

Appendix 4D

Centuria Capital Group (ASX: CNI)

For the six months period ending 31 December 2022

1.0 Reporting period: Current reporting period: Previous reporting period:	6 Months to 31 December 2022 6 Months to 31 December 2021								
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/(Loss) after tax attributable to Centuria Capital Group Securityholders	Six months ended 31 Dec 22 \$'000	Six months ended 31 Dec 21 \$'000	% Change						
	159,717	139,386	15%						
	154,011	141,287	9%						
	58,527	58,712	(0%)						
	74,297	109,269	(32%)						
2.4 Dividends & Distributions Interim 2023 dividend payable per Centuria Capital Limited share (paid 9 February 2023) Interim 2023 distribution payable per Centuria Capital Fund unit (paid 9 February 2023) Interim 2023 distribution payable per Centuria Capital Group stapled security (paid 9 February 2023) Final 2022 dividend per Centuria Capital Limited share (paid 11 August 2022) Final 2022 distribution per stapled Centuria Capital Fund unit (paid 11 August 2022) Final 2022 distribution per Centuria Capital Group stapled security (paid 11 August 2022)	Amount per share	Franked amount per share	Record date						
	1.20 cents	1.20 cents	30-Dec-22						
	4.60 cents	n/a	30-Dec-22						
	5.80 cents	1.20 cents	30-Dec-22						
	0.90 cents	0.90 cents	30-Jun-22						
	4.60 cents	n/a	30-Jun-22						
	5.50 cents	0.90 cents	30-Jun-22						
2.5 Record date for determining entitlement to distributions	As above								
3.0 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 (\$)	31-Dec-22		31-Dec-21						
	796,397,981		790,170,111						
	0.80		1.00						
	1.79		2.00						
4.0 Details of entities over which control has been gained or lost during the period 4.1 Control has been gained via acquisition 4.2 Control has been lost and date control lost	Not applicable <table border="1"> <thead> <tr> <th>Entity</th> <th>Date Control Lost</th> </tr> </thead> <tbody> <tr> <td>Centuria Agriculture Fund</td> <td>1/07/2022</td> </tr> <tr> <td>Centuria 111 St Georges Terrace Fund</td> <td>1/07/2022</td> </tr> </tbody> </table>			Entity	Date Control Lost	Centuria Agriculture Fund	1/07/2022	Centuria 111 St Georges Terrace Fund	1/07/2022
Entity	Date Control Lost								
Centuria Agriculture Fund	1/07/2022								
Centuria 111 St Georges Terrace Fund	1/07/2022								
5.0 Details of dividend and distribution paid and payable for current period Interim 2023 Dividend payable 9 February 2023 Interim 2023 Distribution payable 9 February 2023 Final 2022 Dividend paid 11 August 2022 Final 2022 Distribution paid 11 August 2022 No part of these dividends and distributions relate to foreign sourced income	Amount per security	Total \$'000							
	1.20 cents	9,557							
	4.60 cents	36,634							
	0.90 cents	7,114							
	4.60 cents	36,363							

6.0 The Dividend Reinvestment Plan

The Distribution Reinvestment Plan ("DRP") was made available for the distribution for the period ended 31 December 2022. Units issued under the DRP rank equally with all other units on issue.

For December 2022, the last date for receipt of an election notice for participation in DRP was 3 January 2023. 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 5 January 2023, 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	21.67
Centuria Bass Credit	50.00
Centuria Government Income Property Fund No.2	21.59
Allendale Square Fund	36.11
Centuria Industrial Income Fund No. 2	34.96

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.