

Centuria Capital Group (CNI) ASX Announcement

Centuria

2023 ANNUAL REPORT

SYDNEY (Tuesday, 17 October 2023) – Centuria Capital Group (**ASX: CNI**) releases its 2023 Annual Report.

-ENDS-

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Authorised for release by Anna Kovarik, Company Secretary.

About Centuria Capital Group

Centuria Capital Group (CNI) is an ASX-listed specialist investment manager with \$21 billion of assets under management (as at 30 June 2023). We offer a range of investment opportunities including listed and unlisted real estate funds as well as tax-effective investment bonds. Our drive, allied with our in-depth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

www.centuria.com.au

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Centuris

Centuria Capital Group
Annual Report
2023

Acknowledgement of Country

Our group manages property throughout Australia and New Zealand. Accordingly, Centuria pays its respects to the traditional owners of the land in each country, to their unique cultures and to their elders past and present.

UNLISTED: GUYRA GLASSHOUSE, GUYRA NSW

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LISTED: 10 AND 12 WILLIAMSON ROAD, INGLEBURN NSW

About Centuria

Centuria Capital Group (ASX:CNI) is a leading Australasian fund manager included in the S&P/ASX 200 Index, established 25 years ago.

We manage a range of investment products including listed and unlisted real estate funds. While we hold co-investments in many of our funds, we operate as an external or discrete management model.

By FY23 close, CNI grew to \$21.0 billion of assets under management, of which, 96% comprises real estate funds across industrial, agriculture, real estate finance, healthcare, decentralised office, large format retail and daily needs retail sectors within Australia, New Zealand and an active real estate financing business.

Centuria’s \$13.8 billion unlisted real estate funds platform includes a series of unlisted single and multi-asset closed-ended funds and multi-asset open-ended funds. These unlisted or direct property funds constitute 68% of Centuria’s total real estate and differentiate Centuria from many of its peers.

Centuria is the manager of Australia’s largest listed pure-play industrial and office REITs, Centuria Industrial REIT (ASX: CIP) and Centuria Office REIT (ASX: COF), and the New Zealand diversified listed REIT, Asset Plus Limited (NZX: APL).

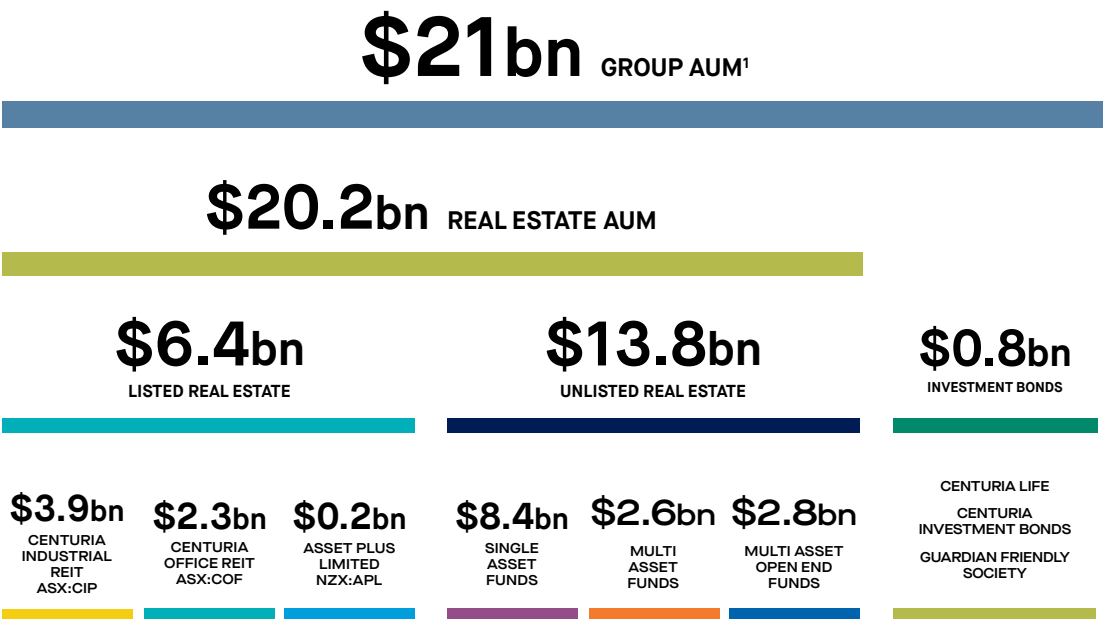
CIP and COF are included in the S&P/ASX 200 and 300 Indices, respectively. Both A-REITs are also included in the FTSE EPRA Nareit Global Development Index, enabling them to be readily compared with international peers. Collectively, the listed REITs comprise \$6.4 billion of assets under management (AUM).

Real estate acquisitions and property finance activities during FY23 resulted in \$1.4 billion of gross real estate activity, complemented by a \$1.6 billion development pipeline.

Centuria’s operations are supported by c.400 staff across eight offices in three countries with a significant proportion of our workforce focused on the full spectrum of management – from inhouse facility managers and asset managers, to fund managers and corporate personnel – all dedicated to the lifecycle of real estate funds and trusts. This results in specifically curated funds and assets, designed to optimise securityholder returns.



35 CAMBRIDGE STREET, COORPAROO QLD

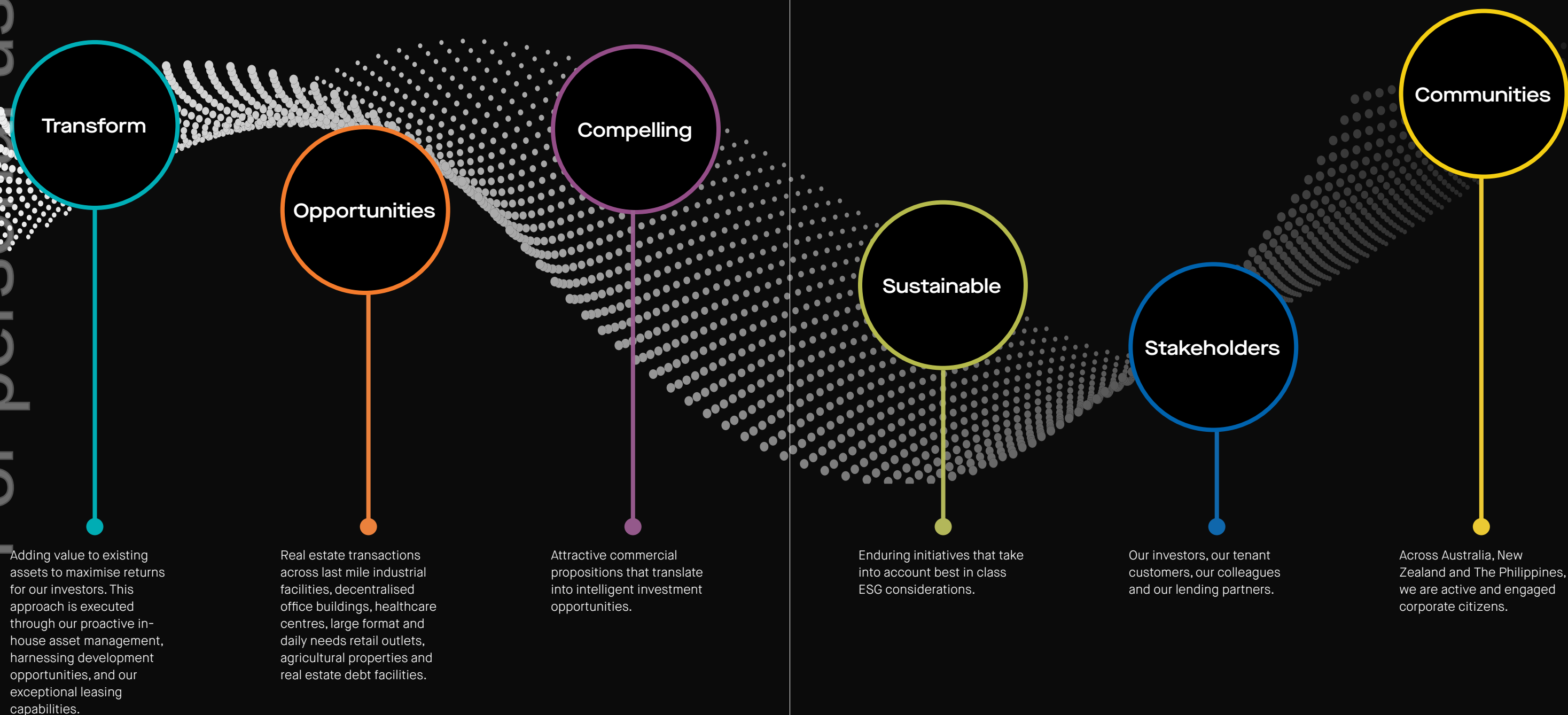


Note: AUM as at 30 June 2023. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.10883 as at 30 June 2023). Numbers presented may not add up precisely to the totals provided due to rounding.

1. AUM includes asset exchanged to be settled, cash and other assets and the impact of revaluations during this period

Centuria's purpose

We **transform** real estate **opportunities** into **compelling** investments, which create **sustainable** long-term value for our **stakeholders** and the **communities** in which we operate.



Centuria's values and capabilities

Our core values are the essence of our identity – the principles, beliefs and philosophy of our brand.

Our values and capabilities support our vision and shape our culture to create a sense of belonging. We prioritise strong and lasting relationships within our business and with our investors, tenants and partners. Centuria mobilises to seize opportunities, we make well-informed decisions and we are transparently accountable.

Centuria values

We are honest, transparent and respectful

As Centurians, we take pride in how we develop strong and lasting relationships within our business and with our investors, tenants and partners. We do this in how we communicate with, support, and respect one another.

We work and thrive as an integrated and agile team

At Centuria, we are bigger than the individual parts. We embrace diversity and collaborate with colleagues and partners to achieve success.

We support each other to grow

We seek opportunities to encourage personal development and support collective growth. We reward and celebrate success and like to promote from within.

We do what it takes

We love challenges and finding unique ways to solve problems. We have a focus on growth and a commitment to always act ethically and in the best interests of our stakeholders.

Centuria capabilities

Transparent cooperation

Transparent cooperation means our teams are accountable and responsible, creating autonomy without politics. We are honest in our communication, we build trust and we value one-another's opinions, leading to stronger collaboration with our stakeholders.

Transactional velocity

Transactional velocity means the speed that we do business. We mobilise our people to seize opportunities and make quick decisions. What takes others months to transact, takes us only days.

Thorough process

Our processes result in thorough analysis. Our experienced team knows where the risks and opportunities lie, which leads to well-informed decision-making.

Personal interaction

At Centuria, it's personal. As a Centurian you will be well cared for. As a client, we look after your interests as if they were our own. We create a sense of belonging and build relationships through the way we treat and work with one another.

VISION

A leading Australasian funds manager.

Our people are leaders in their field throughout Australia, New Zealand and the Philippines.

We leverage our geographic diversity, our in-depth market knowledge in favoured sectors and our access to capital to grow funds under management, with a strong focus on earnings growth.

Integrated platform**Geography**

Australia
New Zealand

Sectors

Office
Industrial
Healthcare
Daily needs retail
Large format retail
Real estate finance
Agriculture
Investment bonds

Fund types

Listed REITS
Unlisted single asset closed-ended funds
Unlisted multi asset closed-ended funds
Unlisted multi asset open-ended funds

Capital sources

Listed
Unlisted institutional
Unlisted retail
Unlisted wholesale

Active management**Integrated in-house capability**

Funds management
Real estate transactions
Development
Distribution
Asset management
Property and facilities management
Leasing

Generating investment opportunities**Balance sheet**

Cash on hand
Capital recycling
Diverse capital sources
Undrawn debt capacity

Platform support

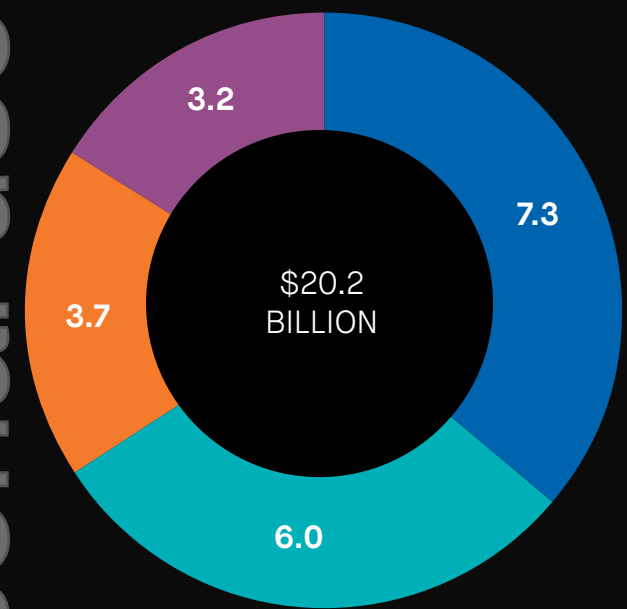
Underwriting
Co-investments
Fund establishment
Cornerstones

UNLISTED: FLAVORITE GLASSHOUSE, WARRAGUL VIC

Australasian real estate platform

Real estate platform expansion to \$20.2 billion over FY23.

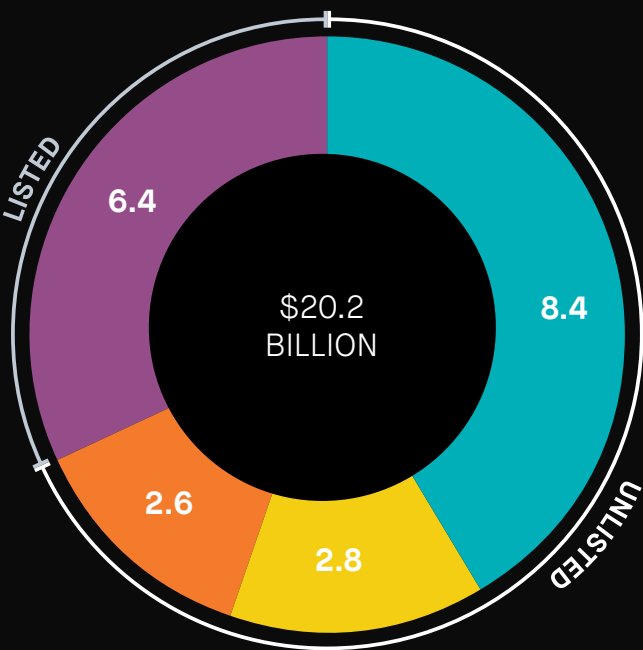
Sectors¹



- Office
- Industrial
- Alternatives: healthcare, real estate finance, agriculture
- Daily needs and large format retail

Expansion into alternatives – healthcare, real estate credit and agriculture. Alignment to de-centralised office, industrial, daily needs and large format retail.

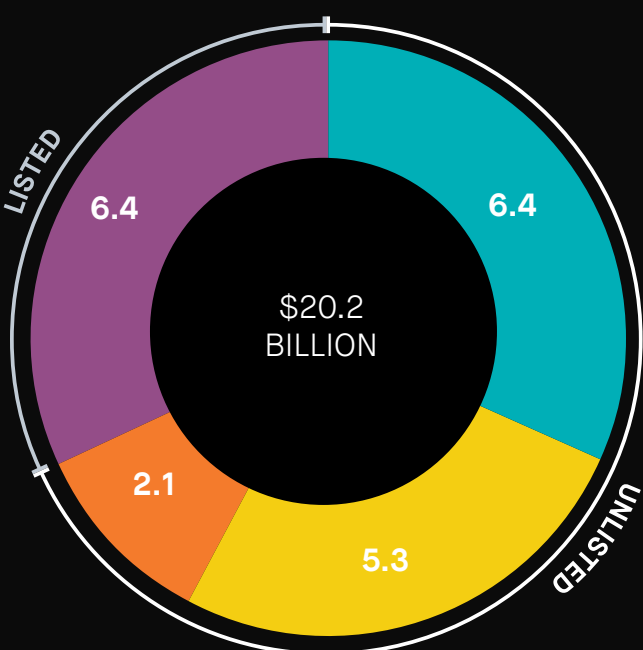
Funds



- Single asset closed-end funds
- Multi asset open-end funds
- Multi asset closed-end funds
- REITs

Unlisted real estate comprises 68% of total real estate AUM.

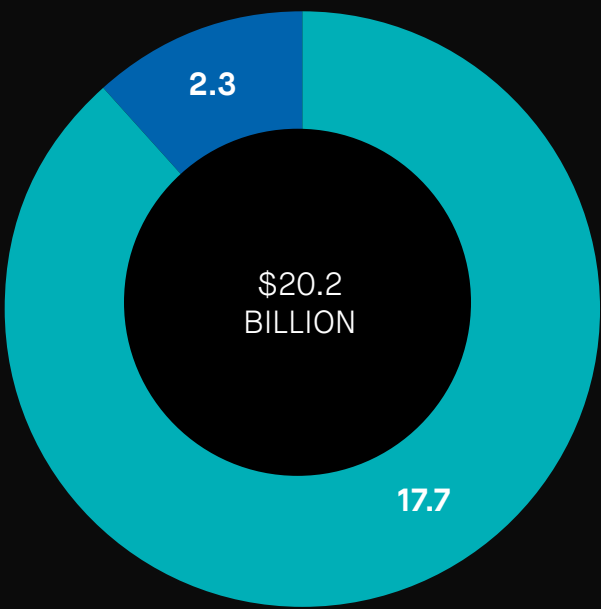
Capital



- Wholesale
- Retail
- Institutional
- REITs

Cash on hand, mandates and partnerships available for deployment e.g. MSREI industrial and healthcare partnerships.

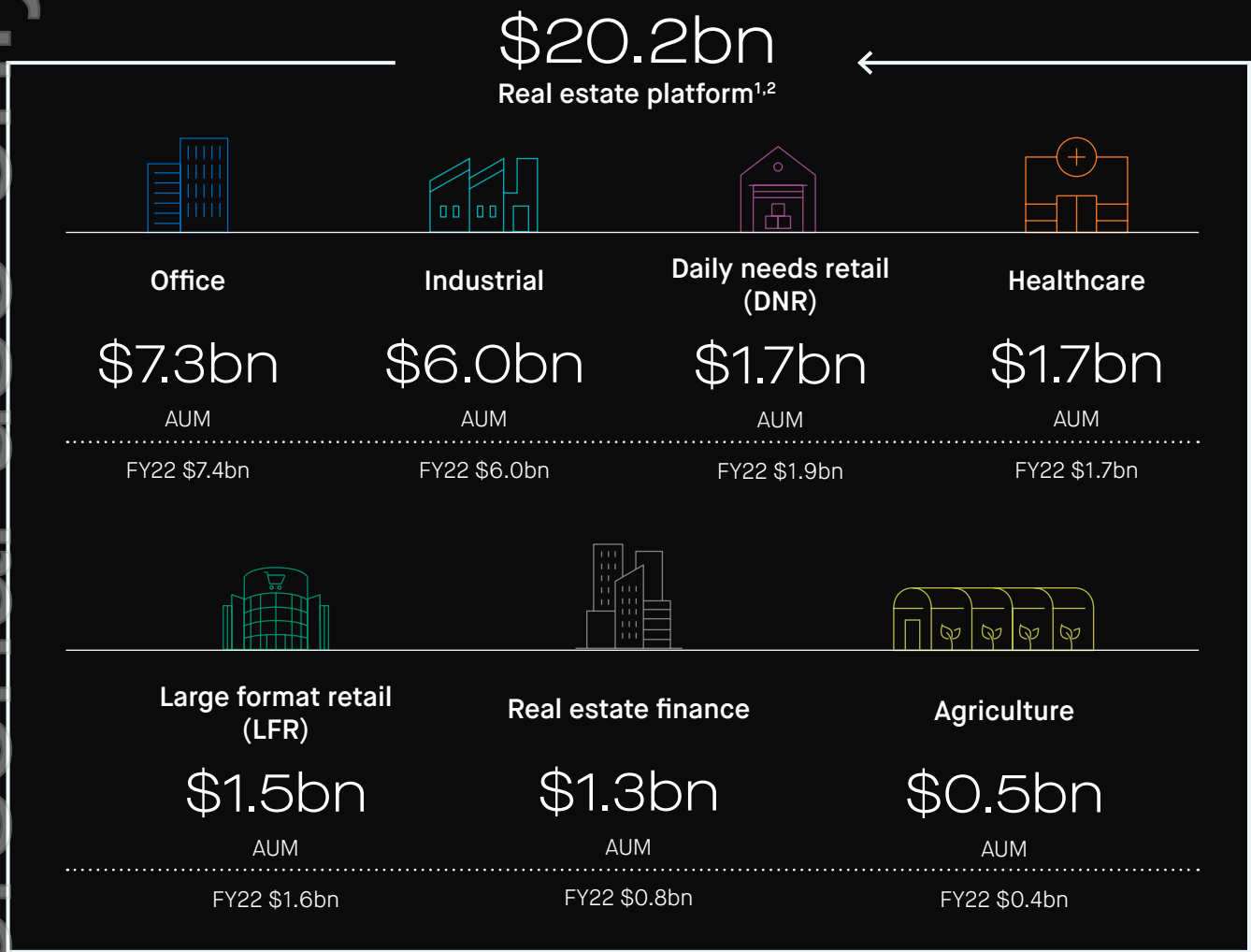
Geography



- Australia
- New Zealand

All figures above are in Australian dollars (currency exchange ratio of AU\$1,000:NZ\$1.1088 as at 30 June 2022). Numbers presented may not add up precisely to the totals provided due to rounding. AUM includes assets exchanged to be settled, cash and other assets.
1. Other AUM across tourism, shopping centres and land syndicates in the US, NZ and WA.

Agriculture and real estate finance create new, alternative growth corridors



Note: All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.10883 as at 30 June 2023). Numbers presented may not add up precisely to the totals provided due to rounding.

1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.
2. Platform total of \$20.2bn includes other AUM of \$0.2bn across tourism, shopping centres and land syndicates in the US, NZ and WA.

A \$20.2 billion leading Australasian real estate platform¹



Australia

New South Wales
\$4,779m
across 116 properties

Western Australia
\$4,444m
across 95 properties

Victoria
\$3,549m
across 79 properties

Queensland
\$3,385m
across 94 properties

South Australia
\$925m
across 27 properties

Australian Capital Territory
\$390m
across 5 properties

Tasmania
\$30m
across 4 properties

New Zealand

Auckland
\$1,556m
across 36 properties

Other New Zealand
\$745m
across 57 properties

Note: All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.10883 as at 30 June 2023). Numbers presented may not add up precisely to the totals provided due to rounding.

1. Includes assets exchanged to be settled and real estate finance loans by property. Sub totals exclude cash and other assets.

LISTED: 825 ANN STREET, FORTITUDE VALLEY QLD



Garry Charny

CHAIRMAN

“An advantage of Centuria’s enlarged, diversified platform is that the breadth of real estate markets we operate within enables us to use counter-cyclical, strategic growth levers.”

Chairman’s report

On behalf of the Centuria Capital Group Board, it is my pleasure to introduce the Group’s 2023 Annual Report.

Whilst we do not find ourselves in a Weimarian dystopia, the year was defined by a historically steep escalation of interest rates as the Reserve Bank increased the official cash rate ten times, bringing the policy rate from 0.85% to 4.10% – all within the FY23 period. This dizzying increase signaled a departure from COVID-related emergency rates to current levels in a bid to control an inflation rate not seen in decades.

It is hoped that we are at or near the peak of the Interest rate rise cycle globally. Either way, FY24 is a transitory period for many businesses as this rather harsh interest rate cycle tests business models for vulnerabilities. In this context, we believe opportunities are available to quality business models that can absorb these financial conditions and more specifically, to those which can adapt and diversify quickly to take advantage of rapidly changing market factors.

An advantage of Centuria’s enlarged, diversified platform is that the breadth of real estate markets we operate within enables us to use counter-cyclical, strategic growth levers. Having operated for over 25 years in our current iteration, we intimately understand the peaks and troughs that run through the traditional real estate markets while affording us some foresight to capitalise quickly on emerging alternative markets. Your Board and management comprehend mid to long-term investment cycles – one of the benefits of experience.

Performance

As FY23 unfolded, it became apparent that the alternative real estate sectors would continue to drive the Group’s growth. Agriculture, credit and industrial sectors, were the engine of the business.

In particular, as traditional debt providers tighten their lending criteria, non-bank real estate finance, provided by Centuria Bass, offers a credible and attractive solution to developers who are reacting to a nation-wide shortage of developable residential land and housing. With interest rates at present levels, and credit criteria unchanged in traditional debt markets, Centuria Bass is able to offer Centuria investors attractive returns through our credit funds. This part of the business has enjoyed spectacular growth during FY23 and is positioned to accelerate that growth throughout FY24.

Appetite from institutional investment grew as Centuria extended its relationship with Morgan Stanley Real Estate Investing (MSREI). During the previous period, we reported a healthcare-focused joint venture with MSREI and it is my pleasure to announce in FY23, another venture partnership was established between MSREI and CIP called the Centuria Prime Logistics Partnership. Centuria will continue to explore further institutional partnerships while seeking to expand its existing mandates, including those within the retail and office sectors.

In office, the work from home phenomena has slowly become more transparent and the arguments more grounded. There are advocates on both sides and unquestionably what offices will look like in a decade will change. There does seem to be growing unanimity that building the culture of a business is well-nigh impossible when people cannot sit and meet in person – performance aside. Offices are not going anywhere – how and when they are used in the future might be a different discussion. Whilst prognostication is a dark art, we do know as fact that our underlying office portfolio metrics show year-on-year occupancy improvements, low vacancy rates and significant leasing activity. Location plays a factor as do our high sustainable ratings and modern amenities. There is a flight to quality.

Centuria’s 2023 Office Tenant Survey found c.75% of respondents anticipate retaining or increasing their space requirements throughout the medium-term. Furthermore, c.80% are working full time or up to four days per week at their commercial premises. In addition to these industry trends, the survey also revealed three in four tenants (75%) are ‘extremely’ to ‘very satisfied’ with Centuria’s in-house property and facility management team. In total, 90% of respondents would ‘likely’ to ‘extremely likely’ recommend Centuria to a friend or colleague. This is testament to Centuria’s strong, proactive inhouse management capabilities. Being at the coalface of tenant relations – no matter what property sector – is vital for sustained growth throughout the company.

Sustainability

During FY23, Centuria further advanced its commitment to environmental, social and governance initiatives, including the formal launch of our ESG Policy, endorsed by the ESG Board. Shortly, we will be delivering our third Sustainability Report, which highlights the increased volume of initiatives across Australia and New Zealand. As the company evolves, so too does our commitment to the communities in which we operate.

During the year, the Board and management examined the identity of our enlarged Group following the successful integration of Heathley, Augusta Capital, Primewest and Bass Capital. To ensure we are a cohesive and focused unit, we analysed our corporate strategies to determine our mission. I am pleased to highlight our new Purpose Statement, as outlined on pages 8-9 of this report –

“We transform real estate opportunities into compelling investments, which create sustainable long-term value for our stakeholders and the communities in which we operate.”

This statement is fundamental to our approach and how we wish to be perceived in the market and it underpins our attention and intention to deliver results for you, our securityholders.

We continue our commitment to improved diversity within the Group and I am indebted to Susan Wheeldon as Chair of the Culture and ESG Committee, who has ensured that we will be putting appropriate metrics around all our targets to ensure they can be both managed and measured.

Talent and leadership

While our governance initiatives embrace internal talent management and leadership, I would like to specifically call out our exceptional human resource undertakings during the year. To begin, Centuria was named as part of the 2023 AFR Best Places to Work in Australia and New Zealand. Specifically, we are considered among the top 10 best places to work within the property, construction and transport category.

This external endorsement further supports the positive responses from our 2023 Engagement Survey, which incorporated feedback from 90% of our workforce.

Highlights include:

- 92% believe their manager genuinely cares about their wellbeing;
- 91% don’t hesitate to raise identified risks with their manager;
- 89% know what they need to do to be successful in their role; and
- 88% are proud to work for Centuria.

We are also above the industry average in areas including:

- Leadership – 76% have confidence in Centuria’s leaders who keep their teams informed, share the company’s vision and demonstrate their team is important to the Group’s success.
- Learning and development – three in four Centurians (74%) believe the company supports their development and career aspirations as well as provides them with career opportunities.

Taking into consideration feedback from the survey, and as a consequence of COVID impacts, Centuria has placed concerted attention on our workforce’s mental health. To this end, each office has undertaken mental health workshops and a mental health program has been implemented.

Other new programs introduced throughout the year include employee-nominated recognition awards (aligned to our corporate values and capabilities), Lunch and Learn education workshops, new onboarding/offboarding systems, a new manager orientation program, a new starter buddy program and interview/recruiting training. We continue to foster emerging talent as part of the Group’s succession planning.

As markets become more challenging, we recognise it is crucial to continue the development of our personnel and retain an experienced, exceptional team. With leaders such as John and Jason, our Joint CEOs, Andrew Hemming (Healthcare), Mark Francis (Centuria NZ), Nicholas Goh and Giles Borten (Centuria Bass Credit), the Board and I remain confident in our team’s abilities to navigate through the challenges that lie ahead in FY24.

Conclusion

As alluded to earlier, Centuria has operated throughout various challenging economic environments.

Whilst we do not believe the current conditions to be similar in extent to the Global Financial Crisis, the disciplines learned in that environment and the lens that the Board and management bring to vetting new opportunities and to capital management have been well integrated into our risk framework.

It is only through a combination of impartial and decisive discipline in decision-making, together with the ability to perceive and execute on new opportunities, that Centuria will continue to deliver rewarding results to its investors. This combination of restraint and initiative is something we deal with daily and we take great pride in delivering in difficult circumstances as well our ability to quickly ramp up activity and earnings as markets stabilise and improve.

