

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2022

<p>1.0 Reporting period:</p> <p>Current reporting period: Previous reporting period:</p>	<p>12 Months to 30 June 2022 12 Months to 30 June 2021</p>		
<p>2.0 Results for announcement to the market</p> <p>2.1 Revenue from operating activities⁽¹⁾</p> <p>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 (Loss)/profit after tax attributable to Centuria Capital Group Securityholders</p>	<p>30 June 22 \$'000</p>	<p>30 June 21 \$'000</p>	<p>% Change</p>
	<p>292,609</p>	<p>212,716</p>	<p>37.6%</p>
	<p>299,716</p>	<p>228,932</p>	<p>30.9%</p>
	<p>114,510</p>	<p>70,211</p>	<p>63.1%</p>
	<p>(37,852)</p>	<p>143,456</p>	<p>(126.4%)</p>
<p>2.4 Dividends and distributions</p> <p>Final 2022 dividend per Centuria Capital Limited share (payable 11 August 2022)</p> <p>Final 2022 distribution per Centuria Capital Fund unit (payable 11 August 2022)</p> <p>Final 2022 distribution per stapled Centuria Capital Group security (payable 11 August 2022)</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 stapled Centuria Capital Group 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 Centuria Capital Fund unit (paid 30 July 2021)</p> <p>Final 2021 distribution per stapled Centuria Capital Group security (paid 30 July 2021)</p>	<p>Amount per security</p>	<p>Franked amount per share</p>	<p>Record date</p>
	<p>0.90 Cents</p>	<p>0.90 Cents</p>	<p>30-Jun-22</p>
	<p>4.60 Cents</p>	<p>n/a</p>	<p>30-Jun-22</p>
	<p>5.50 Cents</p>	<p>0.90 cents</p>	<p>30-Jun-22</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 The consolidated statement of comprehensive income is attached together with notes, to this statement.</p>			
<p>4.0 The consolidated statement of financial position is attached together with notes, to this statement.</p>			
<p>5.0 The consolidated statement of cash flows is attached together with notes, to this statement.</p>			
<p>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 2022 dividend payable 11 August 2022</p> <p>Final 2022 distribution payable 11 August 2022</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>0.90 Cents</p>	<p>7,114</p>	
	<p>4.60 Cents</p>	<p>36,363</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>8.0 The Dividend Reinvestment Plan The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the year ended 30 June 2022. Units issued under the DRP rank equally with all other units on issue.</p> <p>For June 2022, the last date for receipt of an election notice for participation in DRP was 1 July 2022. Subject to the rules of the DRP, the issue price is the arithmetic average of the daily volume weighted average price of CNI securities traded on the Australian Securities Exchange ("ASX") for the period of 10 consecutive trading days commencing on 5 July 2022, less a discount of 1.5%.</p>													
<p>9.0 Net Tangible Assets and Net Assets per Centuria Capital Group stapled security</p>	<table border="1"> <thead> <tr> <th></th> <th style="text-align: right;">30 June 2022</th> <th style="text-align: right;">30 June 2021</th> </tr> </thead> <tbody> <tr> <td>Number of securities</td> <td style="text-align: right;">792,787,120</td> <td style="text-align: right;">787,802,693</td> </tr> <tr> <td>Net tangible assets per stapled security (\$)</td> <td style="text-align: right;">0.76</td> <td style="text-align: right;">0.91</td> </tr> <tr> <td>Net assets per stapled security (\$)</td> <td style="text-align: right;">1.75</td> <td style="text-align: right;">1.91</td> </tr> </tbody> </table>		30 June 2022	30 June 2021	Number of securities	792,787,120	787,802,693	Net tangible assets per stapled security (\$)	0.76	0.91	Net assets per stapled security (\$)	1.75	1.91
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<p>10.0 Details of entities over which control has been gained or lost during the period</p>	<table border="1"> <thead> <tr> <th style="text-align: center;">Entity</th> <th style="text-align: center;">Date Control Gained</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Centuria Agriculture Fund I</td> <td style="text-align: center;">12-Jan-22</td> </tr> <tr> <th style="text-align: center;">Entity</th> <th style="text-align: center;">Date Control Lost</th> </tr> <tr> <td style="text-align: center;">Primewest Property Income Fund</td> <td style="text-align: center;">31-Oct-21</td> </tr> </tbody> </table>	Entity	Date Control Gained	Centuria Agriculture Fund I	12-Jan-22	Entity	Date Control Lost	Primewest Property Income Fund	31-Oct-21				
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<p>10.2 Control has been lost</p>													
<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 style="text-align: center;">Associates</th> <th style="text-align: center;">Ownership Interest %</th> </tr> </thead> <tbody> <tr> <td>Centuria Bass Credit</td> <td style="text-align: center;">50.00</td> </tr> <tr> <td>QT Lakeview Developments Limited</td> <td style="text-align: center;">25.00</td> </tr> <tr> <td>Centuria Diversified Property Fund</td> <td style="text-align: center;">22.38</td> </tr> <tr> <td>Centuria Government Income Property Fund No. 2</td> <td style="text-align: center;">22.03</td> </tr> </tbody> </table>	Associates	Ownership Interest %	Centuria Bass Credit	50.00	QT Lakeview Developments Limited	25.00	Centuria Diversified Property Fund	22.38	Centuria Government Income Property Fund No. 2	22.03		
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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 2022 Annual Financial Report.</p>													
<p>13.0 Foreign entities accounting standards used</p>	<p style="text-align: center;">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 2022 Annual Financial Report released concurrently with this Appendix 4E.</p>													
<p>15.0 The 2022 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.