

Appendix 4E

Centuria Capital Group (ASX: CNI)

For the year ended 30 June 2021

1.0 Reporting period: Current reporting period: Previous reporting period:		12 Months to 30 June 2021 12 Months to 30 June 2020		
2.0 Results for announcement to the market		30 June 21 \$'000	30 June 20 \$'000	% Change
2.1	Revenue from operating activities ⁽¹⁾	212,716	151,715	40.2%
	Revenue for the period	228,932	162,373	41.0%
2.2	Profit after tax from operating activities attributable to Centuria Capital Group Securityholders ⁽¹⁾	70,211	53,253	31.8%
2.3	Profit after tax attributable to Centuria Capital Group Securityholders	143,456	21,105	579.7%
2.4 Dividends and distributions		Amount per security	Franked amount per share	Record date
	Final 2021 dividend per Centuria Capital Limited share (paid 30 July 2021)	2.10 Cents	2.10 Cents	25-May-21
	Final 2021 distribution per Centuria Capital Fund unit (paid 30 July 2021)	3.40 Cents	n/a	25-May-21
	Final 2021 distribution per stapled Centuria Capital Group security (paid 30 July 2021)	5.50 Cents	2.10 cents	25-May-21
	Interim 2021 dividend per Centuria Capital Limited share (paid 29 January 2021)	1.20 cents	1.20 cents	31-Dec-20
	Interim 2021 distribution per Centuria Capital Fund unit (paid 29 January 2021)	3.30 cents	n/a	31-Dec-20
	Interim 2021 distribution per stapled Centuria Capital Group security (paid 29 January 2021)	4.50 cents	1.20 cents	31-Dec-20
	Final 2020 dividend per Centuria Capital Limited share (paid 8 July 2020)	1.80 Cents	1.80 Cents	30-Jun-20
	Final 2020 distribution per Centuria Capital Fund unit (paid 8 July 2020)	3.40 Cents	n/a	30-Jun-20
	Final 2020 distribution per stapled Centuria Capital Group security (paid 8 July 2020)	5.20 Cents	1.80 cents	30-Jun-20
2.5 Record date for determining entitlement to distributions		As above		
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.				
7.0 Details of dividend and distribution payments and payable for current period		Amount per security	Total \$'000	
	Final 2021 dividend paid 30 July 2021	2.10 Cents	12,005	
	Final 2021 distribution paid 30 July 2021	3.40 Cents	21,008	
	Interim 2021 dividend paid 29 January 2021	1.20 cents	7,203	
	Interim 2021 distribution paid 29 January 2021	3.30 cents	19,811	
	Final 2020 dividend paid 8 July 2020	1.80 Cents	8,690	
	Final 2020 distribution paid 8 July 2020	3.40 Cents	16,420	
	No part of these dividends and distributions relate to foreign sourced income			
8.0 The Dividend Reinvestment Plan		Not applicable		

9.0 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 (\$)	<table> <tr> <th>30 June 2021</th><th>30 June 2020</th></tr> <tr> <td>787,802,693</td><td>509,998,482</td></tr> <tr> <td>0.91</td><td>0.89</td></tr> <tr> <td>1.91</td><td>1.44</td></tr> </table>	30 June 2021	30 June 2020	787,802,693	509,998,482	0.91	0.89	1.91	1.44		
30 June 2021	30 June 2020										
787,802,693	509,998,482										
0.91	0.89										
1.91	1.44										
10.0 Details of entities over which control has been gained or lost during the period 10.1 Control has been gained via acquisition 10.2 Control has been lost	<table> <tr> <th>Entity</th><th>Date Control Gained</th></tr> <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> </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
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										
11.0 Details of associates and joint venture entities	<p>At the end of the year, Centuria Capital Group held an interest in the following associates:</p> <table> <tr> <th>Associates</th><th>Ownership Interest %</th></tr> <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> </table>	Associates	Ownership Interest %	Centuria Bass Credit	50.00	QT Lakeview Developments Limited	25.00	Centuria Diversified Property Fund	20.44		
Associates	Ownership Interest %										
Centuria Bass Credit	50.00										
QT Lakeview Developments Limited	25.00										
Centuria Diversified Property Fund	20.44										
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.											
13.0 Foreign entities accounting standards used	NZ IFRS in relation to the Centuria Capital (NZ) Limited										
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.											
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.											

- (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.