centuria Industrial REIT	24.15										
<p>8.0 For foreign entities, accounting standards used in compiling the report</p>	<p style="text-align: center;">Not applicable</p>										
<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.