My thanks to my fellow Board members at both the Group and Responsible Entity level as well as to the wider management in Australia, New Zealand and the Philippines. This is a group of hard working, well-motivated people who discharge their responsibilities with great care and pride and I am honored to work with them.

Finally, I need to make a special mention of Peter Done who is retiring from the Centuria board at the end of his current term. We are continuously conscious of, and active in, our Board renewal strategy. Nonetheless, Peter will be a great loss. He has sat as the Chair of Audit, Risk and Compliance Committee for as long as I have been Chairman and for some time before that. His contribution has been extraordinary and his diligence and quiet assurance has made Centuria a better company. I am pleased that he will not be lost entirely to the Group through his ongoing directorships of the Responsible Entities for COF and CIP.

In the meantime, I look forward to welcoming you all to our Annual General Meeting, both physical and virtual, in mid-November.



Garry Charny

CHAIRMAN

Key metrics: Delivering strong growth and creating value across the platform

Execution of diversity strategy

\$21.0bn
Group AUM¹

14.5cps
FY23 OEPS² delivered

11.6cps
FY23 DPS delivered

\$1.4bn
FY23 gross real estate activity³

91%
Recurring revenues of FY23 total Group revenues

\$1.6bn
Development pipeline⁴

- 1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluation during the period.
- 2. Operating EPS (OEPS) is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities.
- 3. Includes \$811m of acquisitions exchanged and settled in FY23, \$34m exchanged in FY23 yet to settle and \$542m of real estate finance transactions.
- 4. Development projects and development capex pipeline, including fund throughs. Committed development pipeline \$0.8bn, future pipeline \$0.8bn.

Joint CEOs' letter



John McBain

JOINT CEO

Jason Huljich

JOINT CEO

It is our pleasure to present Centuria Capital Group’s 2023 Annual Report.

Growth during the 2023 financial period (FY23) was a function of strong recurring earnings coupled with continued execution of our diversification strategy which led to Group assets under management (AUM) growing to \$21 billion¹ by the end of the period.

While the Group continued to operate in its established industrial, retail, healthcare and office sectors, during FY23 it rapidly expanded into new alternative sectors including real estate finance (+59% to \$1.3 billion) and agriculture (+33% to \$0.53 billion), resulting in \$1.4 billion of gross real estate activity² together with a \$1.6 billion development pipeline³.

As market conditions across Australia and New Zealand changed throughout FY23, Centuria’s suite of investment products broadened to match investor appetite. With two thirds of the Group’s real estate AUM weighted towards unlisted real estate funds, it was pleasing to see the unlisted platform benefitting from \$0.6 billion of capital inflows during FY23.

The resilience of Centuria’s retail distribution network during challenging periods for the equity capital markets underpins the Group’s ability to create and raise equity for new unlisted funds and the launch of the new \$324 million Centuria Agriculture Fund during FY23 is an excellent example of this resilience.

Institutional capital investment with Centuria continued to expand by 11% to \$2.1 billion during FY23 and securing an additional \$500 million logistics mandate, post balance date, further demonstrates the Group’s ability to expand its range of capital sources.

Looking across our real estate platform, Centuria continued to effectively manage its diversified portfolios, led by an active in-house management team who provide a hands-on approach to ensure high tenant satisfaction and well performing assets. The platform’s scale continues to deliver high recurring revenues, accounting for 91% of total revenues, as well as continued access to establishment and performance fees.

Financial results

Despite the prevailing macroeconomic conditions, the Group has remained strong due to its scale and diversification. Centuria delivered statutory NPAT of \$105.9 million¹, operating NPAT of \$115.6 million² and a distribution of 11.6cps, which were all higher than FY22. Distributions, as well as operating EPS of 14.5cps³, were in line with FY23 guidance.

Centuria delivered record earnings before interest and tax (EBIT) of \$166.8 million, up 7.5% on FY22. Property funds management increased 6% to \$84.1 million⁴, underpinned by the full year impact of platform expansion in FY22. Transaction fee income of \$26 million was generated from \$2.4 billion of total transaction activity. Performance fees of \$28.5 million were realised while the Group has a further \$126 million of embedded latent unrecognised performance fees.

Co-investment earnings increased 8% to \$52.4 million, reflecting the increased capital deployed to support the unlisted funds business. Development revenue experienced significant growth of 45% to \$9.4 million, underscoring the talent of the in-house team who leveraged its active projects pipeline and delivered profits on recently completed projects, despite challenging market conditions. Centuria Bass also significantly increased real estate credit finance operating profitability by 61% to \$6.6 million, reflecting its considerably increased loan book. The Investment Bonds business delivered an operating profit of \$3.5 million, down from FY22 due to a one-off fee recoupment following the

unitisation of capital guaranteed products. Corporate overheads were substantially reduced primarily through initiatives deployed across travel, consulting, and other controllable overheads.

The Group’s balance sheet remains conservative with a net asset value of \$1.77 per security as at 30 June 2023⁵, up four cents per security on FY22. Throughout FY23, Centuria increased its funding optionality with a new five-year \$50 million debt facility secured in addition to the \$67 million re-finance in near-term maturities. As at 30 June 2023, Centuria lowered its operating gearing ratio to 10.6%⁶ (HY23: 17.3%), while realising \$237 million of cash from the sale and recycling of balance sheet assets. Importantly, Centuria’s balance sheet is positioned to fund organic growth with \$329 million of cash and undrawn debt.

Centuria benefits from a net operating interest cover ratio (ICR) of 5.0 times, which despite recent increases in financing costs, represents a significant buffer above covenant requirements of 2.0 times. Centuria further broadened its debt sources and risk concentration to 24 lenders. Lending facilities across the entire Group total \$8.2 billion, which covers more than 120 funds with a weighted average debt duration of 2.2 years, reflecting the typical lending term of up to five years in Australia and up to three years in New Zealand. The Group’s weighted average hedging profile is 52% at 30 June 2023 with a weighted average duration of 1.8 years, broadly aligned with debt duration. During FY23, approximately 60% of all funds were refinanced. This significant, proactive capital management has enhanced Centuria’s understanding of lenders’ appetite while building stronger relationships with our financiers.

Real estate platform

At 30 June 2023, the Group managed⁷ c.420 assets, leased to ~2,500 tenants. Lease terms were agreed over more than 548,000sqm across 542 transactions, representing 13% of the total platform. This significant leasing activity, secured on strong tenant covenants, resulted in rent collections across the platform remaining high at 99%. During the period, the weighted average capitalisation rate across the Group was 5.81%. Our real estate platform provides robust fundamentals including a high 97% occupancy rate and a 6.1-year WALE.

Two-thirds of Centuria’s real estate platform comprises unlisted funds (\$13.8 billion) and a third, listed funds (\$6.4 billion). In terms of asset sector exposure, only a third of the Group’s platform comprises office assets (\$7.26 billion) while the remainder comprises industrial, retail and alternative property sectors.

1. AUM includes assets exchanged to be settled, cash and other assets and the impact of revaluations during the period.
2. Includes \$811m of acquisitions exchanged and settled in FY23 and \$542m of real estate finance transactions.
3. Development projects and development capex pipeline, including fund throughs.

1. Attributable to CNI securityholders.
2. Operating NPAT of the Group comprises of the results of all operating segments and excludes non-operating items such as transaction costs, mark to market movements on property and derivative financial instruments which are the results of Benefit Funds, Controlled Property Funds and share of equity accounted net profit in excess of distributions received.
3. Operating EPS is calculated based on the Operating NPAT of the Group divided by the weighted average number of securities.
4. Excluding performance fees.
5. Number of securities on issue 30 June 2023: 799,796,794 (at 30 June 2022: 792,787,120).
6. Gearing ratio is calculated based on (operating borrowings less cash) divided by (operating total assets less cash).
7. Tenancy profile is shown aggregated across all funds managed by Centuria and is not representative of any single fund or property. Excludes land, Development assets, US syndicates, Centuria Bass Credit, assets exchanged yet to be settled.

Gross real estate activity of \$1.4 billion¹ comprised \$811 million of real estate acquisitions and \$542 million of real estate finance. Additionally, \$400 million of gross development projects were completed during FY23.

Centuria's office portfolio provides a high 94% total occupancy rate and remains exposed to Australia's better-performing office markets. There remains a bifurcation within domestic markets based on asset size, quality and leasing risk. With Centuria's average office value of less than \$100 million, its assets provide exposure to a deeper transaction pool. Throughout FY23 Centuria divested five office assets at an average 4.5% premium to prior book value, demonstrating investment appetite for smaller metropolitan and near city office assets. In FY23, a 50% interest was secured in the \$223 million Allendale Square office tower, WA, for an unlisted wholesale fund.

On the industrial front, the domestic market continues to provide strong tailwinds with Australia having the lowest vacancy rate, globally, at 0.6%². Centuria's ~\$6 billion industrial portfolio is strategically positioned to build critical scale within urban infill markets, where occupier demand remains highest and land is most constrained. During the period, rental levels from our industrial assets improved significantly, particularly in the second half of the year with average re-leasing spreads reaching 37% in the CIP portfolio. Several industrial assets were secured for both Australian and New Zealand unlisted funds during the period.

Centuria's Institutional AUM stood at \$2.1 billion as at year end - FY23. Post balance date, the Group announced a further institutional mandate known as the "Last Mile Logistics Partnership". This is a \$500 million mandate on behalf of a US private investment firm which was seeded with a \$76 million logistics portfolio bringing total Institutional Investment within the Group to \$2.2 billion of AUM. Owing to favorable market conditions in the industrial market, in particular the tightly held last-mile infill market, the Group believes that considerable growth is available within this mandate.

Centuria's \$3.2 billion retail portfolio is exposed to daily needs retail (DNR), underpinned by non-discretionary spending, and large format retail (LFR), aligned to household needs. Approximately 44% of Centuria's DNR income is derived from supermarkets, providing a resilient revenue flow. The Group's LFR sites have low site coverage which, like industrial, provides value-add opportunities. Average re-leasing spreads for the Australian LFR portfolio were 11%, including 8% for existing tenants and an impressive 24% for new leases. During the period, Centuria expanded its unlisted DNR assets with two wholesale funds, which were fully subscribed.

Approximately half of Centuria's \$1.67 billion healthcare platform comprise short-stay and day hospitals, making Centuria one of the largest, non-operator landlords in Australia. Our healthcare facilities lend themselves to operational efficiencies, leading to better patient outcomes

and cost efficiencies. The Group's in-house development team is currently progressing a \$360 million gross development pipeline for our unlisted healthcare funds.

Across Centuria's \$0.53 billion agriculture platform, the Group has focused on precision farming assets – and more specifically protected cropping. The three agricultural assets acquired in FY23 are high quality glasshouses, lending themselves to highly sustainable farming methods. Centuria is now Australia's biggest large-scale glasshouse landlord. The unlisted open-ended Centuria Agriculture Fund (CAF) acquired two additional glasshouses for a combined \$143 million and Centuria NZ Agricultural Property Fund launched, seeded with an \$18 million glasshouse.

As mentioned, the \$1.27 billion Centuria Bass real estate finance platform experienced strong growth as the property industry looked to non-bank financing when the big four banks tightened their lending criteria. This business provides loans to developer and investor clients and develops debt fund opportunities for Centuria's wholesale investor clients. During FY23, Centuria Bass launched four single-asset wholesale credit funds, which were fully subscribed, in addition to expanding the open-ended Centuria Bass Credit Fund. We anticipate that during FY24, demand for Centuria Bass debt funds from our distribution network will be very high and believe this will be an important revenue-driver for the Group.

These seven asset classes are further supported by newly constructed modern and sustainable properties generated from Centuria's in-house development division. During FY23, Centuria delivered \$400 million of projects throughout Australia and New Zealand. Projects i.e., property upgrades, refurbishments, and redevelopments as well as new assets for the Group's listed and unlisted funds. Our award-winning in-house development team is also progressing \$821 million of committed projects alongside a further \$809 million of future projects.

Systems and processes

The backbone of Centuria's expanding real estate platform and financial systems is its operations. Following corporate acquisitions in previous reporting periods and the integration of an enlarged workforce and additional business lines, Centuria significantly enhanced its systems and processes as part of the Group's commitment to improving efficiencies and proactively managing costs. This extends to the continued integration of Primewest commercial property services into Centuria's infrastructure as well as the transition of Primewest funds into Centuria's property and financial management systems.

We have implemented an integrated customer relations management solution throughout the Australian and New Zealand businesses and furthermore, to support business growth, we expanded the back-end operations capability expanded in Centuria's Manila office. Combined with a strategy to deploy increased automation, this is expected to deliver future cost savings.

Looking ahead, increased integration is expected across the Group's Treasury function with the impending implementation of a unified treasury management solution. The importance of IFRS sustainability standards means the Group will continue investing in enhanced data collection, storage, aggregation and reporting systems in preparation for its introduction. Centuria reiterates its continued commitment to strengthening cyber defences while complying with APRA's information security framework CPS234.

Environmental, social and governance considerations

Centuria also continues its commitment to Environmental, Social and Governance initiatives through its flexible and relevant sustainability framework. During the period, Centuria released its ESG Policy and launched new sustainability targets including:

- Targeting Zero Scope 2 emissions by 2035 with our portfolio being powered by the equivalent of 100% renewable electricity through a combination of onsite solar and large-scale generation certificate deals which match our consumption.
- Eliminating gas and diesel where practicable, by 2035 from equipment owned and operated by the Group¹.

The Group expanded the number of buildings expected to achieve a 5-star Green Star rating with new assets delivered for our REITs by the in-house development team during the period.

Centuria has continued its 10-year support of St Lucy's School in New South Wales, which provides education to students with disabilities. Additionally, Centuria supported a range of interstate charities with relevance to the particular local communities in which Centuria operates.

The Group supports a diverse workplace culture, and we are proud to have increased female participation in our workforce to 45%. We have continued our intern program and during FY24 will also implement a new scholarship program. These initiatives are designed to raise awareness of the opportunities for young people in the financial services sector and also provide an opportunity for us to continue to broaden diversity within the business.

Finally, our employee engagement surveys during the period disclosed that 88% of staff are proud to work at Centuria.

Outlook

Centuria's reputation as a funds manager is built on our ability to adapt to market changes by unlocking innovative new products. We have a strong focus on alternative, well-performing real estate sectors to expand our platform and deliver diversified income sources – which is one of Centuria's 'points of difference'. In addition to our recent success in alternative sectors we will also continue to harness the strong tailwinds from the industrial sector.

Centuria continues to execute on its strategy against a backdrop of 10 cash rate hikes and high inflation. A level of interest rate uncertainty still exists moving into FY24, but market sentiment indicates interest rates should stabilise allowing markets to begin the journey towards normalisation.

We want to ensure we are well positioned to continue our upward growth trajectory as markets normalise, which we refer to as our 'through cycle' approach. Accordingly, Centuria will navigate what we believe will be a challenging FY24 backdrop, relying on our experienced management team, with guidance from the Board, and maintain a disciplined, strategic approach to capital management.

Centuria has provided FY24 OEPS guidance² of 11.5 to 12.0cps and DPS guidance² of 10.0cps. This guidance is set at levels that reflects our best estimate of earnings based on the current challenging market conditions. The guidance anticipates restrained transaction volumes in FY24 compared to previous periods together with increased finance costs - both acting to subdue profitability marginally until markets normalise.

Last but not least, we thank our team across Australia, New Zealand and the Philippines for their loyalty and dedication throughout a challenging trading period. Similarly, we thank the Chairman and Board of Directors across the Group and Responsible Entity boards as well as our external committees whose guidance and support are invaluable to the company's success.

Most of all we thank you, our securityholders, for your ongoing confidence and support. We look forward to updating you throughout FY24.

	
John McBain	Jason Huljich
JOINT CEO	JOINT CEO

1. Includes \$811m of acquisitions exchanged and settled in FY23 and \$542m of real estate finance transactions.
2. Source: CBRE Research Q2 2023.

1. Gas and diesel equipment owned and operated by our tenants are excluded from Centuria's sustainability target.
2. FY24 guidance announced on 18 August 2023.

FY24 guidance anticipates lower performance fees and development profits, restrained transaction volumes and increased finance costs.

11.5-12.0cps
FY24 OEPS guidance¹

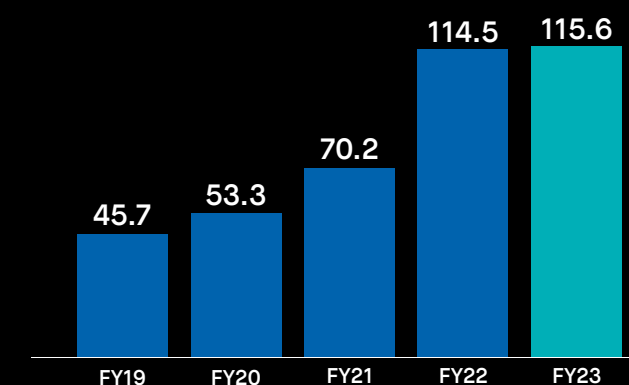
10.0cps
FY24 DPS guidance¹

¹. FY24 guidance announced 18 August 2023.

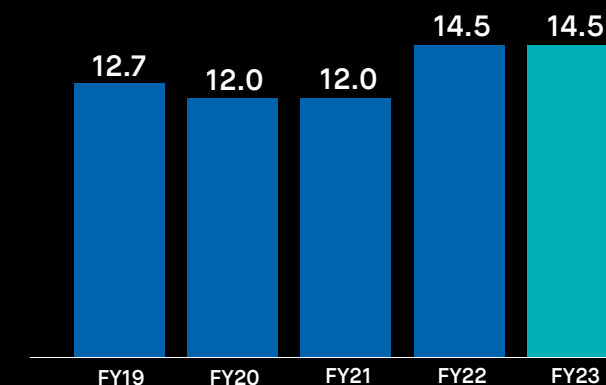
LISTED: 56-88 LISBON STREET, FAIRFIELD NSW

Key financial metrics

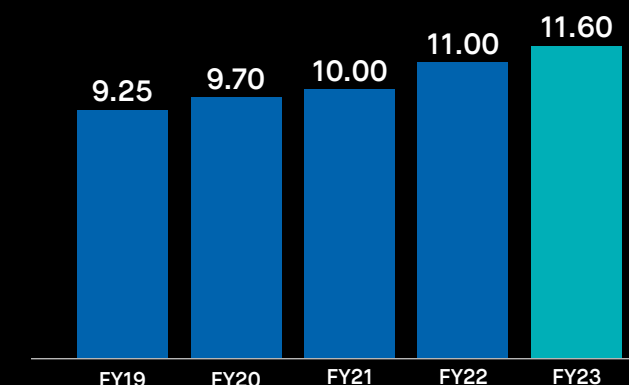
Operating net profit after tax (\$m)¹



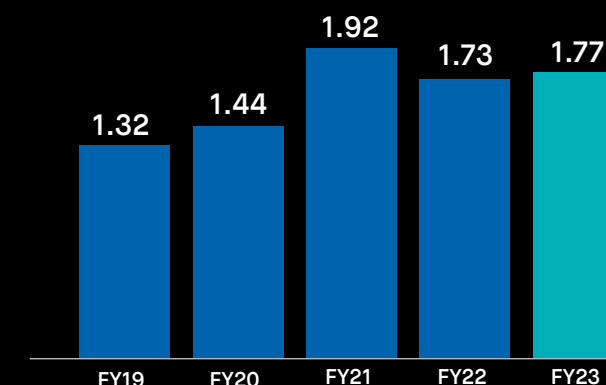
Operating earnings per security² (cents)



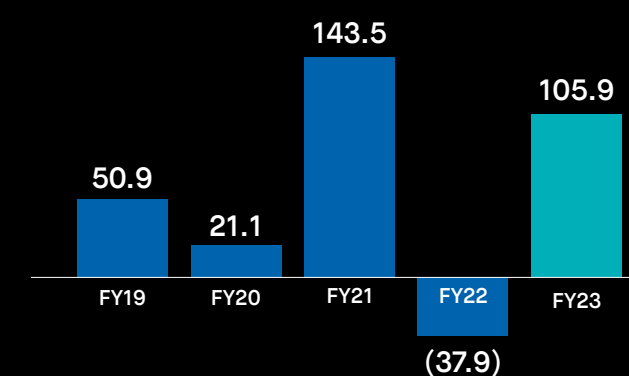
Distributions per security (cents)



Net assets per security (\$)³



Statutory net profit after tax (\$m)⁴



1. Operating NPAT of the Group comprises the results of all operating segments and excludes non-operating items such as transaction costs, mark to market movements on property and derivative financial instruments, the results of Benefit Funds, Controlled Property Funds and share of equity, accounted net profit in excess of distributions received.
2. Operating EPS is calculated based on the operating NPAT of the Group divided by the weighted average number of securities.
3. Number of securities on issue 30 June 2023: 799,796,794 (at 30 June 2022: 792,787,120).
4. Attributable to CNI securityholders.

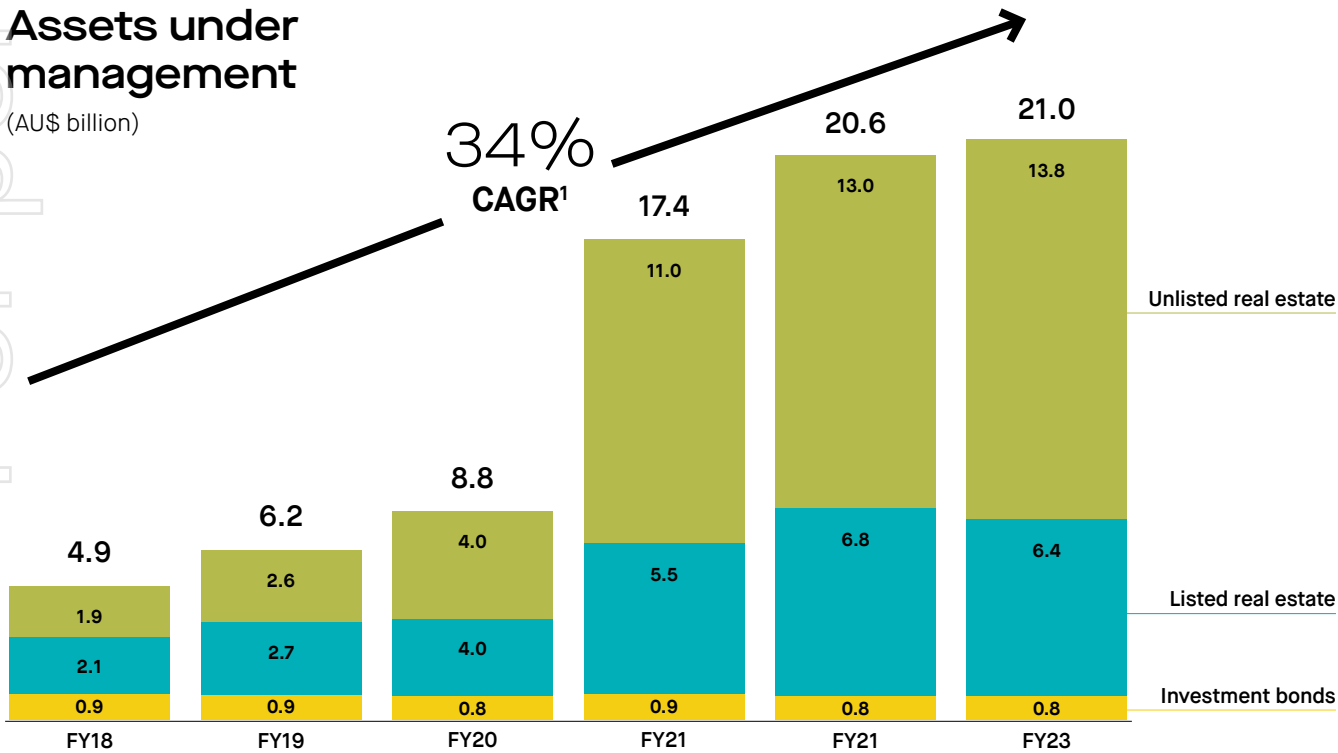
Diversified funds management platform

Centuria is a leading Australasian S&P/ASX 200 funds manager overseeing \$21 billion of Group assets under management with the experience and potential to increase this pool of assets meaningfully over time.

Centuria has a strong focus on alternative, well-performing real estate sectors to expand our platform and deliver diversified income sources – which is one of Centuria’s “points of difference”.



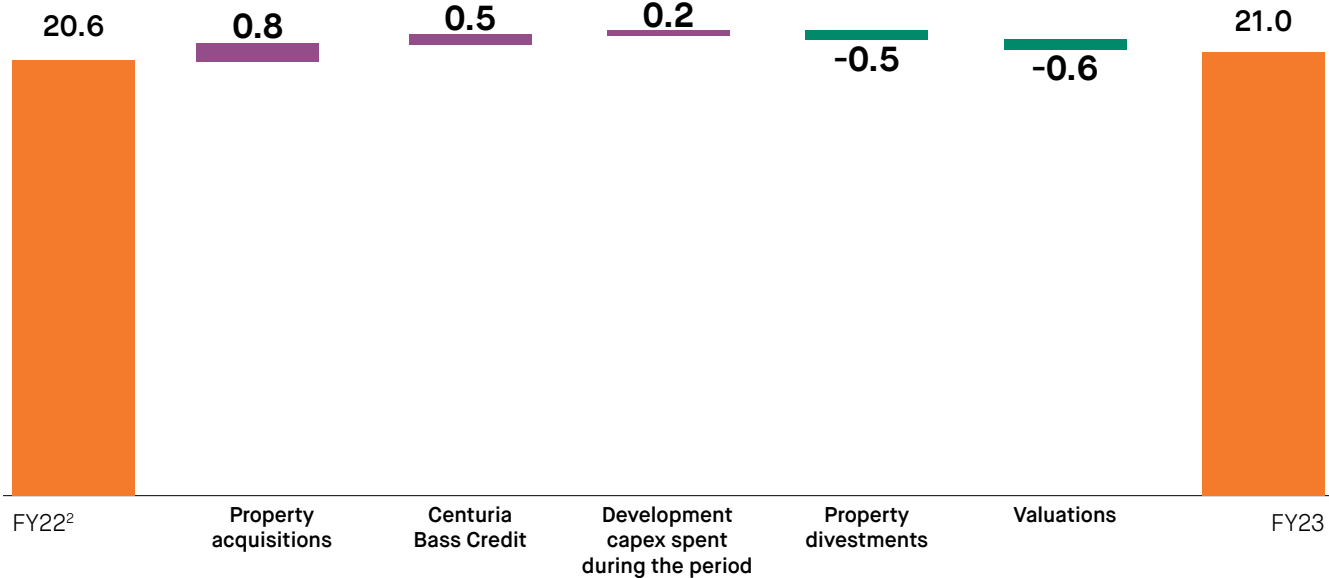
Assets under management (AU\$ billion)



1. CAGR calculated from 30 June 2018 to 30 June 2023.

FY23 Group AUM movement¹

(AU\$ billion)



Note: Assets under management (AUM) as at 30 June 2023. All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.10883 as at 30 June 2023). Numbers presented may not add up precisely to the totals provided due to rounding.

1. AUM includes assets exchanged to be settled, cash and other assets, and the impact of revaluation during the period.
2. Includes \$403m of acquisitions exchanged at FY22 results that have since settled.

UNLISTED: 132 BUSSELTON HIGHWAY, MARGARET RIVER WA

Fund and capital allocation across Centuria's platform

Diversified funds, capital sources, and investor profiles across all sectors. Our range of investment options provide varying risk/return alternatives to match investor appetites.

Note: Assets under management (AUM) as at June 30 2023. All figures above are in Australian dollars (currency exchange ratio of AU\$1,000:NZ\$1.0883 as at 30 June 2023). Numbers presented may not add up to precisely to the totals provided due to rounding.

1. AUM includes assets exchanged to settled, cash and other assets and the impact of revaluations during the period.
2. Platform total of \$20.2bn includes Other AUM of \$0.2bn across tourism and land syndicates in the US, NZ and WA.

	SECTOR	Office	Industrial	Daily needs retail	Healthcare	Large format retail	Real estate finance	Agriculture
FUND TYPE/CAPITAL SOURCE	AUM (\$bn) ¹	7.3	6.0	1.7	1.7	1.5	1.3	0.5
Unlisted closed-ended single and multi asset ²	8.9	3.5	1.2	0.7	1.0	1.4	1.0	0.1
Listed REITs ²	6.4	2.5	3.9	-	-	-	-	-
Unlisted open-ended	2.8	0.2	0.7	0.8	0.2	0.2	0.3	0.4
Unlisted institutional	2.1	1.2	0.2	0.2	0.5	-	-	-

Transaction fee income from \$2.4 billion of total transaction activity

Leveraging our transactions expertise and deep market relationships, Centuria has a proven track record of securing high quality assets, predominantly in off-market or select campaign situations.

