

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2021

<p>1.0 Reporting period: Current reporting period: Previous reporting period:</p>	<p>6 Months to 31 December 2021 6 Months to 31 December 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/(Loss) after tax attributable to Centuria Capital Group Securityholders</p>	<p>Six months ended 31 Dec 21 \$'000</p>	<p>Six months ended 31 Dec 20 \$'000</p>	<p>% Change</p>
	<p>139,386</p>	<p>110,212</p>	<p>26%</p>
	<p>141,287</p>	<p>116,335</p>	<p>21%</p>
	<p>58,712</p>	<p>34,025</p>	<p>73%</p>
	<p>109,269</p>	<p>41,388</p>	<p>164%</p>
<p>2.4 Dividends & Distributions</p> <p>Interim 2022 dividend per Centuria Capital Limited share (paid 9 February 2022)</p> <p>Interim 2022 distribution per Centuria Capital Fund unit (paid 9 February 2022)</p> <p>Interim 2022 distribution per Centuria Capital Group stapled security (paid 9 February 2022)</p> <p>Final 2021 dividend per Centuria Capital Limited share (paid 30 July 2021)</p> <p>Final 2021 distribution per stapled Centuria Capital Fund unit (paid 30 July 2021)</p> <p>Final 2021 distribution per Centuria Capital Group stapled security (paid 30 July 2021)</p>	<p>Amount per share</p>	<p>Franked amount per share</p>	<p>Record date</p>
	<p>1.20 cents</p>	<p>1.20 cents</p>	<p>31-Dec-21</p>
	<p>4.30 cents</p>	<p>n/a</p>	<p>31-Dec-21</p>
	<p>5.50 cents</p>	<p>1.20 cents</p>	<p>31-Dec-21</p>
	<p>2.10 cents</p>	<p>2.10 cents</p>	<p>25-May-21</p>
	<p>3.40 cents</p>	<p>n/a</p>	<p>25-May-21</p>
	<p>5.50 cents</p>	<p>2.10 cents</p>	<p>25-May-21</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</p> <p>Net tangible assets per stapled security (\$)</p> <p>Net assets per stapled security (\$)</p>	<p>31-Dec-21 31-Dec-20</p>		
	<p>790,170,111 600,236,123</p>		
	<p>1.00 1.07</p>		
	<p>2.00 1.54</p>		
<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>		
	<p>Entity</p>	<p>Date Control Lost</p>	
	<p>Primewest Property Income Fund</p>	<p>31/10/2021</p>	
<p>5.0 Details of dividend and distribution paid and payable for current period</p> <p>Interim 2022 Dividend paid 9 February 2022</p> <p>Interim 2022 Distribution paid 9 February 2022</p> <p>Final 2021 Dividend paid 30 July 2021</p> <p>Final 2021 Distribution paid 30 July 2021</p> <p>No part of these dividends and distributions relate to foreign sourced income</p>	<p>Amount per security</p>	<p>Total \$'000</p>	
	<p>1.20 cents</p>	<p>9,482</p>	
	<p>4.30 cents</p>	<p>33,977</p>	
	<p>2.10 cents</p>	<p>12,605</p>	
	<p>3.40 cents</p>	<p>20,408</p>	
	<p>No part of these dividends and distributions relate to foreign sourced income</p>		

6.0 The Dividend Reinvestment Plan

The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the period ended 31 December 2021. Units issued under the DRP rank equally with all other units on issue.

For December 2021, the last date for receipt of an election notice for participation in DRP was 4 January 2022. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CNI units traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 6 January 2022, less a discount of 1.5%.

7.0 Details of associates and joint venture entities

At the end of the year, Centuria Capital Group held an interest in the following associates:

Associates	Ownership Interest %
QT Lakeview Developments Limited	25.00
Centuria Diversified Property Fund	19.35
Centuria Bass Credit	50.00
Centuria New Zealand Property Fund	20.00
Primewest Property Income Fund	34.86
Centuria Government Income Property Fund #2	32.17
Primewest Agricultural Trust 2	24.34

8.0 For foreign entities, accounting standards used in compiling the report

NZ IFRS in relation to Centuria Capital (NZ) Limited

9.0 The Appendix 4D is based on an Interim Financial Report which has been reviewed by the Group's auditors.

The Interim Financial Report is not subject to a modified opinion, emphasis of matter or any other matter.

- (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.