

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2021

<p>1.0 Reporting period: Current reporting period: Previous reporting period:</p>	<p>12 Months to 30 June 2021 12 Months to 30 June 2020</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 21 \$'000</p> <p>212,716 228,932 70,211 143,456</p>	<p>30 June 20 \$'000</p> <p>151,715 162,373 53,253 21,105</p>	<p>% Change</p> <p>40.2% 41.0% 31.8% 579.7%</p>
<p>2.4 Dividends and distributions</p> <p>Final 2021 dividend per Centuria Capital Limited share (paid 30 July 2021) Final 2021 distribution per Centuria Capital Fund unit (paid 30 July 2021) Final 2021 distribution per stapled Centuria Capital Group security (paid 30 July 2021) Interim 2021 dividend per Centuria Capital Limited share (paid 29 January 2021) Interim 2021 distribution per Centuria Capital Fund unit (paid 29 January 2021) Interim 2021 distribution per stapled Centuria Capital Group security (paid 29 January 2021) 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)</p>	<p>Amount per security</p> <p>2.10 Cents 3.40 Cents 5.50 Cents 1.20 cents 3.30 cents 4.50 cents 1.80 Cents 3.40 Cents 5.20 Cents</p>	<p>Franked amount per share</p> <p>2.10 Cents n/a 2.10 cents 1.20 cents n/a 1.20 cents 1.80 Cents n/a 1.80 cents</p>	<p>Record date</p> <p>25-May-21 25-May-21 25-May-21 31-Dec-20 31-Dec-20 31-Dec-20 30-Jun-20 30-Jun-20 30-Jun-20</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. 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.</p>			
<p>7.0 Details of dividend and distribution payments and payable for current period</p> <p>Final 2021 dividend paid 30 July 2021 Final 2021 distribution paid 30 July 2021 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</p> <p>No part of these dividends and distributions relate to foreign sourced income</p>	<p>Amount per security</p> <p>2.10 Cents 3.40 Cents 1.20 cents 3.30 cents 1.80 Cents 3.40 Cents</p>	<p>Total \$'000</p> <p>12,005 21,008 7,203 19,811 8,690 16,420</p>	
<p>8.0 The Dividend Reinvestment Plan</p>	<p>Not applicable</p>		

<p>9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security</p> <p>Number of securities</p> <p>Net tangible assets per stapled security (\$)</p> <p>Net assets per stapled security (\$)</p>	<table border="1"> <thead> <tr> <th></th> <th>30 June 2021</th> <th>30 June 2020</th> </tr> </thead> <tbody> <tr> <td>Number of securities</td> <td>787,802,693</td> <td>509,998,482</td> </tr> <tr> <td>Net tangible assets per stapled security (\$)</td> <td>0.91</td> <td>0.89</td> </tr> <tr> <td>Net assets per stapled security (\$)</td> <td>1.91</td> <td>1.44</td> </tr> </tbody> </table>		30 June 2021	30 June 2020	Number of securities	787,802,693	509,998,482	Net tangible assets per stapled security (\$)	0.91	0.89	Net assets per stapled security (\$)	1.91	1.44
	30 June 2021	30 June 2020											
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<p>10.0 Details of entities over which control has been gained or lost during the period</p> <p>10.1 Control has been gained via acquisition</p> <p>10.2 Control has been lost</p>	<table border="1"> <thead> <tr> <th>Entity</th> <th>Date Control Gained</th> </tr> </thead> <tbody> <tr> <td>Primewest Group Limited and subsidiaries</td> <td>3-Jun-21</td> </tr> <tr> <th>Entity</th> <th>Date Control Lost</th> </tr> <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 Gained	Primewest Group Limited and subsidiaries	3-Jun-21	Entity	Date Control Lost	Centuria Healthcare Property Fund	21-Sep-20	Nexus Property Unit Trust	15-Oct-20		
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<p>11.0 Details of associates and joint venture entities</p>	<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 Bass Credit</td> <td>50.00</td> </tr> <tr> <td>QT Lakeview Developments Limited</td> <td>25.00</td> </tr> <tr> <td>Centuria Diversified Property Fund</td> <td>20.44</td> </tr> </tbody> </table>	Associates	Ownership Interest %	Centuria Bass Credit	50.00	QT Lakeview Developments Limited	25.00	Centuria Diversified Property Fund	20.44				
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<p>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 2021 Annual Financial Report.</p>													
<p>13.0 Foreign entities accounting standards used</p>	<p>NZ IFRS in relation to the Centuria Capital (NZ) Limited</p>												
<p>14.0 A commentary on the results for the period, as well as for the corresponding previous period, are included in the 2021 Annual Financial Report released concurrently with this Appendix 4E.</p>													
<p>15.0 The 2021 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.</p>													

- (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.