Transaction fee income² from

\$2.4bn

of total transaction activity

\$403m

Acquisitions exchanged in FY22 that have since settled

\$811m

FY23 acquisitions exchanged and settled

\$542m

FY23 real estate finance

\$510m

FY23 real estate divestments

\$122m

FY23 real estate finance final settlements

\$34m

Acquisitions exchanged, yet to settle fees recognised

Real estate finance

\$542m

29 real estate finance loans

Industrial

\$280m

11 properties

Office

\$263m

4 properties

Agriculture

\$164m

3 properties

Healthcare

\$73m

6 properties

Daily needs retail

\$31m

2 properties

\$1.4bn

FY23 gross real estate activity

26

properties

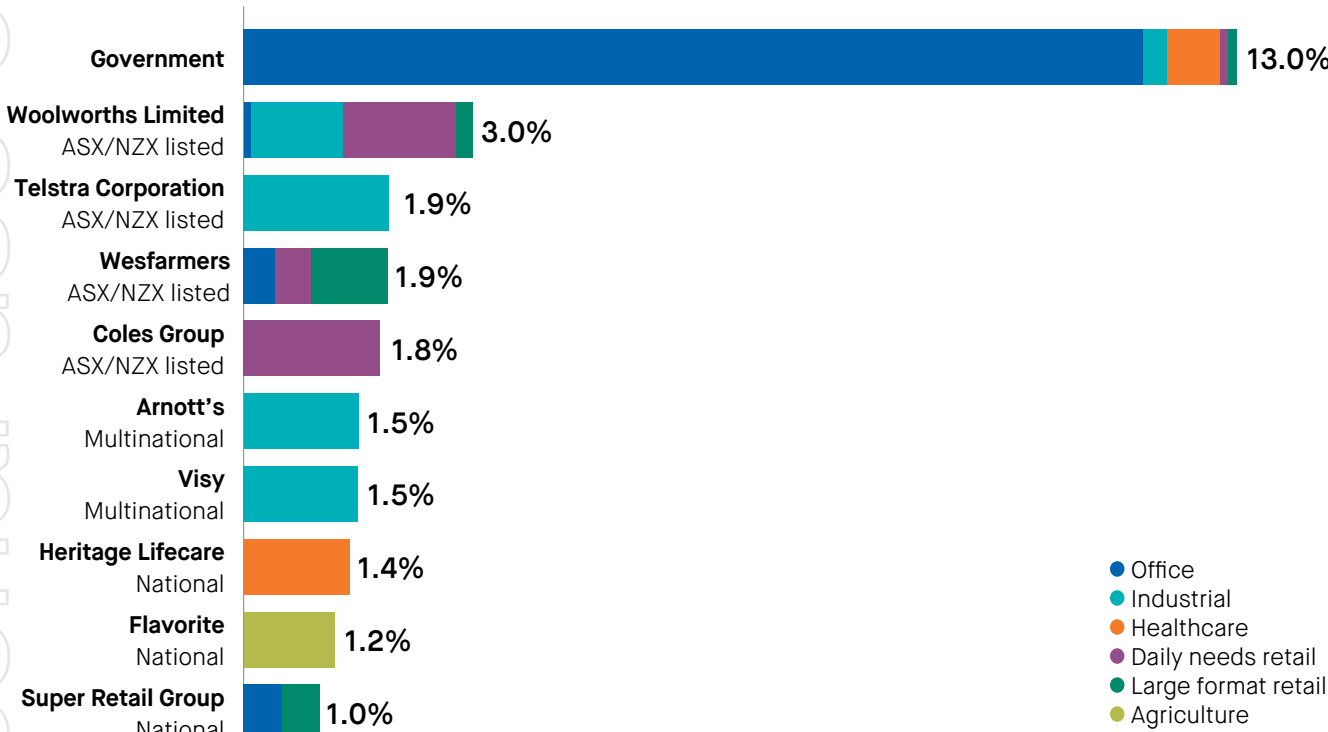
29

real estate finance loans

1. Includes \$811m of acquisitions exchanged and settled in at FY23 and \$542m of real estate finance transactions.
2. Transaction fee income for FY23 of \$26.0m includes acquisition, financing, underwriting and sales fees.

Strong active asset management capabilities coupled with major tenant partners

Centuria platform's top 10 tenants by income (%)^{1,2,3}



Centuria’s ability to effectively manage assets across our platform benefits from integrated commercial property services and an active management approach.

Solid real estate platform metrics^{1,2}

~420 assets ^{2,3}	97.0% Platform's total occupancy by area ^{2,3}	99.0% Average rent collected over entire platform ²
~2,500 tenants ^{2,3}	6.1 years Platform's weighted average lease expiry (WALE) by income ^{2,3}	548,000sqm+ FY23 leasing terms agreed (542 deals, 13% of total platform)
5.81% weighted avg. capitalisation rate	\$42.5m avg. asset value	

1. Aggregated across funds managed by Centuria and not representative of any single fund or property.
2. Excludes land, development, US syndicates, Centuria Bass Credit, assets exchanged yet to be settled.
3. Tenancy profile is shown aggregated across all funds managed by Centuria and is not representative of any single fund.



UNLISTED: WOOLWORTHS OMNIA, POTTS POINT NSW

Platform¹ diversification reduces concentration risk

		 Office	 Industrial	 Healthcare	 Daily needs retail
Avg. asset	\$m	93.5	35.9	15.2	40.8
Weighted avg. cap rate ²	%	6.08	5.38	5.68	5.96
Occupancy	%	93.8	98.0	96.3	96.8
Avg. tenancy	sqm	723	5,748	830	425
WALE	yrs	4.6	7.2	10.8	4.8

	 Large format retail	 Agriculture	Total avg.	
	38.8	47.0	42.5	Aids platform liquidity through exposure to a wider transaction pool
	5.95	5.87	5.81	Relatively wider cap rates compared to some peers at this point in the cycle
	98.3	100.0	97.0	High occupancies, strong leasing track record
	1,012	N/A	1,346	Smaller tenancies can appeal to a deeper pool of occupiers
	3.7	14.5	6.1	Staggered profiles with secure income streams and opportunities to capture some compelling rent reversions

1. Aggregated across funds managed by Centuria and not representative of any single fund or property.
2. Weighted average capitalisation rates measured from properties held at the start and end of FY23 period.



LISTED: 1 ASHBURN ROAD, BUNDAMBA QLD

\$1.6 billion development pipeline to seed funds

The Group has a \$1.6 billion development pipeline¹. These projects include opportunities to upgrade, refurbish and redevelop properties to create high quality investment assets for our listed and unlisted funds.



\$0.4bn

FY23 gross development completions

\$1.6bn pipeline¹

Est. value on completion

Committed: \$0.8bn²

Future: \$0.8bn³

Development fees and profits provide growing income

CNI strategically uses its balance sheet to seed and expand its property funds
(\$43.6m carrying value)

Select FY23 development completions



57 WYATT STREET, ADELAIDE SA

- CNI balance sheet development
- Completed GAV: \$38.1m
- Boutique office development consisting of six floors of A-grade office space, amenity and a retail tenancy
- 84% leased prior to PC



95-105 SOUTH GIPPSLAND HIGHWAY, DANDENONG SOUTH VIC

- CIP fund through development
- Completed GAV: \$101.2m

WINNER - INDUSTRIAL DEVELOPMENT
2023 Development Excellence Awards

Select project commencements



90 BOLINDA RD, CAMPBELLFIELD VIC

- CIP fund-through development
- 5-star Green Star certification
- 5 warehouse industrial estate with 45,000sqm GLA
- Due to complete in Q2 FY24



204 BANNISTER RD, CANNING VALE WA

- CIP development
- Two industrial and logistics facilities of 3,500sqm and 8,800sqm with corporate grade office space and premium end of trip facilities
- Targeting a 5-star Green Star rating
- Due to complete in Q1 FY24

Note: All figures above are in Australian dollars (currency exchange ratio of AU\$1.000:NZ\$1.0883 as at 30 June 2023). Numbers presented may not add up precisely to the totals provided due to rounding.

1. Development projects and development capex pipeline, including fund throughs.
2. Committed pipeline includes planning commencements and projects under construction.
3. Includes opportunities undergoing development assessments or pre-planning approvals.

Unlisted property

AUM growth to \$13.8 billion (+6% above FY22)

Centuria has a strong weighting to unlisted property funds (63%). Centuria's unlisted funds receive firm support from our 12,000 strong investor base and are a resilient, defensive linchpin of our success.

~12,000
Australasian investors

\$0.6bn
FY23 unlisted capital raising inflows

2-7
Funds in the Top 10 Index¹ each quarter for the last 30 quarters

52%
Unlisted AUM with no expiry or expiry review dates at, or beyond, five years

34%
Unlisted AUM with no fund expiry review date

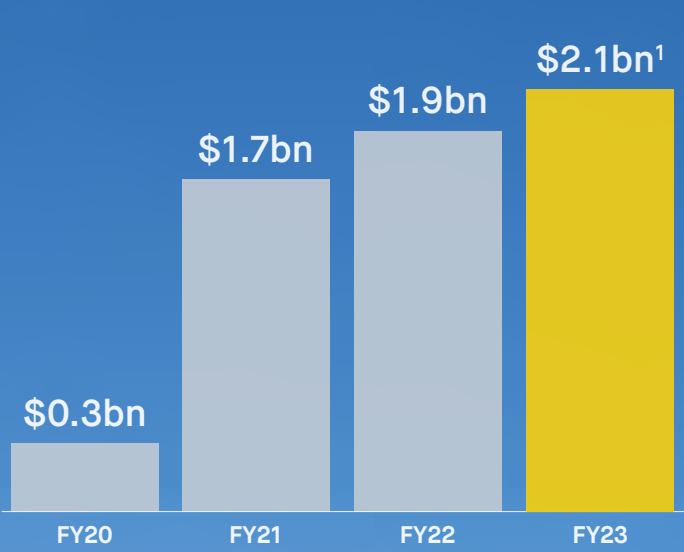
\$28.4m
FY23 recognised performance fees²

\$126m
FY23 latent unrecognised performance fees³

1. At least two funds in the top 10 in the Property Council of Australia/ MSCI Australia Unlisted Retail Quarterly Property Fund Index to 30 June 2023 each previous quarter for the last thirty quarters (overall investment for the twelve months to the end of each quarter).
2. FY23 performance fee cash collected \$0.1 million.
3. The total amount of latent (unrecognised) future performance fees available to the Group are estimated at \$126 million. Unrecognised performance fees are estimated based on current property valuations adopted within each fund and due to inherent uncertainties in relation to the future performance of each property do not qualify for recognition in the current period under Centuria's revenue recognition policy and may not entirely eventuate.

Institutional AUM grows 11% to \$2.1 billion

Unlisted mandates and partnerships support new investment opportunities.



Recently formed \$181m Centuria Prime Logistics Partnership (CPLP) between CIP and MSREI sponsored vehicle

\$930m retail mandate in place

\$634m office mandate in place

\$215m¹ Centuria Prime Partnership (Healthcare) with Morgan Stanley (MSREI) sponsored vehicle

Family office and select single asset JVs broaden capital pools

1. Includes development projects on an accounting carrying value basis.

- Select unlisted initiatives:**
- Centuria Agriculture Fund (CAF) - \$324m
 - Allendale Square JV (MA Financial Group) - \$223m
 - Centuria Bass Credit Fund - \$98m
 - Centuria Bass Single Asset Funds - \$76m
 - Centuria Industrial Income Fund No.2 - \$35m
 - Centuria Agriculture Fund NZ - \$17.5m
 - Centuria Busselton Boulevard SC Trust - \$16m
 - Margaret River SC Trust - \$15m

UNLISTED: 52 CARIBOU DRIVE, DIREK SA

Listed property: AUM of \$6.4 billion

ASX:COF

CENTURIA OFFICE REIT

Australia's largest ASX-listed pure play office REIT.

A quality portfolio of decentralised, strategically located and affordable office space.



Included in the S&P/ASX 300 Index

4.2yrs
WALE²

Included in the FTSE EPRA Nareit Global Developed Index

97%
occupancy²

\$2.3bn
AUM

\$225m
debt refinanced

23
high quality assets

69%
hedging at FY24 commencement

18.9%
CNI co-investment¹ highly aligned to an experienced real estate funds manager

36.7%
pro-forma gearing^{3,5} reduces following asset sales. Staggered debt, no expiry until FY26

78%
of portfolio income from government, ASX-listed and multinational tenants

\$63m
divestments strengthen balance sheet and demonstrate liquidity⁴

168,000sqm
(56% of portfolio NLA leased since COVID-19)

1. Includes ownership by associates of Centuria Capital Group.
2. By income.
3. Gearing is defined as total interest bearing liabilities divided by total assets.
4. Asset sales exchanged post 30 June 2023, FY24 target settlement.
5. Pro-forma gearing following asset sales post 30 June 2023.

ASX:CIP

CENTURIA INDUSTRIAL REIT

Australia's largest domestic ASX-listed pure play industrial REIT.

A quality portfolio of fit for purpose industrial assets, situated in infill locations with close key infrastructure.



Included in the S&P/ASX 200 Index

98%
occupancy²

Included in the FTSE EPRA Nareit Global Developed Index

\$300m
exchangeable issuance increases debt diversity

\$3.9bn
AUM

88%
hedging at FY24 commencement

89
high quality assets

37%
2H23 avg. Re-leasing spreads⁶

16.1%
CNI co-investment¹ highly aligned to an experienced real estate funds manager

33.1%
gearing³, staggered debt, no expiry until FY25

87%
of portfolio income from ASX-listed, national and multinational tenants

\$215m
divestments strengthen balance sheet and demonstrate liquidity

7.7yrs
WALE²

1. Includes ownership by associates of Centuria Capital Group.
2. By income.
3. Gearing is defined as total interest bearing liabilities divided by total assets.
4. Asset sales exchanged post 30 June 2023, FY24 target settlement.
5. Pro-forma gearing following asset sales post 30 June 2023.
6. On a net rent basis compared to prior passing rents. FY23 avg. Re-leasing spreads of 30%.

Centuria Life

LifeGoals investment bond is a simple tax effective solution to achieve long term financial goals.

\$0.8bn
AUM

8.3%
total Australian investment bond
market share¹

Approved by a wide range of
dealer groups nationally

34 fund options
including two ESG fund options

Assets under management	FY23 \$m	FY22 \$m	FY23 change (%)	Flows FY23: applications (\$m)	Flows FY23: redemptions (\$m)
Prepaid funeral plans (Guardian) ²	539.7	536.6	0.58%	31.0	-45.6
Unitised bonds (Centuria Life)	222.4	230.7	-4.59 %	3.7	-20.8
Centuria LifeGoals	58.1	39.6	48.74%	17.8	-2.8
Total	818.0	806.9	1.38 %	52.6	-69.2

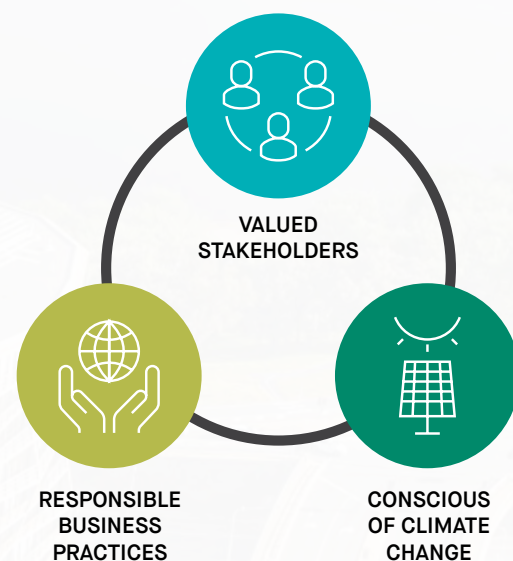
1. QDS report 31 March 2023.
2. Centuria Life Limited (CLL) is the key service provider to Over Fifty Guardian Friendly Society.



For personal use only

Sustainability at Centuria

Developing a flexible and relevant sustainability framework.



Select initiatives



Launched new sustainability targets:

- Targeting zero Scope 2 emissions¹ by 100% electricity sourced from renewables by 2035
- Focused on eliminating gas and diesel² in operations where practicable by 2035



Expanding total area of buildings expected to achieve a 5-star Green Star rating with new assets delivered for COF and CIP by Centuria's in-house development team



45%³ female representation at Centuria (FY22: 41%)



Employee engagement surveys revealed 88%⁴ of employees are proud to work at Centuria



Released Centuria's ESG Policy



10 years of continued support for St Lucy's School (students with disabilities)



Centuria's 2023 annual Sustainability Report will be published in Q4 2023, providing details on wider ESG initiatives

LISTED: NISHI, 2 PHILLIP LAW STREET, CANBERRA ACT

1. Centuria will account for zero Scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of onsite solar and large-scale generation certificate (LGC) deals which match our consumption.
2. Centuria Capital Group will focus on eliminating gas and diesel where practicable, from equipment owned and operated by the Group. Gas and diesel equipment owned and operated by our tenants are excluded from Centuria's sustainability target.
3. Diversity number as at 30 June 2023 are representative of Centuria Capital Group.
4. Centuria Capital Group undertake regular employee engagement surveys. The reported figure is from the May 2023 survey results .

Our targets support global efforts to be 1.5°C aligned

At the end of FY23 Centuria announced new sustainability targets, supporting global efforts to be 1.5°C aligned. This requires us to materially reduce our emissions to help limit the World's warming to 1.5 degrees. We'll do this by achieving our sustainability targets.

They are:

1. Targeting zero Scope 2 emissions¹ by 100% electricity sourced from renewables by 2035.
2. Focused on eliminating gas and diesel² in operations.

But, we're not just stopping there, both the Centuria Industrial REIT (CIP) and Centuria Office REIT (COF) have announced their own short and medium term targets to accelerate our efforts. Both REITs are targeting:

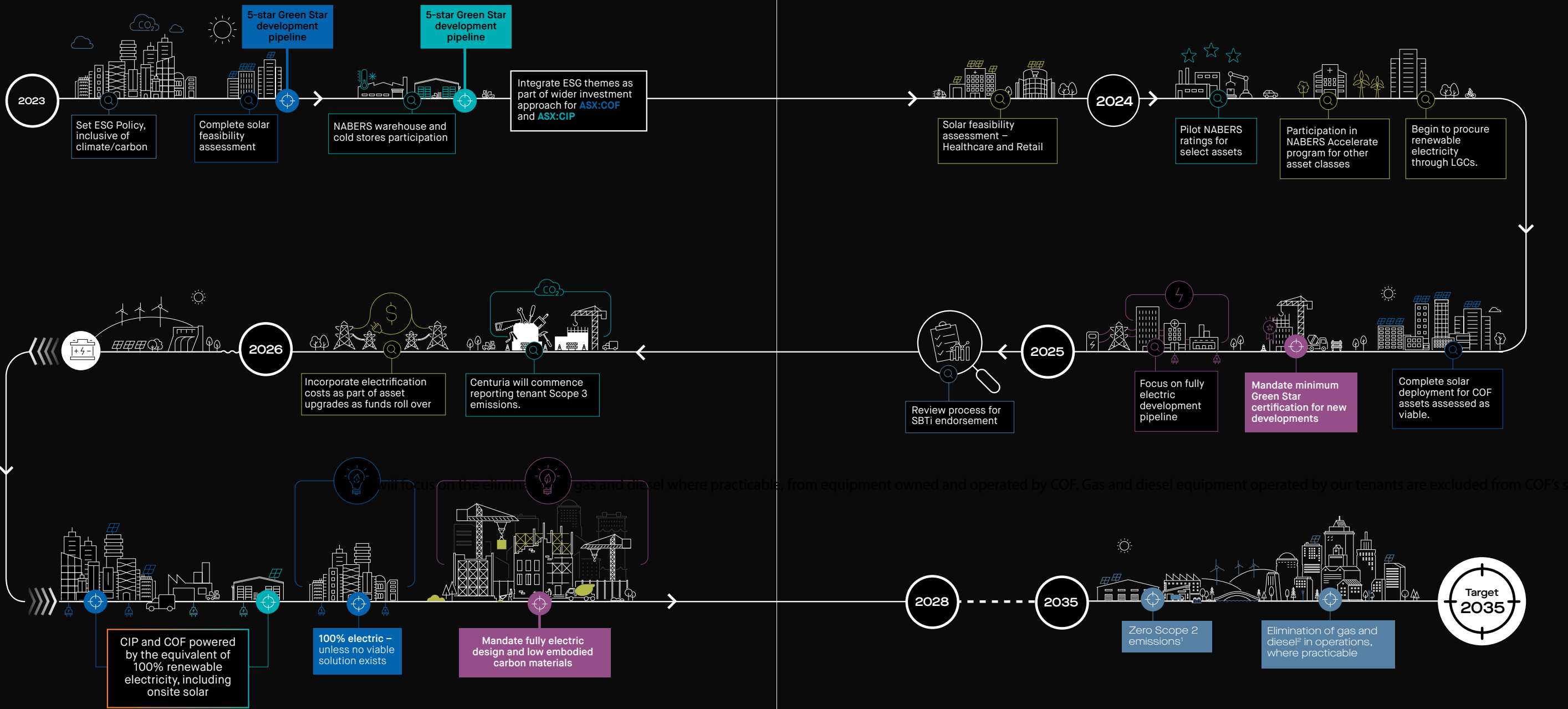
- Zero scope 2 emissions³ by 2028.
- COF is going even further and leading the charge in eliminating, where practicable, gas and diesel in operations⁴ ahead of 2035 by starting today.

Target steps and timelines

Centuria Capital Group's (ASX:CNI) sustainability targets are supported by short (1–3 year) and medium (4–7 year) term targets announced by the business. The accumulated impact of these targets support a global effort to be 1.5°C aligned.

Segment/Fund:

■ Centuria Capital Group (CNI) ■ ASX:COF ■ ASX:CIP ■ Unlisted funds ■ Developments



1. Centuria will account for zero Scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of onsite solar and large-scale generation certificate (LGC) deals which match our consumption.

2. Centuria Capital Group will focus on eliminating gas and diesel where practicable, from equipment owned and operated by the Group. Gas and diesel equipment owned and operated by our tenants are excluded from Centuria's sustainability target.

3. CIP & COF will account for zero Scope 2 emissions by being powered by the equivalent of 100% renewable electricity through a combination of onsite solar and large-scale generation certificate (LGC) deals which match our consumption.

4. COF will focus on the elimination of gas and diesel where practicable, from equipment owned and operated by COF. Gas and diesel equipment operated by our tenants are excluded from COF's sustainability target.

Sustainability case studies

Centuria wins 'Platinum' and 'Gold' Waterwise Award

Exchange Tower and 140 St Georges Terrace were recognised among Western Australia's most water efficient office buildings by the Water Corporation's Waterwise Development Program.

Exchange Tower is the recipient of the 'Platinum' Waterwise award, which recognises one business as a leader in water efficiency, demonstrating best practice and innovation in water management for the WEMP reporting year. Exchange Tower is only the third commercial building to be recognised as a Platinum Waterwise Building since the program started in 2014 and follows Exchange Tower's 'Gold' recognition in 2022.

Among Exchange Tower's outstanding water efficiency initiatives, are:

- alarmed meters on its cooling towers
- the introduction of high-efficiency units on bathroom refurbishments.

In addition, the 140 St Georges Terrace team received the Gold Waterwise Award.

Only Platinum and Gold Awards are provided by Waterwise.

The awards are a reflection of Centuria's journey to achieve greater water efficiency and general sustainability outcomes through the development and implementation of our Sustainability Roadmap.



500 WOMEN IN PROPERTY



PCA's 500 Women in Property

In April 2023, the Property Council of Australia (PCA) accepted all Centuria nominees for its 500 Women in Property program. This initiative is designed to help existing PCA members to identify and champion women in their organisation, who they believe would benefit from further networking and professional development opportunities. The program aims to accelerate more women into leadership positions in the property industry through sponsorship of high-potential talent.

Additionally, several Independent Non-Executive Directors from the Centuria Capital Group boards offered to mentor these candidates in conjunction with their participation in the PCA program. Centuria believes this added layer of mentorship provided by female directors further supports our PCA 500 Women in Property participants.

\$193,000 raised for St Lucy's School, Sydney

In June 2023, Centuria hosted its annual trivia fundraising evening for St Lucy's School, which provides education for students with disabilities. The event was attended by 290 property, financial, legal and consulting professionals at the Ivy Ballroom in Sydney. Money raised from the evening exceeded \$193,000, which is the largest amount raised since Centuria began hosting the trivia evenings. The funds will be used for the school's Family Support and Psychology programs. Since 2008, Centuria has enjoyed a special relationship with St Lucy's School and looks forward to continuing to support the school through our volunteer program and future trivia events.



Solar synergies in Broome

In 2017, Primewest (prior to merging with Centuria) commissioned a 1.3 megawatt (MW) solar carport development at its Broome Boulevard Shopping Centre, which is now the biggest of its kind in Western Australia*. In December 2022, the system became fully operational and is expected to provide c.44% of the shopping centre's electricity needs while reducing the equivalent of 1,540 tonnes of carbon dioxide per annum.

Use of the solar energy development is not only a sustainable, green initiative but it has the added advantage of ensuring a consistent electricity supply to the shopping centre to avoid blackout periods during times of severe inclement weather. Additionally, the system has been designed to avoid 'black holes' when large clouds pass by deploying a smoothing mechanism via a 1 MWh battery to protect the network and ensure consistency.

In addition to the renewable energy, the 3,600 solar panels, covering 8,000sqm, are mounted on a new car park canopy, providing shade to 42% of the shopping centre's 770 parking bays.

Some technical challenges that were overcome during the construction process included:

- Achieving a cyclone-resistance rating
- Horizontal drilling for underground conduits with no access to historical site plans
- Access and time to complete the works during inclement conditions (Broome temperatures fluctuate between 13-44°C)
- Satisfying the Civil Aviation Safety Authority that the panels' reflection would not affect safety/visibility at the neighbouring airport
- Distance and access to skilled labour – Broome is 2,200km from Perth.

*According to inhouse research the largest solar carports in Australia include: (1) Vicinity's shopping centres, South Australia – 3.2MW (2) Chadstone Shopping Centre, Victoria – 1.6 MW, (3) Willows Shopping Centre Townsville, Queensland – 1.5 MW (4) Broome Boulevard, Western Australia – 1.3 MW (4) Broome Boulevard 1.3 MW, (5) The Pines Shopping Centre, Queensland – 1.0 MW

Board of Directors

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John McBain

EXECUTIVE DIRECTOR
AND JOINT CEO

Susan Wheeldon

INDEPENDENT NON-EXECUTIVE
DIRECTOR

John Slater

INDEPENDENT NON-EXECUTIVE
DIRECTOR

Jason Hулjich

EXECUTIVE DIRECTOR
AND JOINT CEO

Garry Charny

CHAIRMAN

Kristie Brown

INDEPENDENT NON-EXECUTIVE
DIRECTOR

Peter Done

INDEPENDENT NON-EXECUTIVE
DIRECTOR



Garry Charny

CHAIRMAN

Garry was appointed as Chairman of the Centuria Capital Group Board on 30 March 2016. He has significant board level experience with listed and unlisted companies across a diverse range of sectors including property (Trafalgar Corporate, which became 360 Capital, and Manboom); retail (Apparel Group, Sportscraft, and Saba); technology (General Electric EcXpress and 1st Available) and media (Boost Media, Macquarie Radio, Spotted Turquoise Films and April Entertainment).

Currently, he is Chairman, Managing Director and founder of Wolseley Corporate, an Australian corporate advisory and investment house that consults on local and international transactions in the USA, United Kingdom, Malaysia, India and throughout South-East Asia. Wolseley specialises in mergers and acquisitions, strategic corporate advice and contentious matters resolution.

Garry is also Chairman of High End, an AI driven fashion tech company, and Chairman of Shero Investments, a Sydney based investment company.

In December 2022, he was appointed a Board Member of Racing NSW.

Previously, he was co-founder and Chairman of Boost Media International, an international media advisory business with offices in Sydney, New York, Toronto, Kuala Lumpur and Delhi. He was also President of Boost Media LLC (USA).

From 1983 to 1995, Garry practised as a Barrister-at Law at the Sydney Bar specialising in corporate, commercial, equity and media. He was an Adjunct Lecturer in Law at the University of NSW.



John McBain

EXECUTIVE DIRECTOR AND
JOINT CEO

Joint CEO John McBain's 40-year real estate career spans the commercial and industrial markets in Australia, NZ and UK and the healthcare and agriculture sectors. He graduated from Auckland University with a valuation qualification.

He is an Executive Director of Centuria Capital Limited, Centuria Life Limited, Centuria Healthcare Pty Ltd and Centuria Property Funds No. 3 Limited (formerly Primewest Management Limited) and a Non-Executive Director of Centuria Bass Credit Limited. John is a Director of NZX-listed Asset Plus Limited (NZX: APL). He also serves on the Centuria NZ and Centuria Healthcare Management committees and the Centuria Life Investment Committee.

John is responsible for Centuria's corporate team, and his responsibilities include corporate strategy, M&A and leadership of the Finance, Governance, Compliance, Investor Relations, Communications and Centuria Life teams. He serves on the Non-Financial Risk Committee and the ESG Management Committee.

John has been instrumental in the integration of several businesses into the Centuria group, including the 360 Capital Group, Heathley Asset Management (now Centuria Healthcare), Augusta Capital Limited (now Centuria NZ) and the Primewest Group. These acquisitions, together with a successful asset acquisition and funds management programme overseen by fellow Joint CEO Jason Huljich, has seen the pair oversee significant corporate growth over the past 27 years culminating in Centuria Capital Limited entering the S&P ASX 200 Index in 2021 with the group now managing \$21 billion of assets.



Jason Huljich

EXECUTIVE DIRECTOR AND
JOINT CEO

Joint CEO Jason Huljich's 27-year real estate career spans the commercial and industrial real estate sectors. Jason is an Executive Director of Centuria Capital Group, Centuria Life Limited, Centuria Healthcare Pty Ltd, Centuria Healthcare Asset Management Limited, Centuria Property Funds No. 3 Limited (formerly Primewest Management Limited), as well as a director of Centuria Funds Management (NZ) Ltd and Centuria NZ Industrial Fund Limited, and Non-Executive Director of Centuria Bass Credit Pty Limited.

Jason is Joint CEO alongside John McBain, collectively overseeing \$21 billion of assets under management.

Jason is chiefly responsible for the company's real estate portfolio and funds management operations including the listed Centuria Industrial REIT (ASX: CIP) and Centuria Office REIT (ASX: COF), as well as Centuria's extensive range of unlisted funds across Australia and New Zealand.

