

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2020

1.0 Reporting period: Current reporting period: Previous reporting period:	12 Months to 30 June 2020 12 Months to 30 June 2019		
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	30 June 20 \$'000	30 June 19 \$'000	% Change
	151,715	110,419	37.4%
	162,373	115,977	40.0%
	53,253	45,706	16.5%
	21,105	50,795	(58.5%)
2.4 Dividends and distributions Final 2020 dividend per Centuria Capital Limited share (paid 8 July 2020) Final 2020 distribution per Centuria Capital Fund unit (paid 8 July 2020) Final 2020 distribution per stapled Centuria Capital Group security (paid 8 July 2020) Interim 2020 dividend per Centuria Capital Limited share (paid 31 January 2020) Interim 2020 distribution per Centuria Capital Fund unit (paid 31 January 2020) Interim 2020 distribution per stapled Centuria Capital Group security (paid 31 January 2020) Final 2019 dividend per Centuria Capital Limited share (paid 16 August 2019) Final 2019 distribution per Centuria Capital Fund unit (paid 16 August 2019) Final 2019 distribution per stapled Centuria Capital Group security (paid 16 August 2019)	Amount per security	Franked amount per share	Record date
	1.80 Cents	1.80 Cents	30-Jun-20
	3.40 Cents	n/a	30-Jun-20
	5.20 Cents	1.80 cents	30-Jun-20
	1.70 cents	1.70 cents	31-Dec-19
	2.80 cents	n/a	31-Dec-19
	4.50 cents	1.70 cents	31-Dec-19
	0.50 cents	0.50 cents	28-Jun-19
	4.50 cents	n/a	28-Jun-19
	5.0 cents	0.50 cents	28-Jun-19
2.5 Record date for determining entitlement to distributions	As above		
3.0 The consolidated statement of comprehensive income is attached together with notes, to this statement			
4.0 The consolidated statement of financial position is attached together with notes, to this statement			
5.0 The consolidated statement of cash flows is attached together with notes, to this statement			
6.0 The consolidated statement of changes in equity is attached together with notes, to this statement.			
7.0 Details of dividend and distribution payments and payable for current period Final 2020 dividend paid 8 July 2020 Final 2020 distribution paid 8 July 2020 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	Amount per security	Total \$'000	
	1.80 Cents	8,690	
	3.40 Cents	16,420	
	1.70 cents	7,630	
	2.80 cents	12,567	
	0.50 cents	1,918	
	4.50 cents	17,262	

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8.0 The Dividend Reinvestment Plan	Not applicable												
9.0 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 (\$)	<table border="1"> <thead> <tr> <th></th> <th style="text-align: right;">30 June 2020</th> <th style="text-align: right;">30 June 2019</th> </tr> </thead> <tbody> <tr> <td>Number of securities</td> <td style="text-align: right;">509,998,482</td> <td style="text-align: right;">383,557,332</td> </tr> <tr> <td>Net tangible assets per stapled security (\$)</td> <td style="text-align: right;">0.89</td> <td style="text-align: right;">0.91</td> </tr> <tr> <td>Net assets per stapled security (\$)</td> <td style="text-align: right;">1.44</td> <td style="text-align: right;">1.32</td> </tr> </tbody> </table>		30 June 2020	30 June 2019	Number of securities	509,998,482	383,557,332	Net tangible assets per stapled security (\$)	0.89	0.91	Net assets per stapled security (\$)	1.44	1.32
	30 June 2020	30 June 2019											
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Net tangible assets per stapled security (\$)	0.89	0.91											
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10.0 Details of entities over which control has been gained or lost during the period 10.1 Control has been gained via acquisition 10.2 Control has been lost	Augusta Capital Limited and subsidiaries - 30 June 2020 Centuria Healthcare Pty Limited and subsidiaries - 19 July 2019 Not applicable												
11.0 Details of associates and joint venture entities	At the end of the year, Centuria Capital Group held an interest in the following associates: <table border="1"> <thead> <tr> <th style="text-align: left;">Associates</th> <th style="text-align: right;">Ownership Interest %</th> </tr> </thead> <tbody> <tr> <td>QT Lakeview Developments Limited</td> <td style="text-align: right;">25.00</td> </tr> <tr> <td>Centuria Diversified Property Fund</td> <td style="text-align: right;">22.68</td> </tr> </tbody> </table>	Associates	Ownership Interest %	QT Lakeview Developments Limited	25.00	Centuria Diversified Property Fund	22.68						
Associates	Ownership Interest %												
QT Lakeview Developments Limited	25.00												
Centuria Diversified Property Fund	22.68												
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 2020 Annual Financial Report.													
13.0 Foreign entities accounting standards used	NZ IFRS in relation to the acquisition of Augusta Capital Limited												
14.0 A commentary on the results for the period, as well as for the corresponding previous period, are included in the 2020 Annual Financial Report released concurrently with this Appendix 4E.													
15.0 The 2020 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 securityholders aligned with reporting to the Group's Joint-CEOs for resource allocation purposes.