

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2019

| | | | |
|---|--|--|---------------------------|
| <p>1.0 Reporting period: Current reporting period: Previous reporting period:</p> | <p>12 Months to 30 June 2019 12 Months to 30 June 2018</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 after tax attributable to Centuria Capital Group Securityholders</p> | <p>30 June 19 \$'000</p> | <p>30 June 18 \$'000</p> | <p>% Change</p> |
| | <p>110,419</p> | <p>100,770</p> | <p>9.6%</p> |
| | <p>115,977</p> | <p>134,513</p> | <p>(13.8%)</p> |
| | <p>45,706</p> | <p>45,087</p> | <p>1.4%</p> |
| | <p>50,795</p> | <p>54,765</p> | <p>(7.2%)</p> |
| <p>2.4 Dividends and distributions</p> <p>Final 2019 dividend per Centuria Capital Limited share (payable 16 August 2019)</p> <p>Final 2019 distribution per Centuria Capital Fund unit (payable 16 August 2019)</p> <p>Final 2019 distribution per stapled Centuria Capital Group security (payable 16 August 2019)</p> <p>Non-cash dividend (paid 29 June 2019)⁽²⁾</p> <p>Interim 2019 dividend per Centuria Capital Limited share (paid 4 February 2019)</p> <p>Interim 2019 distribution per Centuria Capital Fund unit (paid 4 February 2019)</p> <p>Interim 2019 distribution per stapled Centuria Capital Group security (paid 4 February 2019)</p> <p>Final 2018 dividend per Centuria Capital Limited share (paid 27 July 2018)</p> <p>Final 2018 distribution per Centuria Capital Fund unit (paid 27 July 2018)</p> <p>Final 2018 distribution per stapled Centuria Capital Group security (paid 27 July 2018)</p> | <p>Amount per security</p> | <p>Franked amount per share</p> | <p>Record date</p> |
| | <p>0.50 cents</p> | <p>0.50 cents</p> | <p>28-Jun-19</p> |
| | <p>4.50 cents</p> | <p>n/a</p> | <p>28-Jun-19</p> |
| | <p>5.00 cents</p> | <p>0.50 cents</p> | <p>28-Jun-19</p> |
| | <p>7.80 cents</p> | <p>7.80 cents</p> | <p>28-Jun-19</p> |
| | <p>0.85 cents</p> | <p>0.85 cents</p> | <p>31-Dec-18</p> |
| | <p>3.40 cents</p> | <p>n/a</p> | <p>31-Dec-18</p> |
| | <p>4.25 cents</p> | <p>0.85 cents</p> | <p>31-Dec-18</p> |
| | <p>1.00 cents</p> | <p>1.00 cents</p> | <p>29-Jun-18</p> |
| | <p>3.10 cents</p> | <p>n/a</p> | <p>29-Jun-18</p> |
| | <p>4.10 cents</p> | <p>1.00 cents</p> | <p>29-Jun-18</p> |
| <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 2019 dividend payable 16 August 2019</p> <p>Final 2019 distribution payable 16 August 2019</p> <p>Non-cash dividend paid 29 June 2019⁽²⁾</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> | <p>Amount per security</p> | <p>Total \$'000</p> | |
| | <p>0.50 cents</p> | <p>1,918</p> | |
| | <p>4.50 cents</p> | <p>17,262</p> | |
| | <p>7.80 cents</p> | <p>30,000</p> | |
| | <p>0.85 cents</p> | <p>3,260</p> | |
| | <p>3.40 cents</p> | <p>13,038</p> | |
| | <p>1.00 cents</p> | <p>3,048</p> | |
| | <p>3.10 cents</p> | <p>9,449</p> | |

| 8.0 The Dividend Reinvestment Plan | Not applicable | | | | | | | | | | | | |
|--|--|---------------------|-----------------------------|----------------------------|----------------------|--------------------------|-------------|---|------|------|--------------------------------------|------|------|
| 9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security | <table border="1"> <thead> <tr> <th></th> <th>30 June 2019</th> <th>30 June 2018</th> </tr> </thead> <tbody> <tr> <td>Number of securities</td> <td>383,557,332</td> <td>304,793,174</td> </tr> <tr> <td>Net tangible assets per stapled security (\$)</td> <td>0.91</td> <td>0.77</td> </tr> <tr> <td>Net assets per stapled security (\$)</td> <td>1.32</td> <td>1.29</td> </tr> </tbody> </table> | | 30 June 2019 | 30 June 2018 | Number of securities | 383,557,332 | 304,793,174 | Net tangible assets per stapled security (\$) | 0.91 | 0.77 | Net assets per stapled security (\$) | 1.32 | 1.29 |
| | 30 June 2019 | 30 June 2018 | | | | | | | | | | | |
| Number of securities | 383,557,332 | 304,793,174 | | | | | | | | | | | |
| Net tangible assets per stapled security (\$) | 0.91 | 0.77 | | | | | | | | | | | |
| Net assets per stapled security (\$) | 1.32 | 1.29 | | | | | | | | | | | |
| 10.0 Details of entities over which control has been gained or lost during the period | Not applicable | | | | | | | | | | | | |
| 10.1 Control has been gained via acquisition | | | | | | | | | | | | | |
| 10.2 Control has been lost | Centuria Strategic Property Limited Centuria Belmont Road Development Fund | | | | | | | | | | | | |
| 11.0 Details of associates and joint venture entities | <p>At the end of the year, Centuria Capital Group held an interest in the following associates:</p> <table border="1"> <thead> <tr> <th>Associates</th> <th>Ownership Interest %</th> </tr> </thead> <tbody> <tr> <td>Centuria Metropolitan REIT</td> <td>20.76</td> </tr> <tr> <td>Centuria Industrial REIT</td> <td>24.15</td> </tr> </tbody> </table> | Associates | Ownership Interest % | Centuria Metropolitan REIT | 20.76 | Centuria Industrial REIT | 24.15 | | | | | | |
| Associates | Ownership Interest % | | | | | | | | | | | | |
| Centuria Metropolitan REIT | 20.76 | | | | | | | | | | | | |
| Centuria Industrial REIT | 24.15 | | | | | | | | | | | | |
| 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 2019 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 2019 Annual Financial Report released concurrently with this Appendix 4E. | | | | | | | | | | | | | |
| 15.0 The 2019 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 loss/(gain) on fair value movements (derivatives and investments), impairment charges as well as corporate transaction costs. Operating activities also exclude equity accounted net profit in excess of distributions received and 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 Joint-CEOs for resource allocation purposes.
- (2) On 29 June 2019, a non-cash dividend was paid by Centuria Capital Limited of \$30,000,000 which was reinvested as capital into Centuria Capital Fund.