Since Centuria was established, Jason has been pivotal in raising over \$5 billion for the listed and unlisted vehicles. He has been central to positioning Centuria as Australia's fourth largest external property funds manager. CNI and CIP are included in the S&P/ASX 200 Index. COF is included in the S&P/ASX 300 Index. CIP and COF are part of the FTSE EPRA Nareit Global Index.

Jason has a hands-on approach to the real estate operations throughout the Group's platform. The Transactions, Development, Funds Management, Distribution, Marketing and Asset Management teams all report directly to him.

Jason is a Property Funds Association ("PFA") of Australia Past President. The PFA is the peak industry body representing the \$125 billion direct property investment industry. Jason currently sits on the Property Council of Australia's Global Investment Committee.



Susan Wheeldon

INDEPENDENT NON-EXECUTIVE
DIRECTOR

Susan joined the Centuria Capital Group Board as an Independent Non-Executive Director in August 2016. She brings extensive experience across international commercial markets within ICT, real estate, legal, aviation and online retail sectors.

Currently, Susan is Airbnb's Country Director for Australia, New Zealand and Oceania. Previously, she served in a number of roles, including Head of Government, Performance and Agency at Google, working with major national and global companies.

During her career, Susan has held senior positions in Australia and the United Kingdom across a diverse range of industries including global law firms DLA Piper and King & Wood Mallesons, working with the Virgin Australia and Virgin Atlantic airline brands, as Vice President of Groupon, and as Head of Brand and Retail at AMP Capital Shopping Centres.

She holds an MBA from University of NSW's Australian Graduate School of Management, and is a member of Australian Institute of Company Directors as well as holding a Corporate Director's Certificate from Harvard Business School.



John Slater

INDEPENDENT NON-EXECUTIVE
DIRECTOR

John was appointed as a financial adviser to Centuria Life Limited in 2011 and as a member of its Board in 2013. On 22 May 2013, he was appointed as a Director of Centuria Capital Limited. He also serves on the Nomination and Remuneration Committee

John was previously a senior executive at KPMG Financial Services prior to establishing a financial advisory practice. Since the sale of that practice, he has focused on consulting activities and his non-executive roles with Centuria.

John has deep experience in all financial market sectors gained during his 35-year career. Over this time, he has been directly involved with investments and investment committees and sits on the Investment Committees of Centuria Life and the Over Fifty Guardian Friendly Society Limited. John continues to be active in investment committee activities in other non-aligned financial groups.



Kristie Brown

INDEPENDENT NON-EXECUTIVE
DIRECTOR

Kristie is an experienced real estate investment and legal professional who was appointed to the Centuria Board on 15 February 2021 as an Independent Non-Executive Director as well as a member of the Group's Audit, Risk and Compliance Committee (ARCC) and the Conflicts Committee.

Kristie has a background in corporate law with over 17 years' experience in funds management and M&A. She has practiced at Clayton Utz and Ashurst (then, Blake Dawson Waldron) and has considerable experience working with large corporations, fund managers, financial institutions, private equity and hedge fund operators, real estate investment trusts, developers and financiers.

Subsequent to her legal career, Kristie established a private investment business, Danube View Investments, which primarily operates in the Australian property sector.

Kristie is also a founding partner of investment firm, Couloir Capital, which was established in 2020 to invest its own capital in unique investment opportunities and to introduce such opportunities to like-minded family office and high net worth investors.



Peter Done

INDEPENDENT NON-EXECUTIVE
DIRECTOR

Peter joined the Centuria Capital Group Board as an Independent Non-Executive Director in November 2007. He is also Chair of Centuria Capital Group's Audit, Risk and Compliance Committee.

Peter has extensive knowledge of accounting, audit and financial management in the property development and financial services industries, corporate governance, regulatory issues and board processes through his many senior roles.

Peter hails from a 38-year career at KPMG. From 1979, he held the position of Partner until his retirement in 2006. During his 27 years as Partner, Peter was the lead audit partner for many clients, including those involved in property development, primary production and television and film production and distribution.

Peter holds a Bachelor of Commerce (Accounting) from the University of New South Wales and is a Fellow of Chartered Accountants Australia and New Zealand.

Senior executives

John McBain
EXECUTIVE DIRECTOR AND JOINT CEO

Jason Huljich
EXECUTIVE DIRECTOR AND JOINT CEO



Simon Holt
CHIEF FINANCIAL OFFICER

As Chief Financial Officer, Simon has been responsible for Centuria’s finance, information technology and treasury functions since 2016. Alongside the Joint CEOs, Simon is responsible for the Group’s expansion across Australia, New Zealand and the Philippines, and he has been instrumental in debt and equity raisings across all the Centuria listed entities, in particular Centuria Capital Limited. Simon has more than 25 years’ experience across local and global financial markets and has held a range of senior financial positions which include Westfield Group and Westfield Trust. He is a Chartered Accountant and holds a Bachelor of Business degree (Accounting and Marketing majors) from the University of Technology, Sydney (UTS). He is also a Member of Australian Institute of Company Directors and a licenced Class 1 Agent for Real Estate Sales, Leasing and Auctions.



Anna Kovarik
GROUP CHIEF RISK OFFICER AND COMPANY SECRETARY

Anna joined Centuria as General Counsel and Company Secretary in 2018 and was promoted to Group Chief Risk Officer and Company Secretary in 2020. She is an experienced governance professional having worked with ASX-listed and unlisted boards, predominantly within the listed property and financial services sectors. In her current role at Centuria, Anna is responsible for legal, risk management, regulatory compliance, insurance and governance activities across the Group. Anna is a member of the Senior Executive Committee, the Non-Financial Risk Committee and the ESG Management Committee. She holds an Executive MBA from the University of Sydney and is a member of the Australian Institute of Company Directors.



Mark Francis
CEO - CENTURIA NEW ZEALAND

CEO of Centuria’s New Zealand division, Mark Francis, has a career spanning more than 25 years across financial and real estate markets. He founded Augusta Capital in 2001 and assumed his current position at the helm of Centuria’s New Zealand entity following the companies’ merger. Mark is responsible for overseeing a NZD\$2.6 billion real estate portfolio spanning office, industrial, healthcare, retail, agriculture and tourism assets across listed and unlisted funds while managing a team of more than 40 staff across three offices.



Ross Lees
HEAD OF FUNDS MANAGEMENT

Ross is the Head of Real Estate Funds Management, responsible for both listed and unlisted property funds in the office, industrial, retail, healthcare and agricultural sectors. This includes Australia’s largest ASX-listed pure-play office and industrial REITs (COF and CIP), and more than 100 open- and closed-ended unlisted property funds with AUM exceeding \$17 billion. Ross joined Centuria in 2017 and has 20 years of investment management experience, having held senior transactional and portfolio management positions for peers including Dexu, LOGOS Group and Stockland.



Andrew Hemming
MANAGING DIRECTOR, CENTURIA HEALTHCARE

As managing director of Centuria Healthcare, Andrew is responsible for strategic business growth, deal origination, asset transactions, and leads a team of healthcare property specialists. He has grown the business to 60 assets under management worth c.\$1.5 billion (as at 30 June 2023). Andrew has more than 20 years’ experience across investment markets including Australian and US equity derivatives, fixed term interest markets and commercial real estate sectors, the latter focused on healthcare property. His career includes senior positions at investment houses including BNP Paribas, Merrill Lynch and Folkestone.



Andrew Essey
HEAD OF TRANSACTIONS

Andrew joined Centuria Capital Group in early 2013 and for the past six years, as Group Head of Transactions, has been responsible for originating and managing the Group’s property transactions, across all real estate sectors, totalling more than \$9 billion of direct deals on behalf of the Group and its funds. Andrew has 15 years’ experience in the Australian property industry. Prior to his current role, Andrew was Centuria’s National Leasing Manager and a Fund Manager and prior to this, he worked in DTZ’s Sydney agency for six years.



André Bali

HEAD OF DEVELOPMENT

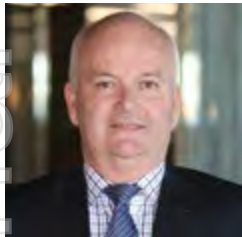
Since 2007, André has overseen all Centuria’s project and property development functions, including development and debt funds. He is responsible for both passive and active management of Centuria’s listed and unlisted portfolio including capital works, planning, strategic repositioning of assets to maximise returns, development and project management, joint ventures and partnerships and working closely with Centuria’s leasing, capital transactions and funds management teams. André has more than 30 years’ experience in development and investment management across numerous sectors including office, health, residential, industrial and retail.



Victor Georos

HEAD OF PORTFOLIO AND ASSET MANAGEMENT

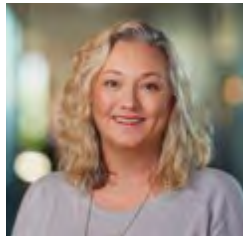
Victor joined Centuria in 2013 and has operated in the commercial property markets for over 30 years and has held previous senior roles at GPT and Lend Lease. In his role he is responsible for overseeing portfolio and asset management of Centuria’s portfolio, including the development and implementation of strategies to enhance value through active asset management and development. Victor has extensive experience in asset and investment management, development and funds management, across the office, retail and industrial sectors, with a key focus on results and ability to build high performance teams across all sectors. Victor is a member of the Australian Institute of Company Directors and manages the Centuria Property Fund’s Valuation program and also serves on the Non-Financial Risk Committee.



Michael Blake

HEAD OF CENTURIA LIFE

With more than three decades in the wealth management across blue chip Australian and multinational corporations, Michael Blake joined Centuria in 2016 and is currently the Head of Centuria Life. He is chiefly responsible for Centuria Life’s P&L, strategic direction, funds under management growth, product development and directly reports to the Centuria Life Limited (CLL) Board. Prior to his current position, Michael was Head of Sales and Marketing at Centuria Property Funds Limited. Michael holds a Bachelor of Financial Administration from the UNE, a Diploma of Financial Planning from the RMIT, a MBA from Macquarie University and is a graduate of the Australian Institute of Company Directors. Michael has held Board and Investment Committee positions in Australia and New Zealand.



Thomasina Ralston

HEAD OF MARKETING

Thomasina joined Centuria in 2017 and is responsible for the Group’s full end-to-end marketing strategy, planning and execution across Australia and New Zealand, which incorporates brand positioning, real estate capital fundraising campaigns and investment bond promotions. Thomasina has more than 20 years of marketing experience, with a focus on digital marketing within financial services. Her achievements in campaign management are recognised with marketing awards: MMAX’s 2022 Agency Campaign of the Year (winner) and MMAX’s 2022 Video Campaign of the Year (finalist).



Alexandra Koolman

GROUP COMMUNICATIONS MANAGER

Alexandra joined Centuria in early 2020 and is responsible for internal and external communications across Australia, New Zealand and The Philippines. This extends to communications for listed and unlisted equity and debt funds, corporate initiatives, ESG, development projects and investment bonds. She brings 20 years of experience from domestic and international markets within commercial property, residential, build to rent and development real estate sectors.



Emily Smith

HEAD OF OPERATIONS

Emily joined Centuria in mid-2016, holding various investment and corporate positions before her promotion to Head of Operations in 2022. Emily is responsible for the operational activities of the Group including policy and third-party governance, implementation of technology solutions, and development of efficient workflows to maximise productivity. Emily oversees registry services, CRM, IT support, cyber security, HR platforms including engagement analysis, document management, bank administration and is also the Internal Custodian for the Group. She manages a team that spans across Australia, New Zealand and The Philippines. Emily has 18 years’ experience having worked for industry peers both in the financial services and property industries including Cromwell Property Group.

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UNLISTED: SUNDROP FARMS, PORT AUGUSTA SA



UNLISTED: VARSITY LAKES DAY HOSPITAL, VARSITY LAKES QLD

Directors' report

For the year ended 30 June 2023

The Directors of Centuria Capital Limited (the Company) present their report together with the consolidated financial statements of the Company and its controlled entities (the Group) for the financial year ended 30 June 2023 and the auditor’s report thereon.

ASX listed Centuria Capital Group consists of the Company and its controlled entities including Centuria Capital Fund (CCF). The shares in the Company and the units in CCF are stapled, quoted and traded on the Australian Securities Exchange (ASX) as if they were a single security under the ticker code CNI.

Directors and directors' interests

Directors of Centuria Capital Limited during or since the end of the financial year are:

Name	Appointed	Directorship of other listed companies
Mr Garry S. Charny	23 February 2016	None
Ms Kristie R. Brown	15 February 2021	None
Mr Peter J. Done	28 November 2007	Centuria Industrial REIT (ASX:CIP) ¹ Centuria Office REIT (ASX:COF) ²
Mr Jason C. Huljich	28 November 2007	None
Mr John E. McBain	10 July 2006	Asset Plus Limited (NZX:APL)
Mr John R. Slater	22 May 2013	None
Ms Susan L. Wheeldon	31 August 2016	None

1. Director of Centuria Property Funds No. 2 Limited ('CPF2L') as responsible entity for Centuria Industrial REIT
2. Director of Centuria Property Funds Limited ('CPFL') as responsible entity for Centuria Office REIT

Mr Garry S. Charny, BA. LL.B.

INDEPENDENT NON-EXECUTIVE DIRECTOR AND CHAIRMAN

Experience and expertise

Garry was appointed as Chairman of the Centuria Capital Group Board on 30 March 2016. He has significant board level experience with listed and unlisted companies across a diverse range of sectors including property (Trafalgar Corporate, which became 360 Capital, and Manboom); retail (Apparel Group, Sportscraft, and Saba); technology (General Electric EcXpress and 1st Available) and media (Boost Media, Macquarie Radio, Spotted Turquoise Films and April Entertainment).

Currently, he is Chairman, Managing Director and founder of Wolseley Corporate, an Australian corporate advisory and investment house that consults on local and international transactions in the USA, United Kingdom, Malaysia, India and throughout South-East Asia. Wolseley specialises in mergers and acquisitions, strategic corporate advice and contentious matters resolution.

Garry is also Chairman of High End, an AI driven fashion tech company, and Chairman of Shero Investments, a Sydney based investment company.

In December 2022, he was appointed a Board Member of Racing NSW.

Previously, he was co-founder and Chairman of Boost Media International, an international media advisory business with offices in Sydney, New York, Toronto, Kuala Lumpur and Delhi. He was also President of Boost Media LLC (USA).

From 1983 to 1995, Garry practised as a Barrister-at Law at the Sydney Bar specialising in corporate, commercial, equity and media. He was an Adjunct Lecturer in Law at the University of NSW.

Directorship of other listed companies

None

Responsibilities

- Chairman of the Centuria Capital Limited and Centuria Funds Management Limited Board
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Nomination and Remuneration Committee
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Conflicts Committee
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Culture and ESG Committee
- Chairman of the Centuria Life Limited Board
- Member of the Centuria Life Limited Audit Committee
- Member of the Centuria Life Limited Risk and Compliance Committee
- Chairman of the Centuria Healthcare Pty Ltd Board

Interests in CNI

Ordinary stapled securities: 422,753

Ms Kristie R. Brown, B. Comm, B. Law (Hons)

INDEPENDENT NON-EXECUTIVE DIRECTOR

Experience and expertise

Kristie is an experienced real estate investment and legal professional who was appointed to the Centuria Board on 15 February 2021 as an Independent Non-Executive Director as well as a member of the Group’s Audit, Risk and Compliance Committee (ARCC) and the Conflicts Committee.

Kristie has a background in corporate law with over 17 years’ experience in funds management and M&A. She has practiced at Clayton Utz and Ashurst (then, Blake Dawson Waldron) and has considerable experience working with large corporations, fund managers, financial institutions, private equity and hedge fund operators, real estate investment trusts, developers and financiers.

Subsequent to her legal career, Kristie established a private investment business, Danube View Investments, which primarily operates in the Australian property sector.

Kristie is also a founding partner of investment firm, Couloir Capital, which was established in 2020 to invest its own capital in unique investment opportunities and to introduce such opportunities to like-minded family office and high net worth investors.

Directorship of other listed companies

None

Responsibilities

- Member of the Centuria Capital Limited and Centuria Funds Management Limited Boards
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Audit, Risk and Compliance Committee
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Conflicts Committee

Interests in CNI

Ordinary stapled securities: Nil

Mr Peter J. Done, B.Comm, FCA

INDEPENDENT NON-EXECUTIVE DIRECTOR

Experience and expertise

Peter joined the Centuria Capital Group Board as an Independent Non-Executive Director in November 2007. He is also Chair of Centuria Capital Group’s Audit, Risk and Compliance Committee.

Peter has extensive knowledge of accounting, audit and financial management in the property development and financial services industries, corporate governance, regulatory issues and board processes through his many senior roles.

Peter hails from a 38-year career at KPMG. From 1979, he held the position of Partner until his retirement in 2006. During his 27 years as Partner, Peter was the lead audit partner for many clients, including those involved in property development, primary production and television and film production and distribution.

Peter holds a Bachelor of Commerce (Accounting) from the University of New South Wales and is a Fellow of Chartered Accountants Australia and New Zealand.

Directorship of other listed companies

- Centuria Industrial REIT (ASX: CIP)
- Centuria Office REIT (ASX: COF)

Responsibilities

- Member of the Centuria Capital Limited and Centuria Funds Management Limited Boards
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Nomination and Remuneration Committee
- Chairman of the Centuria Capital Limited and Centuria Funds Management Limited Audit, Risk and Compliance Committee
- Member of the Centuria Life Limited Board
- Chairman of the Centuria Life Limited Audit Committee
- Chairman of the Centuria Life Limited Risk and Compliance Committee
- Member of the Centuria Life Limited Investment Committee
- Member of the Centuria Property Funds Limited Board
- Member of the Centuria Property Funds Limited Audit, Risk and Compliance Committee
- Member of the Centuria Property Funds No. 2 Limited Board
- Chairman of the Centuria Property Funds No. 2 Limited Audit, Risk and Compliance Committee

Interests in CNI

Ordinary stapled securities: 1,506,182

Mr Jason C. Huljich, B. Comm

EXECUTIVE DIRECTOR AND JOINT CHIEF EXECUTIVE OFFICER

Experience and expertise

Joint CEO Jason Huljich’s 27-year real estate career spans the commercial and industrial real estate sectors. Jason is an Executive Director of Centuria Capital Group, Centuria Life Limited, Centuria Healthcare Pty Ltd, Centuria Healthcare Asset Management Limited, Centuria Property Funds No. 3 Limited (formerly Primewest Management Limited), as well as a director of Centuria Funds Management (NZ) Ltd and Centuria NZ Industrial Fund Limited, and Non-Executive Director of Centuria Bass Credit Pty Limited.

Jason is Joint CEO alongside John McBain, collectively overseeing more than \$21 billion of assets under management.

Jason is chiefly responsible for the company’s real estate portfolio and funds management operations including the listed Centuria Industrial REIT (ASX: CIP) and Centuria Office REIT (ASX: COF), as well as Centuria’s extensive range of unlisted funds across Australia and New Zealand.

Since Centuria was established, Jason has been pivotal in raising over \$5 billion for the listed and unlisted vehicles. He has been central to positioning Centuria as Australia’s fourth largest external property funds manager. CNI and CIP are included in the S&P/ASX 200 Index. COF is included in the S&P/ASX 300 Index. CIP and COF are part of the FTSE EPRA Nareit Global Index.

Jason has a hands-on approach to the real estate operations throughout the Group’s platform. The Transactions, Development, Funds Management, Distribution, Marketing and Asset Management teams all report directly to him.

Jason is a Property Funds Association (PFA) of Australia Past President. The PFA is the peak industry body representing the \$125 billion direct property investment industry. Jason currently sits on the Property Council of Australia’s Global Investment Committee.

Directorship of other listed companies

None

Responsibilities

- Joint Chief Executive Officer
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Boards
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Culture and ESG Committee
- Member of the Centuria Life Limited Board
- Member of the Centuria Healthcare Pty Ltd Board

Interests in CNI

Ordinary stapled securities: 6,446,081

Performance Rights granted: 2,628,925

Mr John E. McBain, Dip. Urban Valuation
EXECUTIVE DIRECTOR AND JOINT CHIEF EXECUTIVE OFFICER

Experience and expertise

Joint CEO John McBain’s 40-year real estate career spans the commercial and industrial markets in Australia, NZ and UK and the healthcare and agriculture sectors. He graduated from Auckland University with a valuation qualification.

He is an Executive Director of Centuria Capital Limited, Centuria Life Limited, Centuria Healthcare Pty Ltd and Centuria Property Funds No. 3 Limited (formerly Primewest Management Limited) and a Non-Executive Director of Centuria Bass Credit Limited. John is a Director of NZX-listed Asset Plus Limited (NZX:APL). He also serves on the Centuria NZ and Centuria Healthcare Management committees and the Centuria Life Investment Committee.

John is responsible for Centuria’s corporate team, and his responsibilities include corporate strategy, M&A and leadership of the Finance, Governance, Compliance, Investor Relations, Communications and Centuria Life teams. He serves on the Non-Financial Risk Committee and the ESG Management Committee.

John has been instrumental in the integration of several businesses into the Centuria group, including the 360 Capital Group, Heathley Asset Management (now Centuria Healthcare), Augusta Capital Limited (now Centuria NZ) and the Primewest Group. These acquisitions, together with a successful asset acquisition and funds management program overseen by fellow Joint CEO Jason Huljich, has seen the pair oversee significant corporate growth over the past 27 years culminating in Centuria Capital Limited entering the S&P ASX 200 Index in 2021 with the group now managing over \$21 billion of assets.

Directorship of other listed companies

Asset Plus Limited (NZX:APL)

Responsibilities

- Joint Chief Executive Officer
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Boards
- Member of the Centuria Life Limited Board
- Member of the Centuria Life Limited Investment Committee
- Member of the Centuria Healthcare Pty Ltd Board

Interests in CNI

Ordinary stapled securities: 7,888,282
Performance Rights granted: 2,628,925

Mr John R. Slater, Dip.FS (FP), F Fin.
INDEPENDENT NON-EXECUTIVE DIRECTOR

Experience and expertise

John was appointed as a financial adviser to Centuria Life Limited in 2011 and as a member of its Board in 2013. On 22 May 2013, he was appointed as a Director of Centuria Capital Limited. He also serves on the Nomination and Remuneration Committee

John was previously a senior executive at KPMG Financial Services prior to establishing a financial advisory practice. Since the sale of that practice, he has focused on consulting activities and his non-executive roles with Centuria.

John has deep experience in all financial market sectors gained during his 35-year career. Over this time, he has been directly involved with investments and investment committees and sits on the Investment Committees of Centuria Life and the Over Fifty Guardian Friendly Society Limited. John continues to be active in investment committee activities in other non-aligned financial groups.

Directorship of other listed companies

None

Responsibilities

- Member of the Centuria Capital Limited and Centuria Funds Management Limited Boards
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Audit, Risk and Compliance Committee
- Member of the Centuria Capital Limited and Centuria Funds Management Limited Nomination and Remuneration Committee
- Member of the Centuria Life Limited Board
- Chair of the Centuria Life Limited Investment Committee

Interests in CNI

Ordinary stapled securities: 3,110,677

Ms Susan L. Wheeldon, MBA
INDEPENDENT NON-EXECUTIVE DIRECTOR

Experience and expertise

Susan joined the Centuria Capital Group Board as an Independent Non-Executive Director in August 2016. She brings extensive experience across international commercial markets within ICT, real estate, legal, aviation and online retail sectors.

Currently, Susan is Airbnb’s Country Director for Australia, New Zealand and Oceania. Previously, she served in a number of roles, including Head of Government, Performance and Agency at Google, working with major national and global companies.

During her career, Susan has held senior positions in Australia and the United Kingdom across a diverse range of industries including global law firms DLA Piper and King & Wood Mallesons, working with the Virgin Australia and Virgin Atlantic airline brands, as Vice President of Groupon, and as Head of Brand and Retail at AMP Capital Shopping Centres.

She holds an MBA from University of NSW’s Australian Graduate School of Management, and is a member of Australian Institute of Company Directors as well as holding a Corporate Director’s Certificate from Harvard Business School.

Directors' meetings

The following table sets out the number of Directors' meetings (including meetings of committees of Directors) held during the financial year and the number of meetings attended by each Director (while they were a Director or Committee member).

Director	Board meetings		Audit, Risk and Compliance Committee meetings		Nomination and Remuneration Committee meetings		Conflicts Committee meetings		Culture and ESG Committee meetings	
	A	B	A	B	A	B	A	B	A	B
Mr Garry S. Charny	20	20	#	#	3	3	8	6	4	4
Ms Kristie R. Brown	20	20	6	6	#	#	8	8	#	#
Mr Peter J. Done	20	18	6	6	3	2	#	#	#	#
Mr Jason C. Huljich	20	20	#	#	#	#	#	#	4	4
Mr John E. McBain	20	20	#	#	#	#	#	#	#	#
Mr John R. Slater	20	19	6	6	3	3	#	#	#	#
Ms Susan L. Wheeldon	20	17	#	#	3	3	#	#	4	4

A = Number of meetings held during the time the Director held office during the year.
B = Number of meetings attended.
= Not a member of Committee.

Company secretary

Anna Kovarik joined Centuria as General Counsel and Company Secretary in 2018 and was promoted to Group Chief Risk Officer and Company Secretary in 2020. She is an experienced governance professional having worked with ASX-listed and unlisted boards, predominantly within the listed property and financial services sectors. In her current role at Centuria, Anna is responsible for legal, risk management, regulatory compliance, insurance and governance activities across the Group.

Anna is a member of the Senior Executive Committee, the Non-Financial Risk Committee and the ESG Management Committee. She holds an Executive MBA from the University of Sydney and is a member of the Australian Institute of Company Directors.

Principal activities

The principal activities of the Group during the financial year were the marketing and management of investment products including direct interest in property funds, friendly society investment bonds, property and development finance and other investments across Australasia.

Significant changes in the state of affairs

Significant changes in the state of affairs of the Group during the financial year were as follows:

- On 6 April 2023, the Group entered into a 5 year \$50,000,000 secured loan note facility. The facility is a floating rate revolving facility with a margin of 2.60% which is due to mature on 6 April 2028.

The statutory NPAT includes a number of items that are not considered operating in nature, the table below provides a reconciliation from statutory profit to operating profit.

	30 June 2023 \$'000	30 June 2022 \$'000
Reconciliation of statutory profit to operating profit		
Statutory profit/(loss) after tax	105,932	(37,361)
Statutory earnings/(loss) per security (EPS) (cents)	13.3	(4.8)
LESS NON-OPERATING ITEMS		
Share of equity accounted net loss in excess of distributions received	6,180	3,083
Transaction and other costs	3,861	4,395
Unrealised (gain)/loss on mark to market movements of investments and derivatives	296	167,087
Eliminations between the operating and non-operating segment	-	4,710
Seed capital write back	-	(750)
Profit attributable to controlled property funds	(24)	(13,861)
Tax impact of above non-operating adjustments	(657)	(12,793)
Operating profit after tax	115,588	114,510
Operating EPS (cents)	14.5	14.5

- On 21 April 2023, the Group fully redeemed a total of \$66,650,000 secured wholesale floating rate notes maturing on 21 April 2023 and 21 April 2024.
- On 14 June 2023, the Group settled on the sale of 4 Healthcare properties for NZ\$34,134,000 and fully repaid the New Zealand Asset Facility.
- During the year, the Group drew \$46,650,000 from the Revolver A facility, which was subsequently repaid on 23 June 2023.

Operating and financial review

The Group recorded a consolidated statutory net profit for the year of \$105,932,000 (2022: loss of \$37,361,000). Statutory net profit/(loss) after tax has been prepared in accordance with the Corporations Act 2001 and Australian Accounting Standards, which comply with International Financial Reporting Standards.

The Group recorded an operating profit after tax of \$115,588,000 (2022: \$114,510,000). Operating profit after tax excludes non-operating items such as transaction costs, mark to market movements and share of net profit of equity accounted investments in excess of distributions received.

A summary of the Group's operating segments is provided in Note A5 of the Financial Report. The Operating NPAT for the Group comprises the result of the divisions which report to the Joint CEOs and Board of Directors for the purpose of resource allocation and assessment of performance.

Segment	Operating profit after tax \$'000		Increase/ (Decrease) \$'000	Increase/ (Decrease) %	Highlights
	2023	2022			
Property funds management	79,225	78,785	440	1	(a)
Co-investments	17,233	28,863	(11,630)	(40)	(b)
Developments	6,613	4,526	2,087	46	(c)
Property and development finance	4,606	2,912	1,694	58	(d)
Investment bonds management	2,424	3,412	(988)	(29)	(e)
Corporate	5,487	(3,988)	9,475		
Operating profit after tax	115,588	114,510			

A detailed Segment Profit and Loss as well as a detailed Segment Balance Sheet is outlined in Notes B1 and C1 respectively.

Operational highlights for the key segments were as follows:

(a) Property funds management

For the year ended 30 June 2023, property funds management operating NPAT of \$79,225,000 was higher than the prior year ending 30 June 2022 by \$440,000 primarily due to the impact of the favourable property valuations as well as full year impact of acquisitions.

For the year ended 30 June 2023, excluding the after tax impact of performance fees, the property funds management segment NPAT increased by \$3,585,000 or 6% reflecting the growth in AUM from acquisitions and favourable valuation impact.

(b) Co-investments

For the year ended 30 June 2023, the co-investments segment operating NPAT decreased by \$11,630,000. This was primarily due to the increase in interest rates during the period, offset by the full year impact of rental income from the Heritage Lifecare Centres.

The operating profit after tax for the co-investments segment represents the distributions and returns generated from investment stakes held less applicable financing costs.

(c) Developments

For the year ended 30 June 2023, the Developments segment operating net profit after tax was \$6,613,000, an increase of \$2,087,000 from the year ended 30 June 2022. The increase is primarily due to the recognition of development profit on the Wyatt Street development.

