

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2019

<p>1.0 Reporting period: Current reporting period: Previous reporting period:</p>	<p>6 Months to 31 December 2019 6 Months to 31 December 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/(Loss) after tax attributable to Centuria Capital Group Securityholders</p>	<p>Six months ended 31 Dec 19 \$'000</p> <p>79,926 79,538 33,406 77,993</p>	<p>Six months ended 31 Dec 18⁽²⁾ \$'000</p> <p>51,853 55,058 21,701 22,224</p>	<p>% Change</p> <p>54% 44% 54% 251%</p>															
<p>2.4 Dividends & Distributions</p> <p>Interim 2020 dividend per Centuria Capital Limited share (paid 31 January 2020) Interim 2020 distribution per Centuria Capital Fund unit (paid 31 January 2020)</p> <p>Interim 2020 distribution per Centuria Capital Group stapled security (paid 31 January 2020)</p> <p>Final 2019 dividend per Centuria Capital Limited share (paid 16 August 2019) Final 2019 distribution per stapled Centuria Capital Fund unit (paid 16 August 2019)</p> <p>Final 2019 distribution per Centuria Capital Group stapled security (paid 16 August 2019)</p>	<p>Amount per share</p> <p>1.70 cents 2.80 cents 4.50 cents 0.50 cents 4.50 cents 5.00 cents</p>	<p>Franked amount per share</p> <p>1.70 cents n/a 1.70 cents 0.50 cents n/a 0.50 cents</p>	<p>Record date</p> <p>31-Dec-19 31-Dec-19 31-Dec-19 28-Jun-19 28-Jun-19 28-Jun-19</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 Net tangible assets per stapled security (\$) Net assets per stapled security (\$)</p>	<table border="1"> <thead> <tr> <th></th> <th>31-Dec-19</th> <th>31-Dec-18</th> </tr> </thead> <tbody> <tr> <td>Number of securities</td> <td>448,839,027</td> <td>383,483,149</td> </tr> <tr> <td>Net tangible assets per stapled security (\$)</td> <td>1.10</td> <td>0.88</td> </tr> <tr> <td>Net assets per stapled security (\$)</td> <td>1.53</td> <td>1.29</td> </tr> </tbody> </table>				31-Dec-19	31-Dec-18	Number of securities	448,839,027	383,483,149	Net tangible assets per stapled security (\$)	1.10	0.88	Net assets per stapled security (\$)	1.53	1.29			
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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 4.2 Control has been lost and date control lost</p>	<p>Centuria Heathley Limited and subsidiaries - 19 July 2019</p> <p>Not applicable</p>																	
<p>5.0 Details of dividend and distribution paid and payable for current period</p> <p>Interim 2020 Dividend paid 31 January 2020 Interim 2020 Distribution paid 31 January 2020 Final 2019 Dividend paid 16 August 2019 Final 2019 Distribution paid 16 August 2019 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 2020 Dividend paid 31 January 2020</td> <td>1.70 cents</td> <td>7,630</td> </tr> <tr> <td>Interim 2020 Distribution paid 31 January 2020</td> <td>2.80 cents</td> <td>12,567</td> </tr> <tr> <td>Final 2019 Dividend paid 16 August 2019</td> <td>0.50 cents</td> <td>1,918</td> </tr> <tr> <td>Final 2019 Distribution paid 16 August 2019</td> <td>4.50 cents</td> <td>17,262</td> </tr> </tbody> </table>				Amount per security	Total \$'000	Interim 2020 Dividend paid 31 January 2020	1.70 cents	7,630	Interim 2020 Distribution paid 31 January 2020	2.80 cents	12,567	Final 2019 Dividend paid 16 August 2019	0.50 cents	1,918	Final 2019 Distribution paid 16 August 2019	4.50 cents	17,262
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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.