

Centuria Capital Announces 2013 Half-year Results and Dividend Declaration

22 February 2013

2013 Half-year Results

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| Underlying net profit after tax of \$2.9 million | (31 December 2011: \$1.3 million) |
| Underlying earnings per share of 3.8 cents | (31 December 2011: 1.6 cents) |
| Statutory net profit after tax of \$2.8 million | (31 December 2011: \$1.0 million) |
| Statutory earnings per share of 3.5 cents | (31 December 2011: 1.2 cents) |
| Net assets of \$91.3 million | (31 December 2011: \$89.4 million) |

Diversified funds management group Centuria Capital (ASX: CNI) today announced its results for the half-year ended 31 December 2012.

The underlying net profit after tax (NPAT) and earnings per share (EPS) represent increases of greater than 100% against the prior corresponding period being the half-year to 31 December 2011. Similarly the statutory NPAT and EPS represent very significant increases as compared with the half-year period to 31 December 2011.

“The results for the first half of the 2013 financial year are the strongest first half results the group has delivered in several years. Continued cost rationalisation initiatives and good first half divisional profits are paying dividends across our business.” Centuria Capital CEO, Mr John McBain commented.

“Pleasingly, the group has now disposed of its last remaining legacy investments being the investment properties at Moonah Links, Fingal and Pepper Sands Resort, Torquay with no adverse impact to the group’s results.” Mr McBain added.

“The property division has had a strong start to the financial year having established a new unlisted property fund which acquired an asset in Brisbane for \$23.3 million, and exchanging contracts in December for the acquisition of a Sydney commercial property for \$56 million which is expected to settle shortly. A number of other significant property acquisition opportunities are in various stages of review and we expect to settle at least one further major property trust prior to financial year end.” Mr McBain commented.

“The financial services division has contributed well to the half-year result. Centuria Life has seen a stabilisation of total funds under administration and we are in the final stages of developing a new investment product which will highlight the attraction of Life Bonds as an alternative investment product to traditional superannuation offerings. Any further restrictive legislative changes in the superannuation sector are likely to be favourable to our life division prospects.

In the Over Fifty Insurance division we have made a number of investments in the on-line component of the business and early results are positive. In the Residential Mortgages business, the embedded

equity for the Centuria shareholders continues to grow - now representing over \$37 million." Mr McBain added.

Dividend Declaration

The Company today announces that it will be paying an interim dividend of 1.25 cents per share fully franked which will be paid on 28 March 2013.

The Company has bought back and cancelled 4.2 million shares in the period to date and today announces that it is suspending the dividend reinvestment plan until further notice.

Mr McBain commented, "The Company recognises the importance of paying dividends to its shareholders, particularly when the group generates such a strong result for the period. Despite the recent growth in the share price and the company's market capitalisation, we are still firmly of the view that the current share price does not accurately reflect the true value of the underlying businesses within the group. As a result, we have moved to suspend the dividend reinvestment plan."

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About Us

Centuria Capital "CNI" is an ASX-listed diversified funds manager with \$2 billion in funds under management. We offer a diverse range of investment opportunities – from tax-effective investment bonds to unlisted property funds. Our drive, allied with our inside knowledge of the sector and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.