(d) Property and development finance

For the year ended 30 June 2023, the property and development finance segment's operating NPAT was \$4,606,000. The Centuria Bass operating NPAT has increased by 58% compared to FY22 due to AUM increasing from \$0.6 billion to \$1.3 billion.

Centuria Bass is considered a joint venture and treated as an equity accounted investment commencing from 22 April 2021. The operating results of Centuria Bass are shown in Note B1 as the Group's proportionate share.

(e) Investment bonds management

For the year ended 30 June 2023, the investment bonds management segment's operating NPAT decreased by \$988,000 primarily due to the one-off fees received in the prior year when the Capital Guaranteed product transitioned into unitised products.

Outlook

The Group remains focused on sourcing quality real estate investment opportunities, utilising the Group's deep real estate expertise and leveraging the platform to create value for our investors. The REIT management revenues, joint venture interests, institutional partnerships, and real estate credit business, combine to create a strong diverse and recurring revenue base.

Earnings per security (EPS)

	2023		2022	
	Operating	Statutory	Operating	Statutory ¹
Basic EPS (cents/security)	14.5	13.3	14.5	(4.8)
Diluted EPS (cents/security)	14.3	13.1	14.3	(4.8)

1. As the Group was in a statutory loss, the Diluted EPS is equal to Basic EPS.

Dividends and distributions

Dividends and distributions paid or declared by the Group during the current financial year were:

	Cents per security	Total amount \$'000	Date paid
DIVIDENDS/DISTRIBUTIONS PAID DURING THE YEAR			
Final 2022 dividend (100% franked)	0.90	7,114	11 August 2022
Final 2022 Trust distribution	4.60	36,363	11 August 2022
Interim 2023 dividend (100% franked)	1.20	9,557	9 February 2023
Interim 2023 Trust distribution	4.60	36,634	9 February 2023
DIVIDENDS/DISTRIBUTIONS DECLARED DURING THE YEAR			
Final 2023 dividend (100% franked)	0.50	3,999	18 August 2023
Final 2023 Trust distribution	5.30	42,389	18 August 2023

Events subsequent to the reporting date

There has not arisen in the interval between 30 June 2023 and the date hereof any item, transaction or event of a material and unusual nature likely, in the opinion of the directors of the Company, to affect significantly the operations of the Group, the results of those operations, or the state of affairs of the Group, in future financial periods.

Likely developments

The Group continues to pursue its strategy of focusing on its core operations, utilising a strengthened balance sheet to provide support to grow and develop these operations.

Further information about likely developments in the operations of the Group and the expected results of those operations in future financial years has not been included in this report because disclosure of the information would be likely to result in unreasonable prejudice to the Group.

Environmental regulation

The Group has policies and procedures to identify and appropriately address environmental obligations that might arise in respect of the Group's operations that are subject to significant environmental laws and regulation. The Directors have determined that the Group has complied with those obligations during the financial year and that there has not been any material breach.

Indemnification of officers and auditor

The Company has agreed to indemnify all current and former directors and executive officers of the Company and its controlled entities against all liabilities to persons (other than the Company or a related body corporate) which arise out of the performance of their normal duties as a director or executive officer unless the liability relates to conduct involving a lack of good faith.

The Company has agreed to indemnify the directors and executive officers against all costs and expenses incurred in defending an action that falls within the scope of the indemnity and any resulting payments.

The directors have not included details of the nature of the liabilities covered or the amount of premium paid in respect of the directors' and officers' liability and legal expenses insurance contracts, as such disclosure is prohibited under the terms of the contracts. The Company has not otherwise, during or since the end of the financial year, except to the extent permitted by law, indemnified or agreed to indemnify an officer or auditor of the Company or any related body corporate against a liability incurred as an officer or auditor.

Non-audit services

During the financial year, KPMG, the Group's auditor, has performed services in addition to the audit and review of the financial statements. Details of amounts paid or payable to KPMG are outlined in Note F3 to the financial statements.

The directors are satisfied that the provision of non-audit services during the year, by the auditor (or by another person or firm on the auditor's behalf) is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001.

The directors are of the opinion that the services as disclosed in the financial statements do not compromise the external auditor's independence, based on advice received from the Audit, Risk and Compliance Committee, for the following reasons:

- All non-audit services have been reviewed and approved to ensure that they do not impact the integrity and objectivity of the auditor.
- None of the services undermine the general principles relating to auditor independence as set out in the Code of Conduct APES 110 Code of Ethics for Professional Accountants issued by the Accounting Professional and Ethical Standards Board, including reviewing or auditing the auditor's own work, acting in a management or decision-making capacity for the Company, acting as advocate for the Company or jointly sharing economic risks and rewards.

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 98.

Rounding of amounts

The Group is an entity of a kind referred to in ASIC Legislative Instrument 2016/191, related to the 'rounding off' of amounts in the Directors' Report and financial statements. Amounts in the Directors' Report and financial statements have been rounded off, in accordance with the instrument to the nearest thousand dollars, unless otherwise indicated.

Nomination and Remuneration Committee Chair's letter



Susan Wheeldon

INDEPENDENT NON-EXECUTIVE
DIRECTOR

Dear Investor,

As chair of the Nomination and Remuneration Committee, I am pleased to present the Remuneration Report for the year ended 30 June 2023. This report has been approved by the Board and is intended to be informative as possible whilst complying with our statutory reporting obligations.

Each year, the Board reviews the Group's executive remuneration practices to ensure they remain appropriately aligned to our short-term and long-term strategic objectives and are appropriately tested and considered against market practices. This ensures the business attracts, retains and motivates strong executives with a focus on both growth and appropriate risk management. Our remuneration philosophy remains consistent with prior years, aiming to fairly reward and retain the people who we believe play a crucial role in the achievement of our long-term objectives and are key to our competitive advantage as a leading Australasian funds manager in the S&P/ASX200 index. Whilst our philosophy remains unchanged, our remuneration structure for the current year has been enhanced with additional short-term performance targets to ensure they remain appropriate and relevant in response to the changing needs of the business. These additional short-term performance hurdles and targets were introduced to ensure our executives are appropriately incentivised to respond to new and upcoming market challenges and continue to drive Group performance.

The key elements of the FY23 executive remuneration structure, which the Board believe are fit for purpose and support our primary objective of driving long-term performance for our securityholders are outlined below, with full details tabled on page 87 of the Remuneration Report.

Executive remuneration

In response to changing market conditions, the proposed FY23 performance hurdles for executives' variable awards have been modified with additional short term performance hurdles to rebalance the business away from short term growth to delivering earnings stability, platform resilience as well as asset sector diversification.

The short-term incentive (STI) hurdles have been set to ensure the awards are not only demonstrably tied to financial performance, but also ensure an ongoing focus on imperative business and operational issues that will drive long-term securityholder value and create a business that is

considered a leading Australasian funds manager. Whilst the overall weighing of STI hurdles remain consistent with prior years, comprising 60% financial and 40% non-financial metrics, an additional component has been added to the STI plan structure. The financial hurdles which continue to comprise of targets relating to operating earnings, assets under management (AUM) and equity sources, are now complemented with the proposed introduction of a cost management hurdle, incentivising management to protect the short-term operating margins of the Group. The Board believes this additional financial metric to be an important enhancement to our short-term financial performance hurdles, given the immediate need of business to respond to challenging economic and market conditions. Likewise an expanded range of non-financial metrics have also been introduced, addressing diversity, governance and tenant satisfaction targets, all of which are considered important pillars in ensuring future strategic success for the Group. More details of this can be found on page 84 of the Remuneration Report.

In terms of long-term incentives (LTI), the Board has retained a combination of relative and absolute total securityholder return (TSR) hurdles assessed against A-REIT peers in the S&P/ASX200. Despite volatile market conditions which are beyond the direct control of management, the Board believes that these continue to serve as the most appropriate performance hurdles, since they align executives' interests with securityholder outcomes as well as ensuring direct comparability to our peers. Consistent with prior years, the LTI proposed for the FY24–27 period will continue to vest over year's three and four.

Non-Executive Director (NED) remuneration

The current NED fee structure was retained for FY23. The fee structure covers the Board and Board Committee roles across the Group (including CNI and other operating entities) and was adopted to improve the transparency of fees paid to directors across what is a complex group with ever-increasing governance standards. Further, the fee schedule has been benchmarked against A-REIT peers in the S&P/ASX200 to align director remuneration with market practice as well as recognising the significant responsibilities each director has in the various Boards and Board Committees they sit on across the Group. More details of the fee structure can be found on page 94 of the Remuneration Report.

As we continue our drive for Board renewal, the fees have been designed to be comparable to our peers in order to attract the highest quality talent to the Board. Expanding the breadth and depth of Board membership across the Group continues to be a key priority of the current Board and will underpin our drive towards optimal independence and diversity in all its forms.

To best explain the breakdown of duties and fees, as outlined on page 94 of the Remuneration Report, the amounts paid to each Centuria Capital Limited NED have

been separated across the various boards and board committees which they serve on. These disclosures further enhance the transparency and link between the benchmarked schedule of fees and the aggregate remuneration paid to each NED.

FY23 performance and remuneration outcomes

In response to changing market conditions, management has for the current year rebalanced its focus away from short term growth to delivering earnings stability and platform resilience as well as continued asset diversification. I am pleased to report that the business delivered on all three counts, reporting an operating EPS of 14.5 cents in line with guidance, growing its AUM to \$21.0 billion and delivering additional diversification through its continued expansion into real estate debt and the Agriculture sectors.

It is important to note that this result exceeded the Group's record FY22 profitability in spite of volatile market conditions.

The robust FY23 performance is testament to the long-standing focus of the business on growing and diversifying assets under management across various sectors and markets. This has enabled the business to develop a stable and diverse operating platform able to withstand market fluctuations and ensure sustainable earnings for our securityholders. It is pleasing to note the continued diversification of the platform into agriculture and real estate debt during the year, with the business further solidifying its recurring sources of revenue, acquiring in excess of \$300 million of AUM in these new asset sectors during the year.

The Nomination and Remuneration Committee has also assessed the annual performance of senior management against the FY23 STI objectives. It has been pleasing to note the way senior management and the business have responded to the various challenges by satisfactorily meeting or exceeding the majority of their financial performance hurdles, including the implementation of new cost management initiatives. Notwithstanding these achievements, STI outcomes for the KMPs were 88% of FY22 award for the Joint CEOs and 90% of FY22 STI award for the CFO. Whilst the continued AUM growth across new sectors has been pleasing, challenging market conditions have meant that the overall growth in the current year did not meet the outperformance targets set at the commencement of the year, resulting in the forfeiture of the balance of the maximum FY23 STIs noted above.

Further details of the specific targets and the overperformance achieved by senior executives against each hurdle, including the rationale for the adoption of each of the financial performance metrics have been set out on page 85 of the Remuneration Report.

Whilst traditional financial measures in assessing the performance of our senior executive team remains the cornerstone of Centuria, our strategy of growth and diversification requires an increasing focus on non-financial metrics. The integration of recently acquired platforms, including the Centuria Bass Capital business

and our internal property management strategy have elevated the importance of non-financial metrics such as staff and tenant engagement, non-financial risk management as well as our sustainability credentials. I am proud to observe the Group's enduring commitment to improving its environmental and social contribution across our operations, which are now considered to be a key driver for our future business success.

The performance of our KMP against these non-financial metrics have been outlined on page 86 of the Remuneration Report, with the team exceeding targets across all three metrics, resulting in the award of 125% of the non-financial component of the FY23 STI.

As part of the annual review, the Board discussed various elements of the KMP remuneration to determine their appropriateness for Centuria in 2023. As such, the Group has also adopted a new significant securityholder test for the KMPs, wherein a portion of the financial year STI will be deferred should minimum security holding requirements not be met. This additional limb in the STI Performance Structure for KMPs was introduced following a review of the market best practice and determined that a significant securityholder test appropriately aligns KMPs with the business whilst continuing to reward performance outcomes.

With the LTI remaining a key remuneration component to align the long-term interests of Centuria's investors with its senior executives, it is important to note the negative impact the declining global equity markets have had on Tranche 8 of LTIs, covering the 1 July 2020 to 30 June 2023 performance period. For FY23, Centuria's one-year TSR was -2.5% with the three-year TSR being 7.3%. This has resulted in full forfeiture of the TSR component of the Tranche 8 LTI awards vested.

Whilst it is difficult to imagine a combination of short-term strategies within senior management's control which could have avoided or produced a different TSR outcome, it is important to note the continued growth in AUM from \$8.8 billion in FY20 to \$21.0 billion by the end of FY23. With the three-year Relative TSR and Absolute TRS not meeting entry hurdle requirements, Tranche 8 LTI awards have not vested.

The Board continues to place a high priority on having meaningful dialogue with our securityholders and other stakeholders regarding our remuneration policies, in order to understand their perspectives and concerns, as well as to remain abreast of local and global market best practices.

We appreciate your ongoing support and we look forward to engaging with you again in FY24.

Yours sincerely,

Susan L. Wheeldon, Chair of the Nomination and Remuneration Committee

Audited Remuneration Report

The Board are pleased to present the Remuneration Report for the period ended 30 June 2023.

This Remuneration Report has been prepared in accordance with section 300A of the *Corporations Act 2001* (Cth) (Act) and the applicable *Corporations Regulations 2001* (Cth). The Remuneration Report provides information about the remuneration arrangements for key management personnel (KMP), which includes Non-Executive Directors and the Group’s Senior Management for the year ended 30 June 2023.

Details of KMP covered in this report

The following persons had authority and responsibility for planning, directing and controlling the activities of the Group, directly or indirectly, including any Director (whether executive or otherwise) of the Company during the full financial year.

Name	Role	Term
Non-Executive Directors		
Mr Garry S. Charny	Independent Non-Executive Director and Chairman	Full term
Ms Kristie R. Brown	Independent Non-Executive Director	Full term
Mr Peter J. Done	Independent Non-Executive Director	Full term
Mr John R. Slater	Independent Non-Executive Director	Full term
Ms Susan L. Wheeldon	Independent Non-Executive Director	Full term
Executive Directors		
Mr John E. McBain	Executive Director and Joint Chief Executive Officer	Full term
Mr Jason C. Huljich	Executive Director and Joint Chief Executive Officer	Full term
Executives		
Mr Simon W. Holt	Chief Financial Officer	Full term

The term 'Senior Management' is used in this Remuneration Report to refer to the Executive Directors and the Chief Financial Officer.

Nomination and Remuneration Committee (NRC)

The Board has an established Nomination and Remuneration Committee which operates under the delegated authority of the Board of Directors. A summary of the Nomination and Remuneration Committee Charter is included on the Centuria Capital Group website.

The functions of the Committee in respect of remuneration include:

- making recommendations to the Board regarding the remuneration of non-executive members of Centuria’s Board, subsidiary boards and committees which shall be reviewed annually;
- an annual review of the KMP remuneration and the application of incentive programs; and
- an annual review of the structure and application of the short-term and long-term incentive schemes and policies for executives and staff.

- The report is structured as follows:
- Details of KMP covered in this report;
 - Remuneration oversight and key principles;
 - Remuneration of Executive Directors and Senior Management;
 - Key terms of employment contracts;
 - Non-Executive Director remuneration; and
 - Director and Senior Management equity holdings and other transactions.

Additionally, the function of the Committee in respect of Board, Joint CEOs and Senior Executive performance include:

- evaluating the performance of the Board, including Committees and individual Directors;
- assessing the performance of the Joint CEOs and Senior Executives against their key performance indicators; and
- ensuring other human resource management programs, including fit for purpose performance assessment programs.

The following Non-Executive Directors of Centuria are members of the Nomination and Remuneration Committee

- Ms Susan L. Wheeldon (Non-Executive Director and Committee Chair);
- Mr Garry S. Charny (Non-Executive Director, Chairman of Centuria Capital Limited);
- Mr John R. Slater (Non-Executive Director); and
- Mr Peter J. Done (Non-Executive Director).

The Committee is tasked by the Board to advise it in relation to remuneration outcomes and it may obtain external professional advice, and secure the attendance of advisors with relevant experience if it considers this necessary.

Remuneration policy and link to performance

Group structure

Centuria Capital Group is an ASX-listed specialist investment manager with a 27-year track-record of delivering a range of products and services to investors, advisers and securityholders. Our business now spans across property funds management, development, real estate finance in addition to co-investments and investment bonds, with the following key areas of focus:

- Centuria Property Funds which specialises in listed property funds (A-REITs) and unlisted property funds including:
 - listed REITs, Centuria Office Fund (ASX:COF) and Centuria Industrial Fund (ASX:CIP) in Australia;
 - listed property fund in New Zealand, Asset Plus Limited (NZX:APL);
 - Centuria Agriculture Fund;
 - Centuria Diversified Property Fund;
 - Centuria Healthcare Property Fund;
 - Centuria New Zealand Industrial Fund;
 - 120 closed-end unlisted property funds in Australia and New Zealand; and
- Centuria Healthcare property and funds management business;

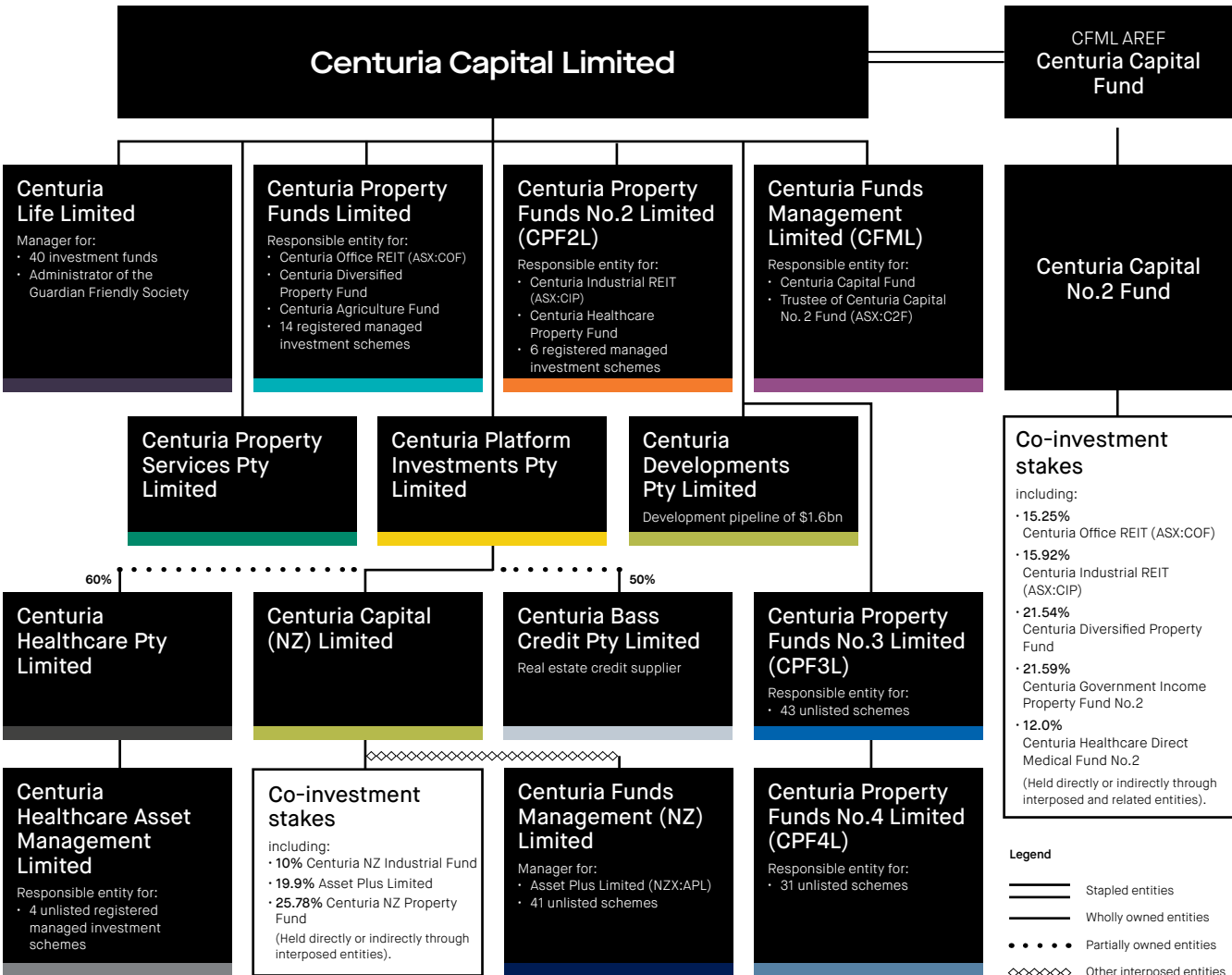
- Centuria Bass Credit real estate finance business;
- Centuria LifeGoals Investment Bonds.

The Group encompasses a portfolio of wholesale and retail funds, a healthcare business with related wholesale and retail funds, and a New Zealand business with listed and unlisted funds. It is noted that the listed REITs also are not staffed and responsibility for these are managed by the executive team and employees of CNI. The Group structure is outlined below.

The combined market capitalisation of the listed headstock (Centuria Capital Group) and its three listed REITS comprising CIP, COF and APL, is approximately \$4.2 billion.

Given the overall size of the Group, the complexities of the business it operates and its international scope, the Board has adopted a number of remuneration practices that reflect this. These are represented in our Joint CEO structure as well as the new Directors’ fees schedule, which are discussed further in pages 92 and 94 of this report, respectively.

The below group structure only outlines the key operating and management entities of the Centuria Capital Group (note: this is not a full list of controlled entities and associates).



Joint CEO structure

The Joint CEO structure was established in 2019 as an important part of the Group’s long-term management succession and retention plan. In support of the Joint CEO structure the Board takes into account the following matters:

- The Joint CEOs have a strong background in all aspects of the business and also have complementary skills sets, which given the Group’s overall structure allows them to focus on different areas in managing the multiple complexities of the business. Mr Huljich has primary oversight of funds management, distribution and property services and Mr McBain has primary oversight of corporate functions (corporate strategy, M&A, finance, treasury, risk and governance, communications and investor relations) and the Life business.
- The Board recognises the significant importance that a strong succession plan has on any business. The Joint CEOs have worked seamlessly together for 27 years. By creating the Joint CEO role for Mr Huljich in 2019, the Board formally recognised Mr Huljich’s historic and continuing contribution to the Group over an extended period. With Joint CEOs, the business has two strong leaders, collaborating to optimise investor value in a tried and tested way.

The remuneration of the Joint CEOs reflects the position they hold in the real estate funds management industry and their experience and achievements gained from working together since the formation of Centuria. Given the complementary skill sets of the Joint CEOs and their division of key responsibilities (outlined above), the Board believes the remuneration of the Joint CEOs is a benefit for investors by removing the need for expensive secondary key executive resources which many other A-REIT peers require, such as Chief Investment Officers and/or Chief Operations Officers.

Through the Joint CEO structure, the Group is able to minimise the size of the senior executive to be leaner, less costly and nimbler than its peers. The Board believes this is a significant competitive advantage and in the long-term interests of securityholders. As part of its benchmarking process, the Board believes the reduced senior executive team size in association with the Joint CEO structure is a significant cost-saving practice for the Group in comparison to its peers.

The Nomination and Remuneration Committee, as well as the Board, annually review the appropriateness of the Joint CEO structure to ensure its efficiency and effectiveness by assessing the individual and the joint performance of the CEOs in delivering strong securityholder outcomes within the context of the Group’s continued growth compared to A-REIT peers’ performance and total executive team costs.

The FY23 fixed remuneration amount for the Joint CEOs was \$1,552,500, which remained unchanged from FY22. The Committee recommended an unchanged fixed remuneration for FY23 despite:

- The Joint CEOs’ strong execution of the Group’s growth strategy and continued strong financial performance under their leadership during FY22, including a substantial 98% growth in AUM over FY21 and inclusion in the S&P/ASX 200 Index)
- The Joint CEOs’ response to the COVID-19 pandemic, where they voluntarily took a six month - 15% reduction to their fixed remuneration and displayed outstanding performance in positioning the Group to rebound quickly from the initial impact of the pandemic.

Remuneration of Senior Management

Remuneration philosophy

The Group recognises the important role people play in the achievement of its business strategy and long-term objectives and as a key source of competitive advantage. To grow and be successful across these two areas, the Group must be able to attract, motivate and retain capable individuals with exceptional talent, expertise, experience and relationships. Our Group is able to achieve this goal by following our remuneration principles outlined in the table below.

The main objective in rewarding the Group’s senior management for their performances is to ensure that securityholders’ wealth is both maximised and appropriately protected throughout a range of economic conditions.

Remuneration structure

The table on page 77 outlines the Group’s remuneration principles, the components of Senior Management’s remuneration and the underpinning rationale for each element of the remuneration structure. The Nomination and Remuneration Committee ensures the criteria used to assess and reward staff includes financial and non-financial measures of performance.

Our remuneration principles

Delivering value for securityholders in the most efficient manner	Drive an ownership mentality	Attract, motivate and retain talent
The Joint CEO structure optimises the size of the senior executive group in relation to its peers to make it leaner and more agile than our peers.	Including senior staff in the LTI equity plan to provide a sense of ownership and alignment, as well as distributing securities to all non-LTI staff depending on Group performance.	Ensuring competitive, at-risk rewards are provided to attract and retain the best executive talent.

Type of remuneration	Total executive remuneration		
	Fixed	At-risk	
	Fixed remuneration	Short-term incentive	Long-term incentive
What is the objective?	• Attract and retain key talent • Be competitive	• Drive annual financial growth targets and securityholder returns • Reward value creation over a one-year period whilst supporting the long-term strategy • Incentivise desired behaviours in line with the Group’s risk appetite • Mandatory significant ownership in the Group’s securities within the KMP group	• Support delivery of the business strategy and growth objectives • Incentivise long-term value creation • Drive alignment of employee and securityholder interests
How is it set?	Fixed remuneration is set with reference to market competitive rates in comparison to ASX-listed A-REITs for similar positions, adjusted to account for the experience, ability and productivity of the individual employee.	Senior executives participate in the Group’s STI plan which is assessed against key areas of financial and non-financial performance that are designed to create an ongoing annual focus on imperative business and operational issues that create the type of Group we all strive towards. Refer to the FY23 STI Scorecard for further details. Required KMP security ownership with the introduction of STI deferral metrics where security ownership is not significant.	Senior executives participate in the Group’s LTI plan which is assessed against securityholder returns over a three-year performance period. The significant weighting towards relative TSR in the LTI aligns executive’s interests with securityholder outcomes and provides a direct comparison of the Group’s performance against their comparator group of peers. Refer to the LTI Structure section for further details.
How is it delivered?	• Base salary • Superannuation • Other benefits salary sacrifice benefits	Awarded in cash or shares at the Board’s discretion	Equity with performance assessed over three years (vesting in years three and four)
Opportunity	Independent Non-Executive Director	Joint CEOs • 125% of fixed remuneration at maximum CFO • 100% of fixed remuneration at maximum	Joint CEOs • 125% of fixed remuneration at maximum CFO • 95% of fixed remuneration at maximum

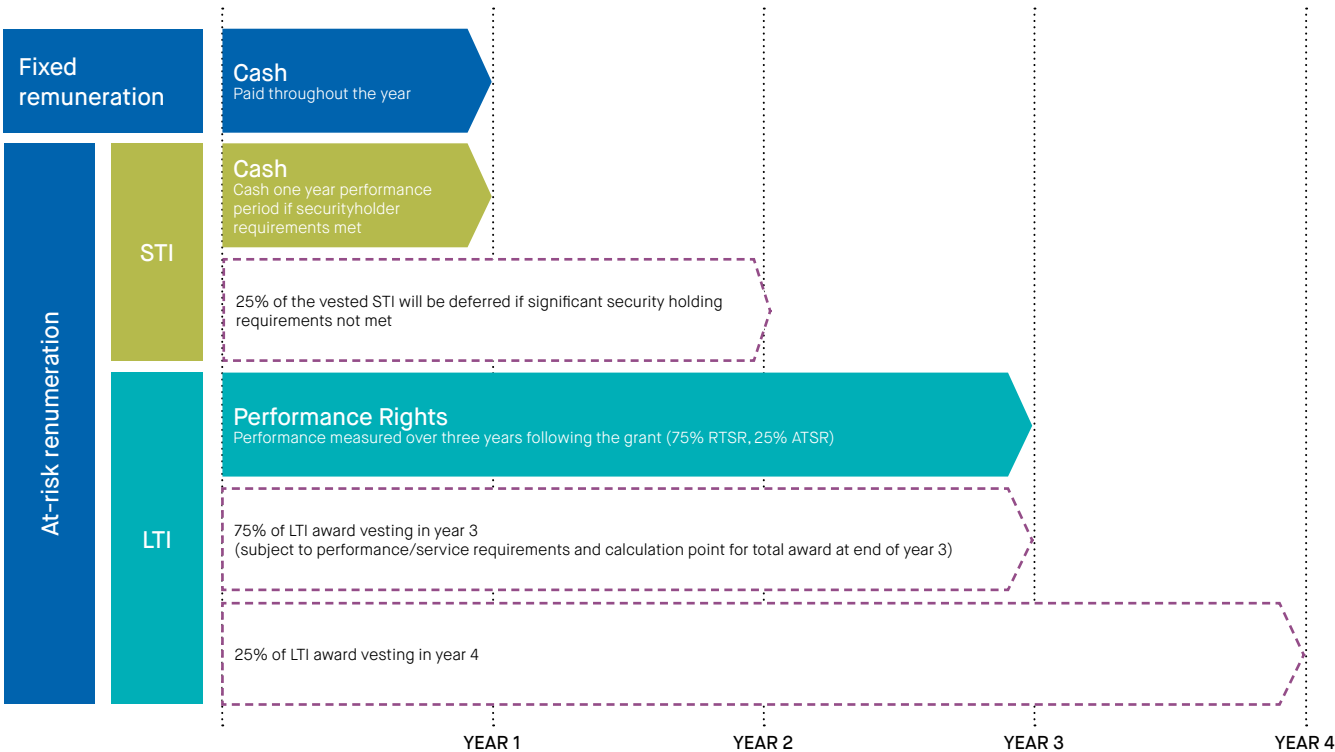
As part of the annual review, the Group has reassessed various elements of its executive remuneration structure to assess their continued relevance and suitability given the changing needs of the business. This process included a robust review of market practices which would continue to attract, retain and motivate executives committed to strong risk management. The key recommendations adopted as a result of this review was the introduction of a new short term incentive deferral mechanism contingent on a minimum executive share ownership requirement. This was coupled with the introduction of a new STI clawback arrangement on provisions similar to existing clawback requirements under the LTI plan. The specific nature of the changes arising from this review as well as an outline of the rationale have been detailed in the following table:

Executive short term incentive deferral conditions	2022	2023	Rationale
Executive security ownership guidelines	None	The joint CEOs must hold an equivalent of 200% of their fixed remuneration in the form of equity. The CFO must hold an equivalent of 100% of their fixed remuneration in the form of equity. Any new KMP must accumulate and hold an equivalent of 100% of their fixed remuneration in the form of equity within the first five years from the date of their appointment.	The Board believes that in combination with other remuneration elements, executive share ownership requirements minimise excessive risk taking that might lead to short-term returns at the expense of long-term value creation. In addition, it creates further alignment between individual executive wealth and the long-term performance of the company. As such, the Board determined that share ownership requirements are appropriate for Centuria at this stage and will provide sufficient alignment with securityholders whilst minimising the potential for excessive risk taking.
STI deferral	None	Should the executive's share ownership fall below the required limit, the company will defer 25% of the vested STI in the form of equity for a period of one year, or longer.	The Board believes that the Joint CEOs are sufficiently aligned with the securityholders through their significant ownership in the Group's securities (approximately 0.9% of issued capital each). In addition, they both participate in the LTI plan, with an opportunity to receive additional equity subject to meeting performance criteria. The Board has considered the STI deferral in light of the market best practice and determined that due to the above reasons, a formal STI deferral is not appropriate at the current stage of the Group and structure of the executive team (provided that their share ownership meets the required share ownership threshold). As such, the STI deferral will only be triggered in order to meet that criteria.
Clawback	Applied under LTI plan only.	The clawback provisions, as described under LTI plan on page 88, will also apply to the deferred portion of the STI.	The Board is of the view that clawback policies continue to be appropriate for Centuria at this stage and will minimize the potential for excessive risk taking.

