

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2020

<p>1.0 Reporting period: Current reporting period: Previous reporting period:</p>	<p>6 Months to 31 December 2020 6 Months to 31 December 2019</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>	<table border="1"> <thead> <tr> <th></th> <th>Six months ended 31 Dec 20 \$'000</th> <th>Six months ended 31 Dec 19⁽²⁾ \$'000</th> <th>% Change</th> </tr> </thead> <tbody> <tr> <td></td> <td>110,212</td> <td>79,926</td> <td>38%</td> </tr> <tr> <td></td> <td>116,335</td> <td>79,538</td> <td>46%</td> </tr> <tr> <td></td> <td>34,025</td> <td>33,406</td> <td>2%</td> </tr> <tr> <td></td> <td>41,388</td> <td>77,045</td> <td>(46%)</td> </tr> </tbody> </table>		Six months ended 31 Dec 20 \$'000	Six months ended 31 Dec 19 ⁽²⁾ \$'000	% Change		110,212	79,926	38%		116,335	79,538	46%		34,025	33,406	2%		41,388	77,045	(46%)								
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<p>2.4 Dividends & Distributions</p> <p>Interim 2021 dividend per Centuria Capital Limited share (paid 29 January 2021) Interim 2021 distribution per Centuria Capital Fund unit (paid 29 January 2021)</p> <p>Interim 2020 distribution per Centuria Capital Group stapled security (paid 29 January 2020)</p> <p>Final 2020 dividend per Centuria Capital Limited share (paid 8 July 2020) Final 2020 distribution per stapled Centuria Capital Fund unit (paid 8 July 2020)</p> <p>Final 2020 distribution per Centuria Capital Group stapled security (paid 8 July 2020)</p>	<table border="1"> <thead> <tr> <th></th> <th>Amount per share</th> <th>Franked amount per share</th> <th>Record date</th> </tr> </thead> <tbody> <tr> <td></td> <td>1.20 cents</td> <td>1.20 cents</td> <td>31-Dec-20</td> </tr> <tr> <td></td> <td>3.30 cents</td> <td>n/a</td> <td>31-Dec-20</td> </tr> <tr> <td></td> <td>4.50 cents</td> <td>1.20 cents</td> <td>31-Dec-20</td> </tr> <tr> <td></td> <td>1.80 cents</td> <td>1.80 cents</td> <td>30-Jun-20</td> </tr> <tr> <td></td> <td>3.40 cents</td> <td>n/a</td> <td>30-Jun-20</td> </tr> <tr> <td></td> <td>5.20 cents</td> <td>1.80 cents</td> <td>30-Jun-20</td> </tr> </tbody> </table>		Amount per share	Franked amount per share	Record date		1.20 cents	1.20 cents	31-Dec-20		3.30 cents	n/a	31-Dec-20		4.50 cents	1.20 cents	31-Dec-20		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
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<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-20</th> <th>31-Dec-19</th> </tr> </thead> <tbody> <tr> <td></td> <td>600,236,123</td> <td>448,839,027</td> </tr> <tr> <td></td> <td>1.07</td> <td>1.10</td> </tr> <tr> <td></td> <td>1.54</td> <td>1.53</td> </tr> </tbody> </table>		31-Dec-20	31-Dec-19		600,236,123	448,839,027		1.07	1.10		1.54	1.53																
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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</p> <p>4.2 Control has been lost and date control lost</p>	<p>Not applicable</p> <table border="1"> <thead> <tr> <th>Entity</th> <th>Date Control Lost</th> </tr> </thead> <tbody> <tr> <td>Centuria Healthcare Property Fund</td> <td>21-Sep-20</td> </tr> <tr> <td>Nexus Property Unit Trust</td> <td>15-Oct-20</td> </tr> </tbody> </table>	Entity	Date Control Lost	Centuria Healthcare Property Fund	21-Sep-20	Nexus Property Unit Trust	15-Oct-20																						
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<p>5.0 Details of dividend and distribution paid and payable for current period</p> <p>Interim 2021 Dividend paid 29 January 2021 Interim 2021 Distribution paid 29 January 2021 Final 2020 Dividend paid 8 July 2020 Final 2020 Distribution paid 8 July 2020 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></td> <td>1.20 cents</td> <td>7,203</td> </tr> <tr> <td></td> <td>3.30 cents</td> <td>19,811</td> </tr> <tr> <td></td> <td>1.80 cents</td> <td>8,690</td> </tr> <tr> <td></td> <td>3.40 cents</td> <td>16,420</td> </tr> </tbody> </table>		Amount per security	Total \$'000		1.20 cents	7,203		3.30 cents	19,811		1.80 cents	8,690		3.40 cents	16,420													
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6.0 The Dividend Reinvestment Plan	<p style="text-align: center;">Not applicable</p>						
7.0 Details of associates and joint venture entities	<p style="text-align: center;">At the end of the year, Centuria Capital Group held an interest in the following associates:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; border-bottom: 1px solid black;">Associates</th> <th style="text-align: center; border-bottom: 1px solid black;">Ownership Interest %</th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;">QT Lakeview Developments Limited</td> <td style="text-align: center; border-bottom: 1px solid black;">25.00</td> </tr> <tr> <td>Centuria Diversified Property Fund</td> <td style="text-align: center;">24.27</td> </tr> </tbody> </table>	Associates	Ownership Interest %	QT Lakeview Developments Limited	25.00	Centuria Diversified Property Fund	24.27
Associates	Ownership Interest %						
QT Lakeview Developments Limited	25.00						
Centuria Diversified Property Fund	24.27						
8.0 For foreign entities, accounting standards used in compiling the report	<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.