

2020 Half Year Financial Results

Wednesday, 12 February 2019

Centuria Capital Group (ASX: **CNI** or **Centuria**) announces HY20 results for the period ending 31 December 2019.

HY20 HIGHLIGHTS

- **Strong AUM growth increases platform to \$7.3bn¹**
- **Post balance date proposal to acquire Augusta Capital Limited to expand AUM to \$9.2bn**
- **Record half generates \$1.2bn of organic real estate acquisitions**
- **Delivered twelve-month total securityholder return² of 86.0%**
- **HY20 Distribution 4.50 cents per stapled security (cps) (+5.9% from HY19)**
- **HY20 Operating earnings per stapled security³ 8.10 cps (+24.6% from HY19)**
- **FY20 Distribution forecast of 9.70 cps re-affirmed, FY20 operating earnings forecast 12.50cps**

John McBain, Joint CEO, said “HY20 was a transformational period for Centuria. The business continues to focus on a dual strategy of organic and inorganic expansion and HY20 was a record period with \$1.2bn of organic real estate acquisitions across our listed and unlisted divisions.”

“During the period, Centuria qualified for S&P/ASX300 Index inclusion and Centuria’s platform remains well positioned to service unlisted and listed growth opportunities across what we consider to be the most attractive real estate sectors. In addition, I consider Jason Huljich’s appointment as Joint CEO during the half after 23 years of unflinching service to the group to be a major and welcome milestone.”

HY20 FINANCIAL RESULTS

Earnings		HY20	HY19
Operating NPAT ⁴	\$m	33.4	21.7
Operating EPS ³	cps	8.1	6.5
Statutory NPAT ⁵	\$m	77.0	22.2
Statutory EPS ⁵	cps	18.6	6.4
Distribution per stapled security	cps	4.50	4.25

Statutory profit⁵ of \$77.0m was recorded for HY20. Operating NPAT⁴ of \$33.4m generated an operating EPS² of 8.1 cents and distribution per stapled security of 4.5 cents.

¹ Excludes the transaction proposal for Augusta Capital Limited announced on 29 January 2020

² Source: Moelis Australia. Based on movement in security price from ASX closing on 1 January 2019 to ASX closing on 31 December 2019 plus distributions per security paid during the respective period(s) assuming re-investment of all distributions. Past performance is not a reliable indicator of future performance

³ Operating EPS is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities

⁴ Operating NPAT of the Group comprises of the results of all operating segments and excludes non-operating items such as transaction costs, mark to market movements on property and derivative financial instruments, the results of Benefit Funds, Controlled Property Funds and share of equity accounted net profit in excess of distributions received

⁵ Attributable to securityholders

Recurring revenues accounted for 73% of total Group revenues in HY20, underpinned by larger property funds management fees and co-investment income and it is expected that FY20 full year results will reflect 80%-85% recurring revenues.

DIVISIONAL OVERVIEW – REAL ESTATE & INVESTMENT BONDS

Centuria's Real Estate division expanded to \$6.4bn (+21% from FY19⁶) and Centuria's listed vehicles, Centuria Office REIT (COF) and Centuria Industrial REIT (CIP), acquired 9 assets for \$935m. Subsequently, COF and CIP have expanded their respective AUM bases to \$2.1bn and \$1.6bn consolidating their positions as Australia's largest pure play office and industrial REITs.

Centuria's unlisted division delivered a strong performance, establishing two new single asset unlisted funds worth \$216m. Centuria's open-ended diversified fund (CDPF) increased AUM 74% to \$207m⁷, underpinned by two direct real estate acquisitions for \$93m. Centuria Heathley executed acquisitions for one day hospital and two medical centres and established a \$500m healthcare property mandate with AXA IM and Grosvenor.

Jason Huljich, Joint CEO, said "Our record half of \$1.2bn in organic acquisitions is a strong reflection of our real estate team's ability to efficiently identify and execute acquisition targets and leverage our retail and institutional distribution channels. These acquisitions further improve Centuria's recurring revenue streams, which have been complemented by strong performance fees for the period.

OUTLOOK AND AUGUSTA CAPITAL LIMITED

Centuria re-affirms FY20 forecast distribution guidance of 9.7cps, (+4.9% on FY19 actual 9.25cps) and provides FY20 Operating EPS² guidance of 12.5cps.

Post 31 December 2019, Centuria announced a proposal to acquire 100% of Augusta Capital Limited, one of New Zealand's largest listed real estate funds management companies for A\$174m by way of an on-market takeover bid. Details relating to the proposal are set out in the market briefing document. The proposal has received over 36% pre-bid support from major Augusta shareholders and if successful would expand CNI's Group AUM A\$1.9 billion to A\$9.2 billion.

HY20 RESULTS PRESENTATION

CNI is providing a market briefing, which will be made available via the Centuria website.

<https://centuria.com.au/cni/annual-results/>

– Ends –

For more information or to arrange an interview, please contact:

John McBain

Joint CEO

Centuria Capital Limited

Phone: 02 8923 8910

Email:john.mcbain@centuria.com.au

Tim Mitchell

Group Head of Investor Relations

Centuria Capital Limited

Phone: 02 8923 8923

Email:tim.mitchell@centuria.com.au

Gigi Shaw

Associate Director

BlueChip Communication

Phone: 02 9018 8633

Email:gigi@bluechipcommunication.com.au

⁶ Excludes the divestment of 821-843, Pacific Highway, Chatswood, NSW (Zenith), includes 80 Flinders Street, Adelaide, SA

⁷ Includes the acquisition of 13-15 Compark Circuit Mulgrave VIC, unconditionally exchanged but not settled

Centuria Capital Group (CNI) ASX Announcement

Centuria

Authorised for release by John McBain, Joint CEO

About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with \$7.3 billion of assets under management. We offer a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds. Our drive, allied with our in-depth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

www.centuria.com.au

Disclaimer

This announcement contains selected summary information and does not purport to be all-inclusive, comprehensive or to contain all of the information that may be relevant, or which a prospective investor may require in evaluations for a possible investment in CNI. It should be read in conjunction with CNI's periodic and continuous disclosure announcements which are available at www.centuria.com.au.

This announcement is provided for general information purposes only. It should not be relied upon by the recipient in considering the merits of CNI or the acquisition of securities in CNI.

Before making an investment decision, the recipient should consider its own financial situation, objectives and needs, and conduct its own independent investigation and assessment of the contents of this announcement, including obtaining investment, legal, tax, accounting and such other advice as necessary or appropriate.

This announcement may contain forward-looking statements, guidance, forecasts, estimates, prospects, projections or statements in relation to future matters ('Forward Statements'). No independent third party has reviewed the reasonableness of any such statements or assumptions. No member of CNI represents or warrants that such Forward Statements will be achieved or will prove to be correct or gives any warranty, express or implied, as to the accuracy, completeness, likelihood of achievement or reasonableness of any Forward Statement contained in this announcement.

Centuria Capital Group

Consisting of:

Centuria Capital Limited ABN 22 095 454 336

Centuria Capital Fund ARSN 613 856 358

Level 41, Chifley Tower

2 Chifley Square, Sydney NSW 2000

T: 02 8923 8923

F: 02 9460 2960

E: sydney@centuria.com.au

www.centuria.com.au