Delivery of FY23 executive remuneration components

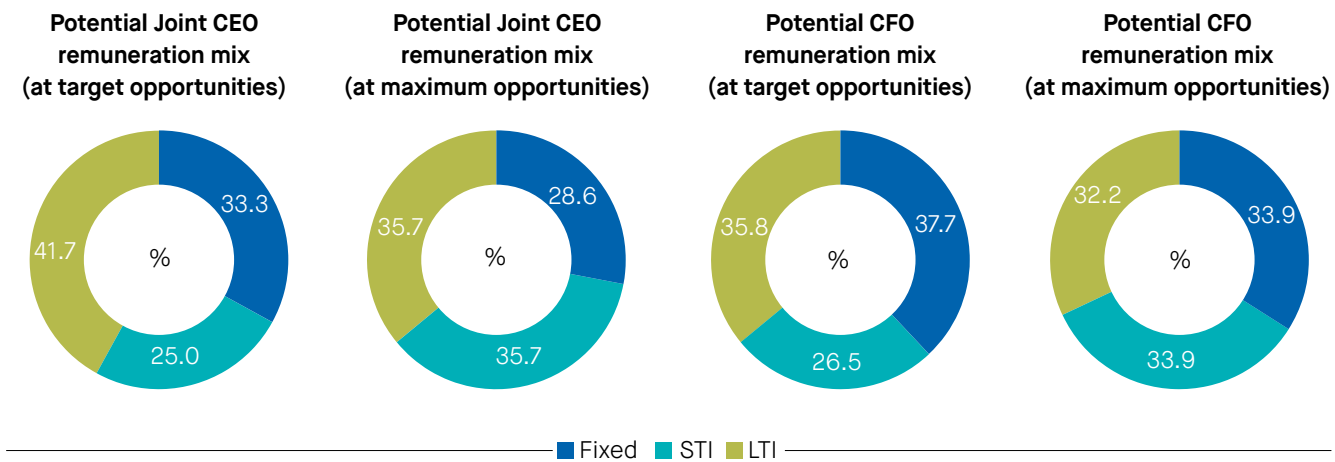
The diagram below outlines the payment/delivery timing of each element of executive remuneration.

When are the key FY23 remuneration components earned and received?



Remuneration mix

Remuneration packages include a mix of fixed and variable remuneration and short and long-term performance-based incentives.



Remuneration benchmarking

The Committee believes it is critical to understand the relevant market for key executive talent in order to ensure the Group’s remuneration strategy and frameworks support the guiding principle which is to attract, motivate and retain capable individuals with exceptional talent, expertise, experience and relationships.

The Committee regularly reviews the composition of the benchmarking peer groups to ensure they continue to represent appropriate reference points for establishing total remuneration for the Group’s executives. In general, the Committee considers companies with similarities to the Group on one or more of the following characteristics:

- Similar industry or comparable lines of business.
- Operate in multiple geographies.
- Similar number of employees.
- Similar revenue or AUM (\$21.0 billion at 30 June 2023) with a complex and diverse structure across a range of unlisted and listed vehicles.
- Similar market capitalisation on the ASX (using the combined market capitalisation for CNI, CIP and COF of approximately \$4.2 billion as at 30 June 2023, for benchmarking purposes).

The Committee reviews benchmarking data for a broad set of ASX-listed A-REIT peers that exhibit the above characteristics, however, it considers the following ASX-listed entities to be the most comparable peers for the Group and represent our main source of competition for executive talent:

- Charter Hall Group (ASX: CHC);
- Goodman Group (ASX: GMG);
- Stockland (ASX: SGP);
- Mirvac Group (ASX: MGR);
- Dexus (ASX: DXS);
- GPT Group (ASX: GPT);
- Scentre Group (ASX: SCG); and
- Vicinity Centres (ASX: VCX).

Whilst benchmarking data is used as one input into remuneration decisions, the Committee also considers various fundamental factors including:

- the size and complexity of the role, including geographical reach including offshore responsibilities;
- the criticality of the role to successful execution of the Group’s business strategy;
- skills and experience of the individual;
- period of service;
- scarcity of talent;
- surrounding market conditions and sentiment; and
- the Group’s growth trajectory.

Historical performance, shareholder wealth and remuneration

Financial performance

The Group’s overall objective is to reward executive directors and senior management based on the Group’s performance and build on securityholders’ wealth but this is subject to market conditions for the year.

The table below sets out summary information about the Group’s earnings for the past five years.

Five year summary	30 June 2023	30 June 2022	30 June 2021	30 June 2020	30 June 2019
Operating profit after tax (\$'000)	115,588	114,510	70,211	53,253	45,706
Statutory profit after tax attributable to Centuria Capital Group securityholders (\$'000)	105,920	(37,852)	143,456	21,105	50,795
Share price at start of year	\$1.81	\$2.78	\$1.79	\$1.77	\$1.40
Share price at end of year	\$1.65	\$1.81	\$2.78	\$1.79	\$1.77
Interim dividend	5.8cps	5.5cps	4.5cps	4.5cps	4.25cps
Final dividend	5.8cps	5.5cps	5.5cps	5.2cps	5.0cps
Special non-cash dividend	-	-	-	-	7.8cps
Statutory basic earnings per Centuria Capital Group security	13.3cps	(4.8)cps	24.6cps	4.7cps	14.2cps
Operating basic earnings per Centuria Capital Group security	14.5cps	14.5cps	12.0cps	12.0cps	12.7cps
Joint CEO STI outcome (% of maximum)	88%	100%	100%	93%	N/A
Joint CEO LTI outcome (% of vesting of grant)	0%	25%	100%	100%	100%
CFO STI outcome (% of maximum)	90%	100%	90%	93%	N/A
CFO LTI outcome (% of vesting of grant)	0%	25%	100%	100%	100%

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UNLISTED: GUYRA GLASSHOUSE, GUYRA NSW

Total securityholder return (TSR)

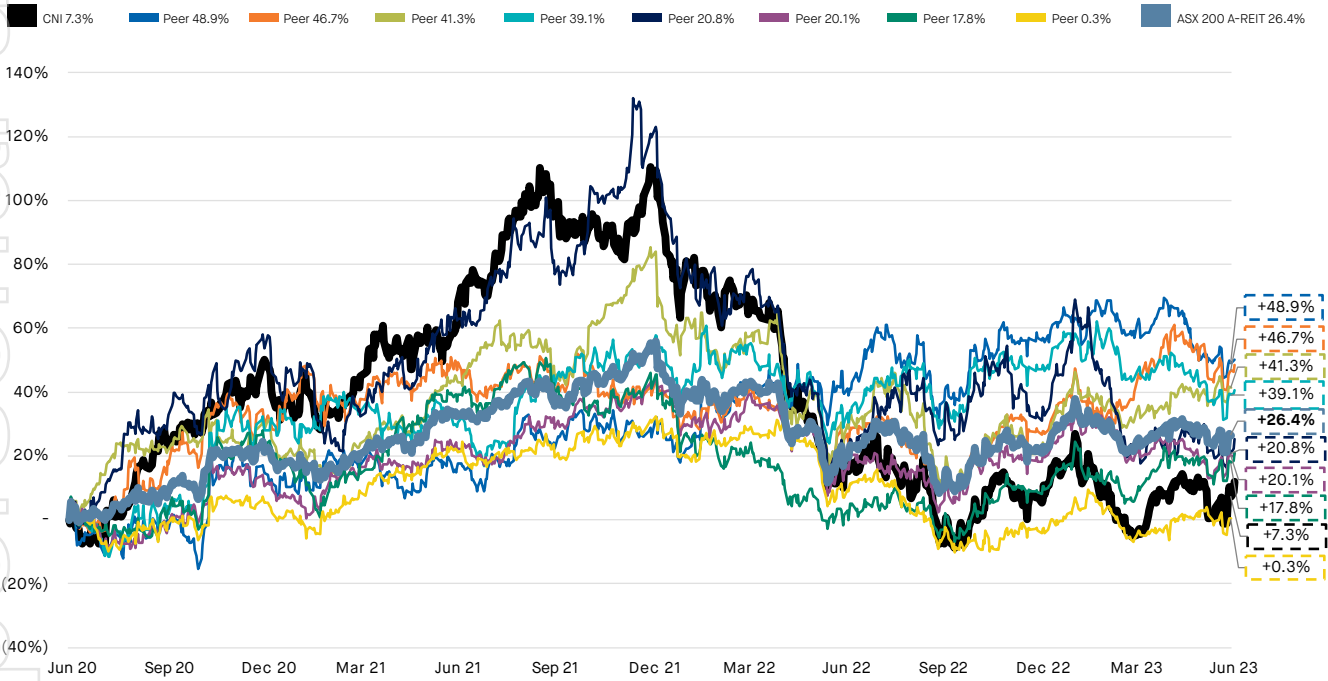
Following the major acquisition of the Primewest business, on 16 July 2021, Centuria Capital joined the S&P/ASX200 index ranked #154. This ranking is currently circa #260 taking into account the post-transaction free float market capitalisation.

Due to the factors set out on page 80 and subject to the qualification also outlined, the Group considers the following ASX-listed entities as its most comparable peers which forms the basis of its remuneration benchmarking exercises:

- Charter Hall Group (ASX: CHC);
- Goodman Group (ASX: GMG);
- Stockland (ASX: SGP);
- Mirvac Group (ASX: MGR);
- Dexu (ASX: DXS);
- GPT Group (ASX: GPT);
- Scentre Group (ASX: SCG); and
- Vicinity Centres (ASX: VCX).

The graphs and table below highlight Centuria’s performance against the nominated A-REIT peers, the broader S&P/ASX200 Index and the S&P 200 A-REIT Index.

3-year total shareholder return (30 Jun 20 to 30 Jun 23) – peers



Source: TSR data from IRESS.

Note: TSR calculated from closing price 30 June 2020 (as the last trading day in the period) to closing price 30 June 2023. TSR data includes reinvested distributions and represents total return, not an annualised figure. S&P ASX 200 and S&P ASX 200 A-REIT indices are accumulation indices.

Total shareholder return – selected peers summary

	3-year return 1 Jul 20 to 30 Jun 23	1H23 1 Jul 22 to 31 Dec 22	2H23 1 Jan 23 to 30 Jun 23	FY23 1 Jul 22 to 30 Jun 23
Centuria Capital Group	7.3%	(2.6%)	0.1%	(2.5%)
Peer	48.9%	12.2%	(5.2%)	6.4%
Peer	46.7%	3.8%	15.0%	19.4%
Peer	41.3%	(1.9%)	16.5%	14.3%
Peer	39.1%	14.1%	(5.4%)	7.9%
Peer	20.8%	12.5%	(8.8%)	2.6%
Peer	20.1%	5.4%	1.5%	7.1%
Peer	17.8%	10.5%	8.6%	19.9%
Peer	0.3%	(9.6%)	3.7%	(6.3%)
Indices				
S&P ASX 200	37.2%	9.8%	4.5%	14.8%
S&P ASX 200/A-REIT	26.4%	4.0%	3.9%	8.1%

Source: TSR data from IRESS.

Notes: TSR data includes reinvested distributions and represents total return, not an annualised figure. TSR is calculated from the closing price of the last trading day in the prior period to capture share price return from the first day of the relevant period S&P ASX 200 and S&P ASX 200 A-REIT indices are accumulation indices.

A major focus for FY23 was maintaining the Group’s strategy of growing AUM and ongoing diversification of our portfolio across multiple sectors. During FY23, the Group’s AUM continued to grow to \$21.0 billion. This growth was complemented with a resilient operating EPS of 14.5 cents, matching the Group’s record performance in FY22, further supported by a distribution of 11.6 cents per security (cps) which was both in line with guidance as well as representing an increase of 5.5% compared with the prior year.

This resilient operating performance was delivered despite volatile market conditions.

However, despite the delivery of robust earnings and an increase in distributions for FY23, like many of our peers and the broader S&P/ASX200 Index, our share price has been negatively impacted by the deteriorating global equity markets. This has been against a backdrop of geopolitical tensions as well as economic uncertainty on a global scale. As a result for FY23, Centuria’s one-year TSR was -2.5% with the three-year TSR being 7.3%, resulting in full forfeiture of the absolute TSR component of the Tranche 8 LTI awards during the year.

Notwithstanding our one-year TSR outcome, which has been impacted by external market factors outside executives’ control, it is important to reiterate the substantial compound annual growth rate in AUM of 49.0% achieved over the same three-year period. This clearly demonstrates the leadership of our highly experienced Joint CEOs and high performing executive team to execute the Group’s growth strategy over an extended period.

Fixed remuneration

Fixed remuneration consists of base remuneration (which is calculated on a total cost basis and includes any FBT charges related to employee benefits), as well as employer contributions to superannuation funds.

For senior management excluding the Joint CEOs, this is reviewed annually by the Joint CEOs and the Nomination and Remuneration Committee. The process consists of a review of Group, business unit and individual performance as well as relevant comparative remuneration in the market. The same process is used by the Nomination and Remuneration Committee when reviewing the fixed remuneration of the Joint CEOs.

Senior Management are given the opportunity to receive their fixed remuneration in a variety of forms including cash and salary sacrifice items, as motor vehicle allowances and/or additional superannuation contributions.

Short-term incentives (STI)

The objective of the STI program is to link the achievement of the Group’s non-financial and financial targets with the remuneration received by senior management accountable for meeting those targets. The potential STI available is set at a level to provide sufficient incentive for senior management to achieve operational targets and such that the cost to the Group is reasonable in the circumstances.

STI structure

FY23 STI plan structure

Performance period	12 months	
Opportunity	Joint CEOs	125% of total fixed remuneration at maximum.
	CFO	100% of total fixed remuneration at maximum.
How the STI is paid	STI awards may be settled in either cash and/or shares at the Board's discretion.	
Performance measures and conditions	Financial measures (60%)	• Growth in Assets Under Management (AUM) • Operating Earnings Per Share (EPS) Growth • Equity sources, sectors and new funds • Cost management
	Non-financial measures (40%)	• Environmental, Social and Governance (ESG) – Sustainability – Diversity and Governance • Staff engagement • Tenant satisfaction
How are STI targets set?	In determining STI hurdle targets, the following factors are considered by the Committee and Board: • Performance of peer fund managers over a range of asset classes. • Direct returns from asset classes, in particular property, equities and fixed interest. • Outlook for financial markets including fixed interest returns. • Effect of financial market views on asset values e.g. cap rate compression or expansion. • Performance of Centuria compared to other peer managers. • Quality of Centuria's financial products compared to market and how contemporary they are in this context.	
How is the STI assessed?	At the Board's absolute discretion, the Group's Senior Management may be provided with the opportunity to receive an annual, performance-based incentive. The Nomination and Remuneration Committee assesses annually the individual scorecards of participants against the KPIs in determination of the annual STI outcome. The 'STI achieved' section outlines the overall scorecard outcomes for FY23.	
What happens when an executive ceases employment?	Joint CEOs	If employment terminates part way through a financial year (other than for termination for serious misconduct), the Joint CEOs are entitled to the STI for the full financial year.
	CFO	If employment terminates part way through a financial year, the CFO forfeits any applicable STI for the relevant financial year.
Is there a KMP minimum security holder requirement?	Yes. The Joint CEOs must hold an equivalent of 200% of their fixed remuneration in the form of equity. The CFO must hold an equivalent of 100% of his fixed remuneration in the form of equity. Any new KMP must accumulate and hold an equivalent of 200% for Joint CEOs and 100% for CFO of their fixed remuneration in the form of equity within the first five years from the date of their appointment.	
Is there any STI deferral?	Yes, if the minimum requirement for the above significant security holdings is not met by KMPs, 25% of the vested STI will be deferred in the form of equity for a period of one year, or longer if required to meet the threshold for ownership in the Group.	
Malus and clawback	In the event of fraud, dishonesty or material misstatement of financial statements, the Board may make a determination, including 'clawing back' of all deferred STIs, to ensure that no unfair benefit is obtained by a participant.	

FY23 performance measures and objectives

FY23 STI scorecard performance hurdle

	Weighting	Rationale for use	Target criteria	Outcomes
Financial metrics				
AUM	15%	Increasing AUM is fundamental to the Group's growth strategy.	Target = attain FY22 AUM, resulting in 50% of award being reached. Outperformance = FY22 AUM + 10%, resulting in additional 50% of the award being granted.	Target was reached resulting in 50% of award being granted for this component. Outperformance target not reached resulting in no award for this component.
Operating EPS	15%	Ensures continued focus on growing and managing the profitability of the business as a key driver of sustainable securityholder returns.	Target = guidance of 14.5 cps, resulting in 100% of the award being granted. Outperformance target = 14.5 cps plus 10%, resulting in 125% of award being granted.	Target of 14.5cps reached, 100% of award granted. Not achieved.
Equity sources, sectors and new funds	15%	Provides alignment to the Group's growth strategy.	Target = creation of open direct fund in new sector with minimum AUM \$200 million, resulting in 100% of award being granted. Outperformance target = as above with AUM above \$300 million resulting in 125% of award being granted.	Target achieved. Outperformance target achieved resulting in 125% of the award granted.
Cost management	15%	Ensures continued agility to protect securityholder returns.	Cost management initiatives undertaken: • Reduced travel and entertainment • Reduced consulting and professional fees • Reduced marketing costs • Reduction of other controllable overheads Target = reduction of overheads across the above initiatives by 5% or more resulting in 100% of the award being granted. Outperformance target = reduction of above by 10% or more resulting in 125% of award being granted.	 Outperformance target achieved resulting in 125% of the award granted.

FY23 STI scorecard performance hurdle	Weighting	Rationale for use	Target criteria	Outcomes
Non-financial metrics				
Sustainability	10%	Provides alignment to the areas of focus under our sustainability framework: 'valued stakeholders', 'responsible business principles' and being 'conscious of climate change'.	Targets: - All new developments for CIP and COF to achieve a minimum 5-star Green Star design rating. - Improve COF NABERS Sustainability portfolio Index energy ratings of 4.8. - Launch new ESG Policy for the Group, and supporting ESG investment guidelines for CIP and COF. - Launch new sustainability targets. - Achieve minimum 65% staff engagement score regarding Centuria ESG commitment.	Target achieved. - COF delivered Wyatt Street and CIP delivered 95-105 South Gippsland Highway, both with 5-star Green Star. - Score improvement to 4.9 up from 4.8 in FY22. - New ESG Policy approved by the Board; New ESG investment approach guidelines approved and released for CIP and COF. - Centuria launched new sustainability targets including zero scope emissions by 2035 and elimination of gas and diesel in operations, where practical. - Staff engagement score of 75% achieved.
Diversity and governance	10%		Target = Maintain Property Council of Australia diversity target 40/40/20 across entire group, resulting in 100% of award being granted.	Target achieved.
Staff engagement	10%	A motivated and engagement workforce will drive positive business.	Target = overall engagement score ¹ of greater than 75%, resulting in award being granted.	Target achieved.
Tenant satisfaction	10%	Loyal tenants through an integrated property management supports sustainable earnings.	Target = overall engagement score of greater than 75%, resulting in award being granted.	Target achieved.

1. Employee engagement is measured as a score through a bi-annual Group-wide survey conducted independently through 'Culture Amp' and supported by an independent consultant who reported directly to the CNI Board.

In addition to the scorecard above, the Board took into consideration the following non-financial achievements made in FY23 in determining the final outcome of the FY23 STI awards:

- The target Group operating performance was achieved despite a backdrop adverse economic and market conditions.
- The Group has maintained its comprehensive approach to the Employee Engagement Survey. This survey was again deployed across the business using Culture Amp, with the results exceeding real estate industry benchmarks for employee engagement.
- Further diversified the Group's representation across the various property sectors by establishing and growing its dedicated Agriculture Fund and the Centuria Bass real estate credit business.

- Launched new sustainability targets, targeting Zero Scope 2 emission by 100% electricity sourced from renewables and focusing on practical elimination of gas and diesel in operations by 2035.
- Increased stakeholder and investor engagement.
- Strengthened and expanded sources of listed and unlisted capital sources.
- The Group maintained its ongoing community engagement program, including marking 10 years of continued support for St Lucy's School.
- Despite headwinds impacting certain asset sectors non financial property services metrics, including Average Tenant Retention, Portfolio Occupancy and square meters of leasing deals completed all exceeded prior year benchmarks.

STI achieved

The table below outlines the percentage of target STI achieved (and forfeited) in relation to financial and non-financial KPIs, and the total STI awarded, for each executive in 2023.

Executive	STI on maximum opportunity	Financial			Non-financial			
		Weighting	Achieved	Forfeited	Weighting	Achieved	Forfeited	STI awarded
John McBain (Joint CEO)	\$1,940,625	60%	80%	20%	40%	100%	0%	\$1,707,750
Jason Huljich (Joint CEO)	\$1,940,625	60%	80%	20%	40%	100%	0%	\$1,707,750
Simon Holt (CFO)	\$786,500	60%	80%	20%	40%	100%	0%	\$707,850

Long-term incentives (LTI)

The Group has an executive incentive plan (LTI Plan) which forms a key element of the Group's incentive and retention strategy for Senior Management under which Performance Rights (Rights) are issued.

The primary objectives of the LTI Plan include:

- focusing executives on the longer term performance of the Group to drive long term shareholder value creation;
- ensuring Senior Management remuneration outcomes are aligned with shareholder interests, in particular, the strategic goals and performance of the Group; and
- ensuring remuneration is competitive and aligned with general market practice by ASX listed entities.

Rights issued under the LTI plan are issued in accordance with the thresholds approved at the Annual General Meeting (AGM).

LTI structure

LTI plan structure			
Performance period	Three year performance with 75% of any LTI award vesting in Year 3 with the remaining 25% vesting in Year 4.		
Opportunity	Joint CEOs	125% of total fixed remuneration at maximum.	
	CFO	95% of total fixed remuneration at maximum.	
Instrument	Performance Rights. The allocation of the LTI grants is on a face value basis using the volume weighted average price of the Group's securities over the five ASX trading days immediately preceding 1 July of the grant year (being the date of the commencement of the performance period). Each performance right is a right to acquire one Security in the Group (or an equivalent cash amount), subject to the achievement of the 'performance hurdles' set out below.		
Performance metrics	Relative Total Securityholder Return (RTSR) (75%)	RTSR (compounded) when ranked to the comparator group of S&P/ ASX 200 A-REIT Accumulation Index stocks over the performance period.	Performance Rights subject to RTSR Hurdle that vest.
		Exceeds the comparator group 75th percentile.	100%
		More than the comparator group 50th percentile and less than 75th percentile.	Between 50% to 100% progressive pro-rata vesting (i.e. on a straight-line basis).
		Equal to the comparator group 50th percentile.	50%
	Absolute Total Securityholder Return (ATSR) (25%)	Less than the comparator group 50th percentile.	0%
		Annual ATSR achieved over the performance period.	Performance Rights subject to ATSR Hurdle that vest.
		15% or greater	100%
		Between 10% and 15%.	Between 25% to 100% progressive pro-rata vesting (i.e. on a straight-line basis).
		10%	25%
		Less than 10%.	0%

LTI plan structure

Rationale for the performance metric and conditions	Both RTSR and ATSR measure the return securityholders would earn if they held a notional number of securities over a period of time. RTSR provides a relative measure of growth in the Group's security price in comparison to relative peers (being the S&P/ASX200 A-REIT accumulation index). ATSR provides an absolute measure of growth in the Group's security price. The ATSR target is determined with reference to the following factors which can impact future performance: • Performance of peer fund managers over a range of asset classes. • Direct returns from asset classes in particular property, equities and fixed interest. • Outlook for financial markets including fixed interest returns. • Effective financial market views on asset values e.g. cap rate compression or expansion. • Performance of Centuria compared to other peer managers. • Quality of Centuria's financial products compared to market and how contemporary they are in this context. By combining RTSR with an ATSR measure, executives can be rewarded for driving positive returns and investors have the confidence that interests are aligned with long-term business growth and the creation of shareholder wealth. The inclusion of an ATSR metric has been designed to counter-balance RTSR outcomes which may vest when overall market conditions are down.
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LTI plan structure

What happens when an executive ceases employment?	If a participant ceases to be employed by the Group before the end of the Performance Period, whether the Performance Rights lapse will depend on the circumstances of cessation. If a participant ceases employment due to resignation, termination for cause or termination for gross misconduct, all unvested Performance Rights will lapse at cessation unless the Board determines otherwise. If a participant ceases employment for any other reason prior to Performance Rights vesting, a pro-rata number of unvested Performance Rights (based on the Performance Period that has elapsed at the time of cessation) will remain unvested until the end of the original Performance Period and vest to the extent that the relevant performance hurdles have been satisfied at any time. The balance of Performance Rights will lapse at cessation.
Malus and clawback	In the event of fraud, dishonesty or material misstatement of financial statements, the Board may make a determination, including lapsing unvested Performance Rights or 'clawing back' securities allocated upon vesting, to ensure that no unfair benefit is obtained by a participant.
Dividends and voting rights	Rights do not carry a right to vote or to dividends or, in general, a right to participate in other corporate actions such as bonus issues.
Re-testing	Awards are tested once, at the end of the performance period of three years. There is no further retesting of the performance conditions.
Change of control provisions	If a change of control event occurs, the Board has the discretionary power to deter-mine whether any unvested Performance Rights should ultimately vest, lapse or become subject to different vesting conditions. In making such a determination, the Board may have regard to any factors that the Board considers relevant, including the period elapsed, the extent to which the vesting conditions have been satisfied and the circumstances of the event.

LTI grants

Currently, the Group operates three tranches of the LTIP as below:

Tranche	Grant date (Joint CEOs)	Grant date (other participants)	Performance period
7	18 October 2019	18 October 2019	1 July 2019 to 30 June 2022 (vested 12 August 2022)
8	26 November 2020	13 November 2020	1 July 2020 to 30 June 2023 (Tranche to be fully forfeited)
9	3 December 2021	12 August 2021	1 July 2021 to 30 June 2024
10	5 December 2022	12 August 2022	1 July 2022 to 30 June 2025

The table below outlines Rights which were previously granted to Senior Management and testing against those conditions.

	Held at 1 July 2022	Rights granted during the year	Rights vested and exercised during the year	Rights forfeited during the year	Rights held at 30 June 2023	Grant date	Fair value to be expensed in future periods (\$)
John McBain							
Tranche 7 - Absolute TSR	562,500	-	-	562,500	-	18 Oct 19	-
Tranche 7 - FUM Growth	187,500	-	187,500	-	-	18 Oct 19	-
Tranche 8 Relative TSR	682,278	-	-	-	682,278	26 Nov 20	-
Tranche 8 Absolute TSR	227,426	-	-	-	227,426	26 Nov 20	-
Tranche 9 Relative TSR	530,806	-	-	-	530,806	3 Dec 21	1,009,858
Tranche 9 Absolute TSR	176,935	-	-	-	176,935	3 Dec 21	207,899
Tranche 10 Relative TSR	-	758,610	-	-	758,610	5 Dec 22	493,097
Tranche 10 Absolute TSR	-	252,870	-	-	252,870	5 Dec 22	130,228
Total	2,367,445	1,011,480	187,500	562,500	2,628,925		1,841,082
Jason Huljich							
Tranche 7 - Absolute TSR	562,500	-	-	562,500	-	18 Oct 19	-
Tranche 7 - FUM Growth	187,500	-	187,500	-	-	18 Oct 19	-
Tranche 8 Relative TSR	682,278	-	-	-	682,278	26 Nov 20	-
Tranche 8 Absolute TSR	227,426	-	-	-	227,426	26 Nov 20	-
Tranche 9 Relative TSR	530,806	-	-	-	530,806	3 Dec 21	1,009,858
Tranche 9 Absolute TSR	176,935	-	-	-	176,935	3 Dec 21	207,899
Tranche 10 Relative TSR	-	758,610	-	-	758,610	5 Dec 22	493,097
Tranche 10 Absolute TSR	-	252,870	-	-	252,870	5 Dec 22	130,228
Total	2,367,445	1,011,480	187,500	562,500	2,628,925		1,841,082
Simon Holt							
Tranche 7 - Absolute TSR	208,542	-	-	208,542	-	18 Oct 19	-
Tranche 7 - FUM Growth	69,514	-	69,514	-	-	18 Oct 19	-
Tranche 8 Relative TSR	274,630	-	-	-	274,630	26 Nov 20	-
Tranche 8 Absolute TSR	91,543	-	-	-	91,543	26 Nov 20	-
Tranche 9 Relative TSR	204,370	-	-	-	204,370	12 Aug 21	415,382
Tranche 9 Absolute TSR	68,123	-	-	-	68,123	12 Aug 21	83,110
Tranche 10 Relative TSR	-	292,078	-	-	292,078	12 Aug 22	233,662
Tranche 10 Absolute TSR	-	97,360	-	-	97,360	12 Aug 22	64,258
Total	916,722	389,438	69,514	208,542	1,028,104		796,412
Executive Total	5,651,612	2,412,398	444,514	1,333,542	6,285,954		4,478,576

1. The Tranche 8 Relative TSR fair value is \$1.75 for Joint CEOs and \$1.58 for CFO.
2. The Tranche 8 Absolute TSR fair value is \$1.29 for Joint CEOs and \$1.10 for CFO.
3. The Tranche 9 Relative TSR fair values are \$1.92 (three-year vesting) and \$1.85 (four-year vesting) for Joint CEOs and \$2.05 (three-year vesting) and \$1.98 (four-year vesting) for CFO.
4. The Tranche 9 Absolute TSR fair value are \$1.18 (three-year vesting) and \$1.16 (four-year vesting) for Joint CEOs and \$1.23 (three-year vesting) and \$1.19 (four-year vesting) for CFO.
5. The Tranche 10 Relative TSR fair values are \$0.68 (three-year vesting) and \$0.64 (four-year vesting) for Joint CEOs and \$0.83 (three-year vesting) and \$0.79 (four-year vesting) for CFO.
6. The Tranche 10 Absolute TSR fair value are \$0.53 (three-year vesting) and \$0.51 (four-year vesting) for Joint CEOs and \$0.69 (three-year vesting) and \$0.65 (four-year vesting) for CFO.
7. The maximum value of the rights yet to vest is the fair value amount at grant date yet to be reflected in the Group's consolidated income statement. The minimum future value is \$nil as the future performance conditions may not be met.

Key terms of employment contracts

Joint Chief Executive Officers

Mr John E. McBain, was appointed as CEO of the Group in April 2008. Mr Jason C. Huljich, was appointed as Joint CEO of the Group in June 2019. Mr John E. McBain and Mr Jason C. Huljich are employed under contract. The summary of the major terms and conditions of their employment contracts are as follows:

- Fixed compensation plus superannuation contributions.
- Car parking within close proximity to the Group's office.
- Eligible to participate in the bonus program determined at the discretion of the Board.
- The Group may terminate their employment contract by providing six months written notice or provide payment in lieu of the notice period plus an additional six months. Any payment in lieu of notice will be based on the total fixed compensation package.
- The Group may terminate their employment contract at any time without notice if serious misconduct has occurred. When termination with cause occurs, the Joint Chief Executive Officers are only entitled to remuneration up to the date of termination.

The Nomination and Remuneration Committee ensures severance payments due to the Joint Chief Executive Officers on termination are limited to pre-established contractual arrangements which do not commit the Group to making any unjustified payments in the event of non-performance.

Other Senior Management (standard contracts)

All Senior Management are employed under contract. The Group may terminate their employment agreement by providing three months written notice or providing payment in lieu of the notice period (based on the total fixed compensation package).

Summary of achieved forfeited STI and Tranche 8 LTI

The table below outlines the percentage of target STIs and LTIs achieved (and forfeited) in relation to financial and non-financial KPIs, and the total awarded, for each executive for the financial year ended 30 June 2023.

Short term incentives	John McBain FY23 maximum STI \$1,940,625		Jason Huljich FY23 maximum STI \$1,940,625		Simon Holt FY23 maximum STI \$786,500	
	Achieved	Forfeited	Achieved	Forfeited	Achieved	Forfeited
%FY22 STI	88%	12%	88%	12%	90%	10%
Total STI (\$)	\$1,707.50	\$232,875	\$1,707.50	\$232,875	\$707,850	\$78,650

Long term incentives	John McBain Tranche 8 Performance Rights at grant date \$1,487,366		Jason Huljich Tranche 8 Performance Rights at grant date \$1,487,366		Simon Holt Tranche 8 Performance Rights at grant date \$534,613	
	Achieved	Forfeited	Achieved	Forfeited	Achieved	Forfeited
Performance Rights achieved/ to be forfeited	\$-	\$1,487,366	\$-	\$1,487,366	\$-	\$534,613
Performance Rights achieved/ to be forfeited (%)	0%	100%	0%	100%	0%	100%
Total LTI (\$)	\$-	\$1,487,366	\$-	\$1,487,366	\$-	\$534,613
Total incentives (\$)	\$1,707.50	\$1,720,241	\$1,707.50	\$1,720,241	\$707,850	\$613,263

Statutory remuneration table to KMP

The following table discloses total remuneration of Executive Directors and Senior Management in accordance with the Corporations Act 2001:

Executive KMP	Year	Short-term employee benefits		Other long-term benefits		Total \$
		Salaries including superannuation (\$) ¹	Short term incentive (\$)	Long service leave (\$)	Share-based payments (\$)	
Mr John E. McBain	2023	1,552,500	1,707,750	45,406	1,114,435	4,420,091
	2022	1,552,500	1,940,625	90,109	1,175,247	4,758,481
Mr Jason C. Huljich	2023	1,552,500	1,707,750	397	1,114,435	4,375,082
	2022	1,552,500	1,940,625	29,356	1,175,247	4,697,728
Mr Simon W. Holt	2023	786,500	707,850	17,140	446,109	1,957,599
	2022	786,500	786,500	18,702	445,780	2,037,482
Total	2023	3,891,500	4,123,350	62,943	2,674,979	10,752,772
	2022	3,891,500	4,667,750	138,167	2,796,274	11,493,691

1. KMP fees are paid as cash and are inclusive of superannuation contributions which are paid in accordance with the applicable superannuation legislation. KMPs are not entitled to retirement benefits other than superannuation.
Total fees for each KMP disclosed in the table above include superannuation contributions as follows:
• Mr John E. McBain \$25,292 (2022: \$23,568)
• Mr Jason C. Huljich \$25,292 (2022: \$23,568)
• Mr Simon W. Holt \$25,292 (2022: \$23,568)

Non-Executive Director remuneration

Objective

The Board seeks to set aggregate remuneration at a level that provides the Group with the ability to attract and retain Directors of the highest calibre, whilst incurring a cost that is acceptable to shareholders.

- Non-Executive Directors receive adequate remuneration to attract and retain the requisite talent.
- Reflect the complexity of the Group structure and the time commitment associated with oversight of multi-faceted operating entities within the Group.
- Reflects the risk and responsibility accepted by the Non-Executive Directors and their commercial expertise.
- The structure should align the Non-Executive Directors with investors, not providing any disincentive to take independent action.

Structure

The Constitution and the ASX Listing Rules specify that the aggregate remuneration of Non-Executive Directors shall be determined from time to time by a general meeting. An amount not exceeding the aggregate amount determined is then divided between the Directors as agreed. An aggregate maximum amount of not more than \$2,000,000 per year was approved at the 2017 Annual General Meeting.

Each Director receives a fee for being a Director of Group companies and an additional fee is paid to the Chairman and to the Chairman of each Board Committee.

The payment of the additional fees to each Chairman recognises the additional time commitment and responsibility associated with the position. Non-Executive Directors do not receive equity as a form of payment.

As highlighted on page 75, the Centuria structure, whilst not unique, comprises multiple operating entities, both listed and unlisted. These include CNI, COF, CIP, Centuria Life, Centuria Healthcare, Centuria New Zealand, Centuria Bass Credit and Primewest. Each Board has specific requirements and obligations. In recognition of the complexity of the Group and in the interests of good governance and transparency, the Group has adopted a Directors' fee schedule which is disclosed in the table below.

The fee schedule covers the Board and Board Committee roles across the headstock and other operating entities which the Centuria directors sit on. The fee schedule is designed to improve transparency while recognising that each board is responsible for actively overseeing the financial position and monitoring the business and affairs of the particular entity on behalf of its stakeholders, to whom directors are accountable.

In determining the fee schedule, the Non-Executive Director fees were benchmarked against the same peer group of S&P/ASX200 A-REIT. Additionally, the complexity of the overall Group and the commitment levels required by Non-Executive Directors was considered in setting the level of fees.

The new fee schedule, outlined below, became effective from 1 July 2022 to 30 June 2023:

Director fee schedule	Chair	Member
Centuria Capital Limited Board	\$348,000	\$114,400
Centuria Capital Limited Audit, Risk and Compliance Committee	\$20,800	\$10,400
Centuria Capital Limited Conflicts Committee	\$52,000	\$15,600
Centuria Capital Limited Nomination and Remuneration Committee	\$20,800	\$10,400
Centuria Capital Limited Culture, People and ESG Committee	\$20,800	\$10,400
Centuria Life Limited Board	\$93,600	\$31,200
Centuria Life Limited Audit Committee	-	\$10,400
Centuria Life Limited Risk and Compliance Committee	-	-
Centuria Life Limited Investment Committee	\$72,800	-
Centuria Property Funds Limited Board	\$114,400	\$31,200/\$57,200 ¹
Centuria Property Funds Limited Audit, Risk and Compliance Committee	\$15,600	\$10,400
Centuria Property Funds No. 2 Limited Board	\$119,600	\$31,200/\$57,200 ¹
Centuria Property Funds No. 2 Limited Audit, Risk and Compliance Committee	- ²	\$10,400
Centuria Healthcare Pty Ltd Board	\$72,800	-
Centuria Healthcare Asset Management Ltd Board	\$52,000	\$31,200

1. Committee members who are also Directors on the Centuria Capital Group Board are remunerated \$31,200 and all other committee members are remunerated \$57,200.
2. The Chair of the Centuria Property Funds No.2 Limited Audit, Risk and Compliance Committee is a director on the Centuria Capital Group Board and does not receive an additional fee.

Details of Boards and Board Committees

Centuria Capital Limited

The Board of Centuria Capital Limited sets the strategic direction and objectives of the Centuria Group. Through its regular monthly board meetings, as well as the many transaction specific meetings, it oversees the performance of the executive management team in delivering against the strategic goals across the entire operations of the Group.

The Board of Centuria Capital Limited and the Board of Centuria Funds Management Limited, as the responsibility entity of the Centuria Capital Fund, oversee and govern the complex stapled Group structure (Ticker Code: CNI). Where appropriate, meetings take place concurrently for maximum efficiency.

Board committees chaired by independent Non-Executive Directors and established by the Centuria Capital Limited Board provide a forum for greater oversight of the governance requirements of the organisation.

Centuria Funds Management Limited

The Centuria Funds Management Limited Board concurrently with the Centuria Capital Limited Board and as the responsible entity of the stapled Centuria Capital Fund, provides oversight over management decision making, particularly in relation to the various co-investment stakes. This includes associated capital raisings and borrowings through facilities and note issuances in the market. Centuria Funds Management Limited holds an Australian Financial Services Licence that enables it to provide a wide range of financial products and

investment advisory services as well as being the trustee of the Centuria Capital No. 2 Fund which is the issuer of listed redeemable debt notes (Ticker Code: C2FHA).

Centuria Capital Fund is a fund that has each of its units stapled to Centuria Capital Limited shares, with the two securities traded alongside each other as a single instrument (Ticker Code: CNI). The Centuria Capital Fund (CCF) holds various strategic co-investment stakes primarily in listed and unlisted funds managed by Centuria. CCF through its subsidiaries is also the vehicle through which the group:

- undertakes both long-term and short-term investment decisions;
- supports the establishment of new funds through the provision of initial seed capital;
- provides underwriting support as and when required;
- undertakes equity raisings; and
- raises finance through various external facilities and the issuance of both listed and unlisted notes.

Centuria Life Limited

Centuria Life Limited is an APRA regulated entity and is the vehicle through which the Centuria Capital Group issues and offers its full suite of Investment Bond products in addition to providing investment management and administration services to Over Fifty Guardian Friendly Society Limited (Guardian). Guardian has in excess of \$800 million in assets under management. With the great majority of the products offered by the business having daily unit pricing, it requires the application of strict

governance and compliance systems and processes to meet regulatory requirements in addition to the continuous monitoring of Board and APRA mandated capital adequacy requirements.

Centuria Healthcare Pty Limited

Centuria Capital Group owns 58.99% of Centuria Healthcare Pty Limited, formerly Heathley Healthcare. Through its various subsidiaries, including Centuria Healthcare Asset Management Limited the Responsible Entity for a number of unlisted healthcare registered scheme, this company provides extensive property, funds management and development management services across a range of established healthcare assets and development opportunities. The Centuria Capital Group currently has a majority interest in Centuria Healthcare Pty Limited with a put and call option exercisable in 2024 to acquire the remaining stake in the healthcare business. In the meantime, Centuria Capital has day to day control over the operating and financial decisions of the business and the Board meets on a monthly basis to set the strategic direction of Centuria’s healthcare business.

Centuria Property Funds Limited

Centuria Property Funds Limited (CPFL) is the responsible entity of the ASX listed Centuria Office REIT (Ticker Code: COF), the responsible entity of the open ended fund Centuria Diversified Property Fund and Centuria Agriculture Fund, and ten closed ended registered schemes with over \$4.2 billion total assets under management. CPFL is also regulated by ASIC to provide Custodian Services to various property funds. The Board must ensure that CPFL continually meets its obligations as an Australian Financial Services Licence holder including capital adequacy, minimum net tangible asset, liquidity and cashflow testing requirements.

Centuria Property Funds No. 2 Limited

Centuria Property Funds No.2 Limited (CPF2L) is the responsible entity of the ASX listed Centuria Industrial Fund (Ticker Code: CIP) and the responsible entity of the open ended Centuria Healthcare Property Fund and four closed ended registered schemes with over \$4.2 billion total assets under management. CPF2L is also regulated by ASIC to provide Custodian Services to various property funds. The Board must ensure that CPF2L continually meets its obligations as an Australian Financial Services Licence holder including capital adequacy, minimum net tangible asset, liquidity and cashflow testing requirements.

Audit, Risk and Compliance Committee

The CNI Board has an established Audit, Risk and Compliance Committee to assist in relation to audit, risk management and compliance oversight responsibilities, ensuring the integrity of the Group’s financial reporting and compliance with statutory and regulatory obligations mandated by ASIC and prudential requirements governed by APRA. This Committee meets on a quarterly basis and is also accountable for assessing the effectiveness of the Group’s Risk Management Framework and ensuring there

is a continuous process for the management of significant risks throughout the Group.

Conflicts Committee

Identifying and addressing all matters involving conflicts of interest, whether actual or perceived is the cornerstone of good corporate governance. The Board of Centuria Capital Group has established a Conflicts Committee to review and assess specific arrangements proposed to manage conflicts as and when they arise. The Committee has an independent Chairman, Professor Simon Rice AO, and its members are all independent Non-Executive Directors from within the Group. Meetings take place whenever required to provide the Board of the relevant Centuria entity with guidance on whether the measures proposed, if properly implemented, are adequate to manage the conflict. Amongst its A-REIT peers in the S&P/ASX200, Centuria is the only company to have such a committee.

Nomination and Remuneration Committee

The Nomination and Remuneration Committee is tasked with ensuring that the Boards of the various Centuria Group entities comprise of members with the appropriate mix of skills, tenure, experience, training and diversity to provide the right balance of stewardship and oversight on behalf of its stakeholders. The Committee is also tasked with providing appropriate governance and monitoring of the Group’s remuneration policies, adherence to codes of conduct as well as advice with respect to the appropriate quantum and structure of remuneration for Senior Management and staff. The aim of the Nomination and Remuneration Committee is to ensure the appropriate balance of risk and rewards for staff whilst ensuring appropriate stewardship of the Group’s resources on behalf of its stakeholders.

Culture and ESG Committee

The Culture and ESG Committee was established by the Board as a result of the Board’s recognition of the importance of ESG to the long-term sustainability of the Group and the increasing relevance to Centuria’s investors as the Group grows. The Board also recognised the Group’s responsibility to the community in which it operates and as such, established the Committee to assist the Board in fulfilling its oversight responsibilities and to make recommendations on matters pertaining to culture and environmental, social and governance.

Investment Committees

Centuria Capital Group has various investment committees to oversee the relevant entity’s investment and portfolio management practices to ensure they are in line with the risk and return requirements of its investors, as well as ensuring that investment decisions are made in accordance with the appropriate regulatory requirements. The Centuria Life and Over Fifty Guardian Friendly Society Investment Committees in particular monitor fund rules and target achieving the long-term strategic objectives of investors.

Non-Executive Director - statutory remuneration table

The below table outlines total fees paid to NEDs for 2022 and 2023. All the fees below include superannuation.

	Year	Total fees¹ \$
Non-Executive KMP		
Mr Garry S. Charny	2023	514,800
	2022	495,000
Ms Kristie R. Brown	2023	140,400
	2022	125,312
Mr Peter J. Done	2023	239,200
	2022	230,000
Mr John R. Slater	2023	239,200
	2022	230,000
Ms Susan L. Wheeldon	2023	156,000
	2022	146,771
Mr Nicholas R. Collishaw	2023	-
	2022	52,727
Note²	2023	1,289,600
	2022	1,279,810

1. Board and Board Committee fees are paid as cash and are inclusive of superannuation contributions which are paid in accordance with the applicable superannuation legislation. Non Executive Directors are not entitled to retirement benefits other than superannuation.
Total fees for each Non Executive Director disclosed in the table above include superannuation contributions as follows:

- Mr Garry S. Charny \$30,110 (2022: \$29,932)
- Ms Kristie R. Brown \$13,343 (2022: \$11,392)
- Mr Peter J. Done \$12,847 (2022: \$10,455)
- Mr John R. Slater \$31,294 (2022: \$20,909)
- Ms Susan L. Wheeldon \$7,412 (2022: \$13,343)
- Mr Nicholas R. Collishaw \$nil (2022: \$4,242)

2. Mr Nicholas R. Collishaw resigned from the Board on 30 August 2021.

The below table shows how fees paid to each NED aligns with their roles in various subsidiary Boards and Committees as per the fee schedule on page 92. This new fee structure and schedule was effective from 1 June 2021.

Mr Garry S. Charny	Year	Board meetings held during FY23	Board	Audit, Risk and Compliance Committee	Conflicts Committee	Nomination and Remuneration Committee	Culture and ESG Committee	Investment Committee	Total \$
Centuria Capital Limited	2023 - 12 mths	20	348,400	-	-	-	-	-	348,400
	2022 - 12 mths	25	335,000	0¹	0¹	0¹	0¹	-	335,000
Centuria Life Limited	2023 - 12 mths	11	93,600	0¹	-	-	-	-	93,600
	2022 - 12 mths	13	90,000	0¹	-	-	-	-	90,000
Centuria Healthcare Pty Ltd	2023 - 12 mths	8	72,800	-	-	-	-	-	72,800
	2022 - 12 mths	7	70,000	-	-	-	-	-	70,000
Total	2023 - 12 mths	39	514,800	-	-	-	-	-	514,800
	2022 - 12 mths	45	495,000	-	-	-	-	-	495,000

1. NED is chair/member of this committee, however receives no additional fee for their role on the committee.

Ms Kristie R. Brown	Year	Board meetings held during FY23	Board	Audit, Risk and Compliance Committee	Conflicts Committee	Nomination and Remuneration Committee	Culture and ESG Committee	Investment Committee	Total \$
Centuria Capital Limited¹	2023 - 12 mths	20	114,400	10,400	15,600	-	-	-	140,400
	2022 - 12 mths	25	110,000	10,000	5,132	-	-	-	125,132
Total	2023 - 12 mths	20	114,400	10,400	15,600	-	-	-	140,400
	2022 - 12 mths	25	110,000	10,000	5,132	-	-	-	125,132

1. Ms Kristie Brown was appointed a member of the Centuria Capital Conflicts Committee on 22 February 2022.

Mr Peter J. Done	Year	Board meetings held during FY23	Board	Audit, Risk and Compliance Committee	Conflicts Committee	Nomination and Remuneration Committee	Culture and ESG Committee	Investment Committee	Total \$
Centuria Capital Limited	2023 - 12 mths	20	114,400	20,800	-	10,400	-	-	145,600
	2022 - 12 mths	25	110,000	20,000	-	10,000	-	-	140,000
Centuria Life Limited	2023 - 12 mths	11	31,200	0¹	-	-	-	0¹	31,200
	2022 - 12 mths	13	30,000	0¹	-	-	-	0¹	30,000
Centuria Property Funds Limited	2023 - 12 mths	18	31,200	0¹	-	-	-	-	31,200
	2022 - 12 mths	27	30,000	0¹	-	-	-	-	30,000
Centuria Property Funds No. 2 Limited	2023 - 12 mths	24	31,200	0¹	-	-	-	-	31,200
	2022 - 12 mths	28	30,000	0¹	-	-	-	-	30,000
Total	2023 - 12 mths	73	208,000	20,800	-	10,400	-	-	239,200
	2022 - 12 mths	93	200,000	20,000	-	10,000	-	-	230,000

1. NED is chair/member of this committee, however receives no additional fee for their role on the committee.

Mr John R. Slater	Year	Board meetings held during FY23	Board	Audit, Risk and Compliance Committee	Conflicts Committee	Nomination and Remuneration Committee	Culture and ESG Committee	Investment Committee	Total \$
Centuria Capital Limited	2023 - 12 mths	20	114,400	10,400	-	10,400	-	-	135,200
	2022 - 12 mths	25	110,000	10,000	-	10,000	-	-	130,000
Centuria Life Limited	2023 - 12 mths	11	31,200	-	-	-	-	72,800	104,000
	2022 - 12 mths	13	30,000	-	-	-	-	70,000	100,000
Total	2023 - 12 mths	31	145,600	10,400	-	10,400	-	72,800	239,200
	2022 - 12 mths	38	140,000	10,000	-	10,000	-	70,000	230,000

Ms Susan L. Wheeldon	Year	Board meetings held during FY23	Board	Audit, Risk and Compliance Committee	Conflicts Committee	Nomination and Remuneration Committee	Culture and ESG Committee	Investment Committee	Total \$
Centuria Capital Limited ¹	2023 - 12 mths	20	114,400	-	-	20,800	20,800	-	156,000
	2022 - 12 mths	25	110,000	-	9,688	7,083	20,000	-	146,771
Total	2023 - 12 mths	20	114,400	-	-	20,800	20,800	-	156,000
	2022 - 12 mths	25	110,000	-	9,688	7,083	20,000	-	146,771

1. Ms Susan Wheeldon was a member of the Conflicts Committee until 22 February 2022. On 22 February 2022, she was appointed Chair of the Nomination and Remuneration Committee.

Mr Nicholas R. Collishaw	Year	Board meetings held during FY23	Board	Audit, Risk and Compliance Committee	Conflicts Committee	Nomination and Remuneration Committee	Culture and ESG Committee	Investment Committee	Total \$
Centuria Capital Limited ¹	2023 - 12 mths	-	-	-	-	-	-	-	-
	2022 - 12 mths	25	18,333	-	-	-	1,667	-	20,000
Centuria Property Funds Limited ¹	2023 - 12 mths	-	-	-	-	-	-	-	-
	2022 - 12 mths	27	5,000	-	-	-	-	-	5,000
Centuria Property Funds No. 2 Limited ¹	2023 - 12 mths	-	-	-	-	-	-	-	-
	2022 - 12 mths	28	5,000	-	-	-	-	-	5,000
Centuria Healthcare Asset Management Limited ²	2023 - 12 mths	-	-	-	-	-	-	-	-
	2022 - 12 mths	6	22,727	-	-	-	-	-	22,727
Total	2023 - 12 mths	-	-	-	-	-	-	-	-
	2022 - 12 mths		51,060	-	-	-	1,667	-	52,727

1. Mr Nicholas Collishaw resigned from the Board of Centuria Capital Limited, Centuria Property Funds Limited and Centuria Property Funds No.2 Limited on 30 August 2021

2. Mr Nicholas Collishaw resigned from the Board of Centuria Healthcare Asset Management Limited on 17 September 2021.

Related party transactions

Since 2021 the Board has adopted a policy that, as a matter of general principle, third party consultancy fees should not be paid to entities that are related to independent directors. Any directors who are associated with entities that received consulting fees have had their independence tested and confirmed by reference to ASIC guidelines on independence and through an external review.

Accordingly, from 1 June 2021, no consulting fees have been paid to entities associated with CNI directors.

There were no fees paid during the year.

Director and Senior Management equity holdings and other transactions

Director and Senior Management equity holdings

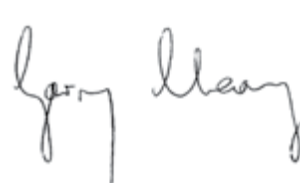
Set out below are details of movements in fully paid ordinary shares held by Directors and Senior Management as at the date of this report.

Name	Balance at 1 July 2022	Securities acquired/ (sold)	Rights exercised	Balance at 30 June 2023	Changes prior to signing	Balance at signing date
Mr Garry S. Charny	422,753	-	-	422,753	-	422,753
Ms Kristie R. Brown	-	-	-	-	-	-
Mr Peter J. Done	1,506,182	-	-	1,506,182	-	1,506,182
Mr John R. Slater	3,110,677	-	-	3,110,677	-	3,110,677
Ms Susan L. Wheeldon	-	-	-	-	-	-
Mr Jason C. Huljich	6,258,581	-	187,500	6,446,081	-	6,446,081
Mr John E. McBain	7,700,782	-	187,500	7,888,282	-	7,888,282
Mr Simon W. Holt	1,008,385	-	69,514	1,077,899	-	1,077,899

Set out below are the details of movement of performance rights held by KMPs during the year. The fair value attributable to these rights can be found on page 89.

Name	Balance at 1 July 2022	Rights granted during the year	Rights vested and exercised during the year	Rights forfeited during the year	Rights held at 30 June 2023
Mr Jason C. Huljich	2,367,445	1,011,480	(187,500)	(562,500)	2,628,925
Mr John E. McBain	2,367,445	1,011,480	(187,500)	(562,500)	2,628,925
Mr Simon W. Holt	916,722	389,438	(69,514)	(208,542)	1,028,104

This report is made in accordance with a resolution of Directors.



Mr Garry S. Charny
Director

Sydney
18 August 2023



Peter Done
Director

Lead Auditor's independence declaration

Lead Auditor's independence declaration



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Centuria Capital Limited

I declare that, to the best of my knowledge and belief, in relation to the audit of Centuria Capital Group for the financial year ended 30 June 2023 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.

KPMG

KPMG

Paul Thomas

Partner

Sydney

18 August 2023

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LISTED: 75-95 AND 105 CORIO QUAY RD GEELONG VIC

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UNLISTED: THE BOND MEDICAL CENTRE, BELLA VISTA NSW

Consolidated statement of comprehensive income

For the year ended 30 June 2023

	Notes	30 June 2023 \$'000	30 June 2022 \$'000
Revenue	B1, B2	370,115	299,716
Share of net profit of equity accounted investments	E1	4,281	7,101
Net movement in policyholder liability		(10,001)	16,514
Mark to market movements of financial instruments and property	B3	6,928	(190,384)
Expenses	B4	(206,052)	(135,313)
Finance costs	B5	(38,538)	(31,593)
Profit/(loss) before tax		126,733	(33,959)
Income tax expense	B6	(20,801)	(3,402)
Profit/(loss) after tax		105,932	(37,361)
PROFIT/(LOSS) AFTER TAX IS ATTRIBUTABLE TO			
Centuria Capital Limited		32,289	20,637
Centuria Capital Fund (non-controlling interests)		73,631	(58,489)
External non-controlling interests		12	491
Profit/(loss) after tax		105,932	(37,361)
Foreign currency translation reserve		4,487	(4,262)
Total comprehensive income/(loss) for the year		110,419	(41,623)
TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR IS ATTRIBUTABLE TO			
Centuria Capital Limited		36,776	16,375
Centuria Capital Fund (non-controlling interests)		73,631	(58,489)
External non-controlling interests		12	491
Total comprehensive income/(loss)		110,419	(41,623)
PROFIT/(LOSS) AFTER TAX ATTRIBUTABLE TO			
Centuria Capital Limited		32,289	20,637
Centuria Capital Fund (non-controlling interests)		73,631	(58,489)
Profit/(loss) after tax attributable to Centuria Capital Group securityholders		105,920	(37,852)
		Cents	Cents
EARNINGS/(LOSS) PER CENTURIA CAPITAL GROUP SECURITY			
Basic (cents per stapled security)	B7	13.3	(4.8)
Diluted (cents per stapled security)	B7	13.1	(4.8)
EARNINGS PER CENTURIA CAPITAL LIMITED SHARE			
Basic (cents per share)	B7	4.0	2.6
Diluted (cents per share)	B7	3.9	2.6

The above consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

Consolidated statement of financial position

As at 30 June 2023

	Notes	30 June 2023 \$'000	30 June 2022 \$'000 ^{1,2}
Cash and cash equivalents	D2	225,460	200,565
Receivables	C2	133,278	113,487
Income tax receivable	B6(b)	4,988	3,549
Financial assets	C3	939,733	961,692
Other assets		12,714	9,972
Inventory	C5	88,708	134,783
Deferred tax assets	B6(c)	8,637	7,085
Equity accounted investments	E1	90,682	74,769
Investment properties	C4	-	337,500
Right of use asset	C10	32,590	17,006
Intangible assets	C6	793,072	791,521
Total assets		2,329,862	2,651,929
Payables	C7	92,418	134,619
Provisions		5,419	5,113
Borrowings	C8	375,217	629,385
Provision for income tax	B6(b)	600	4,165
Interest rate swaps at fair value		19,339	18,750
Benefit Funds policyholder's liability		278,793	270,557
Call/put option liability	C9	38,255	84,095
Deferred tax liabilities	B6(c)	66,307	52,601
Lease liability	C10	35,725	19,443
Total liabilities		912,073	1,218,728
Net assets		1,417,789	1,433,201
EQUITY			
Equity attributable to Centuria Capital Limited			
Contributed equity	C11	394,811	389,717
Reserves		10,063	3,491
Retained earnings		297,353	284,478
Total equity attributable to Centuria Capital Limited		702,227	677,686
Equity attributable to Centuria Capital Fund (non-controlling interests)			
Contributed equity	C11	1,034,779	1,025,584
Accumulated losses		(322,592)	(313,452)
Total equity attributable to Centuria Capital Fund (non-controlling interests)		712,187	712,132
Total equity attributable to Centuria Capital Group securityholders		1,414,414	1,389,818
Equity attributable to external non-controlling interests			
Contributed equity		3,358	15,683
Accumulated losses		17	27,700
Total equity attributable to external non-controlling interests		3,375	43,383
Total equity		1,417,789	1,433,201

1. See note C6 for details in relation to the prior period restatement within assets.
2. Prior year numbers have been represented to reflect current year presentation. See note B6 for details.

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

Consolidated statement of changes in equity

For the year ended 30 June 2023

	Centuria Capital Limited				Centuria Capital Fund (non-controlling interests)			Total attributable to Centuria Capital Group Securityholders \$'000	External non-controlling interests			
	Issued capital \$'000	Retained earnings \$'000	Total equity \$'000	Total	Contributed equity \$'000	Accumulated losses \$'000	Total \$'000		Contributed equity \$'000	Retained earnings \$'000	Total \$'000	Total equity \$'000
Balance at 1 July 2022	389,717	3,491	284,478	677,686	1,025,584	(313,452)	712,132	1,389,818	15,683	27,700	43,383	1,433,201
Profit/(loss) for the year	-	-	32,289	32,289	-	73,631	73,631	105,920	-	12	12	105,932
Foreign currency translation reserve	-	4,487	-	4,487	-	-	-	4,487	-	-	-	4,487
Total comprehensive income for the year	-	4,487	32,289	36,776	-	73,631	73,631	110,407	-	12	12	110,419
Equity settled share based payments expense	2,970	2,085	-	5,055	-	-	-	5,055	-	-	-	5,055
Dividends and distributions paid/accrued	-	-	(17,264)	(17,264)	-	(79,121)	(79,121)	(96,385)	-	-	-	(96,385)
Stapled securities issued	2,125	-	-	2,125	9,201	-	9,201	11,326	-	-	-	11,326
Cost of equity raising	(1)	-	-	(1)	(6)	-	(6)	(7)	-	-	-	(7)
Capital invested to non-controlling interests	-	-	-	-	-	-	-	-	464	-	464	464
Deconsolidation of controlled property funds ¹	-	-	(2,150)	(2,150)	-	(3,650)	(3,650)	(5,800)	(12,789)	(27,695)	(40,484)	(46,284)
Balance at 30 June 2023	394,811	10,063	297,353	702,227	1,034,779	(322,592)	712,187	1,414,414	3,358	17	3,375	1,417,789

1. Included in the deconsolidation of controlled property funds is a correction of the allocation of prior year profits between Centuria Capital Limited, Centuria Capital Fund and external non-controlling interests.

	Centuria Capital Limited				Centuria Capital Fund (non-controlling interests)			Total attributable to Centuria Capital Group Securityholders \$'000	External non-controlling interests			
	Issued capital \$'000	Retained earnings \$'000	Total equity \$'000	Total	Contributed equity \$'000	Accumulated losses \$'000	Total \$'000		Contributed equity \$'000	Retained earnings \$'000	Total \$'000	Total equity \$'000
Balance at 1 July 2021	386,634	3,720	283,058	673,412	1,018,822	(183,970)	834,852	1,508,264	31,781	30,196	61,977	1,570,241
Profit/(loss) for the year	-	-	20,637	20,637	-	(58,489)	(58,489)	(37,852)	-	491	491	(37,361)
Foreign currency translation reserve	-	(4,262)	-	(4,262)	-	-	-	(4,262)	-	-	-	(4,262)
Total comprehensive income/(loss) for the year	-	(4,262)	20,637	16,375	-	(58,489)	(58,489)	(42,114)	-	491	491	(41,623)
Equity settled share based payments expense	981	4,033	-	5,014	-	-	-	5,014	-	-	-	5,014
Dividends and distributions paid/accrued	-	-	(18,965)	(18,965)	-	(70,523)	(70,523)	(89,488)	-	(3,895)	(3,895)	(93,383)
Stapled securities issued	2,039	-	-	2,039	6,636	-	6,636	8,675	-	-	-	8,675
Cost of equity raising	(173)	-	-	(173)	(344)	-	(344)	(517)	-	-	-	(517)
Capital invested to non-controlling interests	-	-	-	-	-	-	-	-	5,979	-	5,979	5,979
Deconsolidation of controlled property funds	-	-	-	-	-	-	-	-	(22,077)	908	(21,169)	(21,169)
Fair value differential on acquisition (impact of transaction as part of stapled group)	-	-	(252)	(252)	-	(470)	(470)	(722)	-	-	-	(722)
Change in value of securities issued	236	-	-	236	470	-	470	706	-	-	-	706
Balance at 30 June 2022	389,717	3,491	284,478	677,686	1,025,584	(313,452)	712,132	1,389,818	15,683	27,700	43,383	1,433,201

1. Included in the deconsolidation of controlled property funds is a correction of the allocation of prior year profits between Centuria Capital Limited, Centuria Capital Fund and external non-controlling interests.

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Consolidated statement of cash flows

For the year ended 30 June 2023

Note	30 June 2023 \$'000	30 June 2022 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Management fees received	204,747	186,462
Performance fees received	143	20,829
Distributions received	54,738	53,119
Interest received	7,987	4,531
Rent received	5,731	27,764
Cash received on development projects	3,813	48,511
Payments to suppliers and employees	(122,526)	(106,726)
Interest paid	(31,796)	(26,393)
Income taxes paid	(8,616)	(19,560)
Applications - Benefits Funds	23,630	27,801
Redemptions - Benefits Funds	(24,169)	(44,737)
Net cash provided by operating activities	D3 113,682	171,601
CASH FLOWS FROM INVESTING ACTIVITIES		
Disposal of equity accounted investments	65,402	8,324
Proceeds from sale of related party investments	61,966	89,817
Loans repaid from other parties	39,734	-
Repayment of loans by related parties	36,644	82,991
Sale of property held for sale	31,708	-
Sale of property held for development	30,203	10,149
Benefit Funds net disposals of investments in financial assets	28,725	12,925
Collections from reverse mortgage holders	2,521	2,551
Purchase of investments in related parties	(63,736)	(164,281)
Purchase of equity accounted investments	(49,036)	(28,381)
Loans to related parties	(39,838)	(149,531)
Loans to other parties	(39,734)	-
Purchase of property held for development	(20,246)	-
Payments of balances held in trust for related parties	(13,883)	-
Cash balance on deconsolidation of property funds	(6,043)	(12,926)
Payments for property, plant and equipment	(2,314)	(2,697)
Proceeds from sale of investments	-	4,737
Sale/(purchase) of investment property	-	(237,700)
Net cash provided by/(used in) investing activities	62,073	(384,022)

Note	30 June 2023 \$'000	30 June 2022 \$'000
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	96,650	248,719
Proceeds from issue of securities to securityholders of Centuria Capital Group	11,326	8,300
Repayment of borrowings	(162,749)	(23,395)
Distributions paid to securityholders of Centuria Capital Group	(93,474)	(90,524)
Capitalised borrowing costs paid	(1,094)	(1,900)
Equity raising costs paid	(7)	(328)
Proceeds from issues of securities to external non-controlling interests	-	3,658
Distributions paid to external non-controlling interests	-	(3,820)
Net cash (used in)/provided by financing activities	(149,348)	140,710
Net increase/(decrease) in cash and cash equivalents	26,407	(71,711)
Cash and cash equivalents at the beginning of the financial year	200,565	273,351
Effects of exchange rate changes on cash and cash equivalents	(1,512)	(1,075)
Cash and cash equivalents at end of year	225,460	200,565

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the financial statements

For the year ended 30 June 2023

A About the report

A1 General information

The shares in Centuria Capital Limited, (the Company) and the units in Centuria Capital Fund (CCF) are stapled and trade together as a single stapled security (Stapled Security) on the ASX as 'Centuria Capital Group' (the Group) under the ticker code CNL.

The Group is a for-profit entity and its principal activities are the marketing and management of investment products including property investment funds and friendly society investment bonds, as well as co-investments in property investment funds.

Statement of compliance

The consolidated financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*. The consolidated financial statements comply with International Financial Reporting Standards (IFRS) adopted by the International Accounting Standards Board (IASB).

The consolidated financial statements of the Group comprising the Company (as Parent) and its controlled entities for the year ended 30 June 2023 were authorised for issue by the Group's Board of Directors on 18 August 2023.

Basis of preparation

The consolidated financial statements have been prepared on the basis of historical cost, except for financial assets at fair value through profit and loss, other financial assets, investment properties and derivative financial instruments which have been measured at fair value at the end of each reporting period. Cost is based on the fair values of the consideration given in exchange for assets. All amounts are presented in Australian dollars, which is the company's functional currency, unless otherwise noted.

Assets and liabilities have been presented on the face of the statement of financial position in decreasing order of liquidity and do not distinguish between current and non-current items.

Going concern

The financial report has been prepared on a going-concern basis, which assumes continuity of normal business activities and the realisation of assets and settlement of liabilities in the ordinary course of business.

Rounding of amounts

The Group is an entity of a kind referred to in ASIC Legislative Instrument 2016/191, related to the 'rounding off' of amounts in the Directors' Report and financial statements. Amounts in the Directors' Report and financial statements have been rounded off, in accordance with the instrument to the nearest thousand dollars, unless otherwise indicated.

A2 Significant accounting policies

The accounting policies and methods of computation in the preparation of the consolidated financial statements are consistent with those adopted in the previous financial year ended 30 June 2022 with the exception of the adoption of new accounting standards outlined below or in the relevant notes to the consolidated financial statements.

When the presentation or classification of items in the consolidated financial statements has been amended, comparative amounts are also reclassified, unless it is impractical. Accounting policies are selected and applied in a manner that ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events are reported.

These financial statements contain all significant accounting policies that summarise the recognition and measurement basis used and which are relevant to provide an understanding of the financial statements. Accounting policies that are specific to a note to the financial statements are described in the note to which they relate.

Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of Group companies at the exchange rate at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction. Foreign currency differences are generally recognised in profit or loss.

However, foreign currency differences arising from the translation of the following items are recognised in Other Comprehensive Income (OCI):

- a financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective; and
- qualifying cash flow hedges to the extent that the hedges are effective.

Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated into the Australian dollar (AUD) at the exchange rate at the reporting date. The income and expenses of foreign operations are translated into AUD at the exchange rates at the date of the transactions.

Foreign currency differences arising from the translation of foreign operations are recognised in OCI and accumulated into the translation reserve, except to the extent that the translation difference is allocated to NCI.

A3 Other new accounting standards and interpretations

The AASB has issued new or amendments to standards that are first effective from 1 July 2022.

The following amended standards and interpretations that have been adopted do not have a significant impact on the Group's consolidated financial statements.

Standards now effective:

- AASB 2020-3 Amendments to Australian Accounting Standards - Annual Improvements 2018-2020 and Other Amendments AASB 2020-3
- AASB 2023-2 Amendments to Australian Accounting Standards - International Tax Reform - Pillar Two Model Rules

Standards not yet effective:

A number of new standards are effective for annual periods beginning after 1 July 2022 and earlier application is permitted; however, the Group has not early adopted the new or amended standards in preparing these consolidated financial statements.

The following new and amended standards are not expected to have a significant impact on the Group's consolidated financial statements.

- AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current
- AASB 17 Insurance Contracts
- AASB 2020-5 Amendments to Australian Accounting Standards - Insurance Contracts
- AASB 2022-1 Amendments to Australian Accounting Standards - Initial application of AASB 17 and AASB 9 - Comparative Information
- AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies and Definition of Accounting Estimates
- AASB 2021-5 Amendments to Australian Accounting Standards - Deferred Tax related to Assets and Liabilities arising from a Single Transaction
- AASB 2021-7(a-c) Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections
- AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

A4 Use of judgements and estimates

In preparing these consolidated financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense that are not readily apparent from other sources. The judgements, estimates and assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the consolidated financial statements are included in the following notes:

- Note B2 Revenue – performance fees
- Note C6 Intangible assets
- Note F2 Financial instruments

A5 Segment summary

As at 30 June 2023 the Group has six reportable operating segments. These reportable operating segments are the divisions which report to the Group’s Joint Chief Executive Officers and Board of Directors for the purpose of resource allocation and assessment of performance.

The reportable operating segments are:

Operating segments	Description
Property funds management	Management of listed and unlisted property funds.
Co-investments	Direct interest in property funds, properties held for sale and other liquid investments
Developments	Management of development projects and completion of structured property developments which span sectors ranging from commercial office, industrial, health through to residential mixed use.
Property and development finance	Provision of real estate secured non-bank finance for land sub-division, bridging finance, development projects and residual stock.
Investment bonds management	Management of the Benefit Funds of Centuria Life Limited and management of the Over Fifty Guardian Friendly Society Limited. The Benefit Funds include a range of financial products, including single and multi-premium investments.
Corporate	Overheads for supporting the Group’s operating segments and management of a reverse mortgage lending portfolio.

In addition, the Group also provides disclosures in relation to a further four non-operating segments, which are:

Non-operating segments	Description
Non-operating items	Comprises transaction costs, mark-to-market movements in investment, property and financial instruments, share of equity accounted net profit in excess of distributions received and all other non-operating activities.
Benefit Funds	Represents the operating results and financial position of the Benefit Funds of Centuria Life Limited which are required to be consolidated in the Group’s financial statements in accordance with accounting standards.
Controlled property funds	Represents the operating results and financial position of property funds which are managed by the group and consolidated under accounting standards. The Group’s principal activities do not include direct ownership of these funds for the purpose of measuring control under accounting standards and deriving rental income. Therefore the results attributable to the controlled property funds are excluded from operating profit. However, the performance management of the controlled property funds is included in operating profit, aligned with how performance of the business is assessed by management of the Group.
Eliminations	Elimination of transactions between the operating segments and the other non-operating segments above, including transactions between the operating entities within the Group, the property funds controlled by the Group and the Benefit Funds.

The accounting policies of reportable segments are the same as the Group’s accounting policies.

Refer below for an analysis of the Group’s segment results:

- Note B1 Segment profit and loss
- Note C1 Segment balance sheet
- Note D1 Operating segment cash flows

B Business performance

B1 Segment profit and loss

For the year ended 30 June 2023	Notes	Property funds management \$'000	Co-investments \$'000	Development \$'000	Property and development finance	Investment bonds management	Corporate	Operating profit	Non operating items	Benefits funds	Controlled property funds	Eliminations	Statutory profit
Management fees		142,260	-	12,919	-	8,605	-	163,784	-	-	-	(3,595)	160,189
Development revenue		-	-	30,649	-	-	-	30,649	67,612	-	-	-	98,261
Distribution/dividend revenue		-	43,474	-	-	-	-	43,474	(3,875)	8,381	-	-	47,980
Property performance fees		28,457	-	-	-	-	-	28,457	-	-	-	-	28,457
Property acquisition fees		14,923	-	-	-	-	-	14,923	-	-	-	-	14,923
Interest revenue		-	4,232	463	5,622	-	2,751	13,068	(5,622)	1,647	12	(59)	9,046
Rental income		204	4,988	-	-	-	-	5,192	-	-	18	-	5,210
Underwriting fees		2,982	-	-	-	-	-	2,982	-	-	-	-	2,982
Financing fees		975	-	-	6,200	-	-	7,175	(6,200)	-	-	-	975
Property sales fees		911	-	-	-	-	-	911	-	-	-	-	911
Other income		314	21	2	-	684	-	1,021	-	160	-	-	1,181
Total revenue	B2	191,026	52,715	44,033	11,822	9,289	2,751	311,636	51,915	10,188	30	(3,654)	370,115
Share of net profit of equity accounted investments	E1	-	-	-	-	-	-	-	4,281	-	-	-	4,281
Net movement in policyholder liabilities		-	-	-	-	-	-	-	-	(10,001)	-	-	(10,001)
Mark to market movements of financial instruments and property	B3	-	-	-	-	-	-	-	(296)	7,224	-	-	6,928
Expenses	B4	(76,301)	(331)	(8,523)	(5,236)	(5,827)	(18,626)	(114,844)	2,985	(4,083)	-	3,595	(112,347)
Cost of sales	B4	-	-	(26,093)	-	-	-	(26,093)	(67,612)	-	-	-	(93,705)
Finance costs	B5	(2,160)	(32,996)	(3)	(5)	(1)	(1,818)	(36,983)	(1,610)	-	(4)	59	(38,538)
Profit/(loss) before tax		112,565	19,388	9,414	6,581	3,461	(17,693)	133,716	(10,337)	3,328	26	-	126,733
Income tax benefit/(expense)	B6	(33,340)	(2,155)	(2,801)	(1,975)	(1,037)	23,180	(18,128)	657	(3,328)	(2)	-	(20,801)
Profit/(loss) after tax		79,225	17,233	6,613	4,606	2,424	5,487	115,588	(9,680)	-	24	-	105,932
Profit/(loss) after tax attributable to:													
Centuria Capital Limited		79,225	3,468	6,613	4,606	2,424	(65,891)	30,445	1,832	-	12	-	32,289
Centuria Capital Fund		-	13,765	-	-	-	71,378	85,143	(11,512)	-	-	-	73,631
Profit/(loss) after tax attributable to Centuria Capital Group securityholders		79,225	17,233	6,613	4,606	2,424	5,487	115,588	(9,680)	-	12	-	105,920
Non-controlling interests		-	-	-	-	-	-	-	-	-	12	-	12
Profit/(loss) after tax		79,225	17,233	6,613	4,606	2,424	5,487	115,588	(9,680)	-	24	-	105,932

For the year ended 30 June 2022	Notes	Property funds management \$'000	Co-investments \$'000	Development \$'000	Property and development finance \$'000	Investment bonds management \$'000	Corporate \$'000	Operating profit \$'000	Non operating items \$'000	Benefits funds \$'000	Controlled property funds \$'000	Eliminations \$'000	Statutory profit \$'000
Management fees		124,634	-	11,447	-	10,723	-	146,804	-	-	-	(6,439)	140,365
Property acquisition fees		26,850	-	-	-	-	-	26,850	-	-	-	-	26,850
Property performance fees		32,950	-	-	-	-	-	32,950	-	-	-	-	32,950
Financing fees		1,986	-	73	4,592	-	-	6,651	(4,592)	-	-	-	2,059
Development revenue		-	-	14,246	-	-	-	14,246	-	-	-	-	14,246
Property sales fees		2,326	-	-	-	-	-	2,326	-	-	-	-	2,326
Interest revenue		120	1,450	758	2,886	-	3,235	8,449	(2,886)	430	2	(59)	5,936
Rental income		-	1,272	450	-	-	62	1,784	-	-	18,271	-	20,055
Recoverable outgoings		-	-	-	-	-	-	-	-	-	5,402	-	5,402
Distribution/dividend revenue		-	45,515	-	-	-	-	45,515	(2,706)	6,541	-	(4,212)	45,138
Underwriting fees		3,473	-	-	-	-	-	3,473	-	-	-	-	3,473
Other income		790	564	898	307	528	474	3,561	(2,818)	41	132	-	916
Total revenue		193,129	48,801	27,872	7,785	11,251	3,771	292,609	(13,002)	7,012	23,807	(10,710)	299,716
Share of net profit of equity accounted investments	E1	-	-	-	-	-	-	-	7,101	-	-	-	7,101
Net movement in policyholder liabilities		-	-	-	-	-	-	-	-	16,514	-	-	16,514
Mark to market movements of financial instruments and property	B3	-	-	-	-	-	-	-	(167,087)	(24,848)	32	1,519	(190,384)
Expenses	B4	(74,839)	(374)	(8,738)	(3,621)	(6,693)	(22,176)	(116,441)	237	(5,429)	(7,199)	6,172	(122,660)
Cost of sales	B4	-	-	(12,653)	-	-	-	(12,653)	-	-	-	-	(12,653)
Finance costs	B5	(5,884)	(17,765)	(7)	(5)	(11)	(2,385)	(26,057)	(1,063)	(2)	(2,779)	(1,692)	(31,593)
Profit/(Loss) before tax		112,406	30,662	6,474	4,159	4,547	(20,790)	137,458	(173,814)	(6,753)	13,861	(4,711)	(33,959)
Income tax benefit/(expense)	B6	(33,621)	(1,799)	(1,948)	(1,247)	(1,135)	16,802	(22,948)	12,793	6,753	-	-	(3,402)
Profit/(Loss) after tax		78,785	28,863	4,526	2,912	3,412	(3,988)	114,510	(161,021)	-	13,861	(4,711)	(37,361)
Profit/(loss) after tax attributable to:													
Centuria Capital Limited		78,785	5,965	4,526	2,912	3,412	(53,393)	42,207	(21,570)	-	-	-	20,637
Centuria Capital Fund		-	22,898	-	-	-	49,405	72,303	(139,451)	-	13,370	(4,711)	(58,489)
Profit/(loss) after tax attributable to Centuria Capital Group securityholders		78,785	28,863	4,526	2,912	3,412	(3,988)	114,510	(161,021)	-	13,370	(4,711)	(37,852)
Non-controlling interests		-	-	-	-	-	-	-	-	-	491	-	491
Profit/(loss) after tax		78,785	28,863	4,526	2,912	3,412	(3,988)	114,510	(161,021)	-	13,861	(4,711)	(37,361)

B2 Revenue

Revenue has been disaggregated in the segment profit and loss in Note B1.

(a) Recognition and measurement

Type of revenue	Description	Revenue recognition policy
Management fees	The Group provides: a. fund management services to property funds in accordance with the fund constitutions. The services are provided on an ongoing basis and revenue is calculated and recognised in accordance with the relevant constitution. The fees are primarily calculated based on a fixed percentage of a defined metric or a fixed amount. The fees are invoiced and paid monthly in arrears. b. property management services to the owners of property assets in accordance with property services agreements. The services are utilised on an ongoing basis and revenue is calculated and recognised in accordance with the specific agreement. The fees are primarily calculated based on a fixed percentage of a defined metric or a fixed amount. The fees are invoiced monthly with variable payment terms depending on the individual agreements. c. lease management services to the owners. The revenue is recognised when the specific service is delivered (e.g. on lease execution) and consideration is due 30 days from invoice date. The fees are primarily calculated based on a fixed percentage of a defined metric or a fixed amount. d. development management services to the owners of property assets in accordance with development management agreements. Revenue is calculated in accordance with the specific agreement and invoiced in accordance with the contract terms with revenue recognised progressively as the services are provided in proportion to the state of completion by reference to costs. Consideration is due from the customer based on the specific terms agreed in the contract and is recognised when the Group has control of the benefit.	Over-time Over-time Point-in-time Over-time
Distribution/dividend revenue	Distribution/dividend revenue from investments is recognised when the shareholder has a right to receive payment.	Point-in-time
Interest revenue	Interest revenue is accrued on an over-time by reference to the principal outstanding using the effective interest rate.	Over-time
Rental income	Rental income from investment property is recognised in profit or loss on a straight line basis over the term of the lease.	Over-time
Finance work fees	Liquidity management services to property funds in accordance with the fund constitutions. The revenue is recognised when the specific service is delivered (e.g. on facility execution) and consideration is due 30 days from invoice date. The fees are primarily calculated based on a fixed percentage of the facility amount.	Point-in-time
Performance fees	The Group receives a performance fee for providing management services where the property fund outperforms a set internal rate of return (IRR) benchmark at the time the property is sold. Consideration is due upon successful sale of the investment property if the performance hurdles are satisfied. In measuring the performance fees to be recognised each period, consideration is given to the facts and circumstances with respect to each investment property including external factors such as its current valuation, passage of time and outlook of the property market. Performance fees are only recognised when they are deemed to be highly probable and the amount of the performance fees will not result in a significant reversal in future periods. The Group's performance fees are recognised over-time under AASB 15 Revenue from Contracts with Customers.	Over-time

Type of revenue	Description	Revenue recognition policy
Performance fees continued	The key assumptions made in estimating the amount of performance fee revenue that is highly probable include: >2 years from forecast fund end date: It is assumed that the highly probable threshold is only met when the forecast end date of the fund is within two years from balance date. The forecast end date is generally based on the relevant fund end date as expressed in the relevant PDS or a revised fund end date in the event that an alternative strategy is undertaken by the Group, in which case the unbooked portion of any forecast performance fees are recognised over the extended term of the fund. In instances where the fund term is extended beyond two years from the reporting date and the Group has already accrued a performance fee in prior periods, the Group will continue to accrue any additional fee over the extended remaining period. Probability thresholds for sensitivity to property valuations: The level of constraint applied to performance fee revenue is adjusted depending on remaining fund tenure. Specifically, a discount in property values between 10.0% to 20.0% is applied, depending on when in the two-year window the fund is expected to wind up. In instances where the fund term is extended beyond two years from the reporting date and the Group has already accrued a performance fee in prior periods, a discount in property values between 2.5% to 10.0% is applied depending on the remaining fund term as it is assumed the fund term extension was on the basis that fund performance can be further enhanced, thereby reducing the risk of valuation decrements and increasing the likelihood of achieving the full performance fee. Fair value of investment properties: The fair value of investment properties is based on the latest available valuation of the underlying property from the published financial statements or board approved valuations.	Over-time
Recoverable outgoings	The Group recovers the costs associated with general building and tenancy operation from lessees in accordance with specific clauses within lease agreements. These are invoiced monthly based on an annual estimate. The consideration is due 30 days from invoice date. Should any adjustment be required based on actual costs incurred, this is recognised in the statement of financial performance within the same reporting period and billed annually.	Over-time
Property acquisition fees	The Group provides property acquisition related services to property funds and the revenue is based on a fixed percentage of a defined metric included in the PDS issued at the establishment of the fund. The consideration is due upon successful settlement of the investment property.	Point-in-time
Property sales fees	The Group provides sales services to the owners of property assets in accordance with property management agreements and the revenue is based on a fixed percentage of a defined metric included in the relevant property management agreement. The consideration is due upon successful sale of the investment property.	Point-in-time
Development revenue	Where the Group has control of the underlying asset, revenue from the sale of development assets is recognised when control has been transferred to the customer. Where development assets have been recognised in relation to the enhancement of an asset controlled by the customer, revenue from the realisation of the development costs are recognised over time in accordance with the performance obligations of the contract and in proportion to the stage of completion of the relevant contracts by reference to costs. Any variable consideration is constrained to the amount that is highly probable to not significantly reverse. Proceeds from the sale of development assets are invoiced and receivable in accordance with the relevant terms of the contract.	Over-time

(b) Transaction price allocated to the remaining performance obligations

The following table represents additional information not required by accounting standards of revenue expected to be recognised in the future relating to performance conditions that are unsatisfied (or partially unsatisfied) at period end. These amounts represent the unconstrained values of expected future revenue.

	Recognised in 2023 \$'000	Balance of unrecognised performance obligations 2023 \$'000	Recognised in 2022 \$'000	Balance of unrecognised performance obligations 2022 \$'000
Property performance fees ¹	28,457	125,996	32,950	179,273
Development revenue ²	30,649	63,698	14,246	25,954
Management fees ³	34,215	120,268	57,822	75,999

1. The underlying property funds managed by the Group have total estimated performance fees payable of \$185,500,000 as at 30 June 2023 (30 June 2022: \$215,081,000) based on the current financial performance of the underlying property funds. These represent an estimate of the total expected performance fee revenue due to the Group from the property funds over their remaining lives. Of these performance fees, the Group has recognised \$28,457,000 in FY23, with \$29,742,000 recognised in prior years. The total estimated amount of performance fees available to the Group to recognise in the future is \$125,996,000 (30 June 2022: \$179,273,000).

These amounts are expected to be recognised in future periods based on expected fund expiries which range up to FY30. Unrecognised performance fees are based on current property valuations and anticipated fund expire dates and as a result may not be fees that will eventuate upon actual Fund expiry. Further, these amounts may not be in line with the point performance fees recognition will normally be triggered based on the Group's accounting policy outlined in B2(a) i.e. amounts disclosed are not constrained to represent the amount of future revenue that is highly probable of not being realised.

2. Relates to property development contracts where the Group is acting as developer and is based on contracted revenue. The Group expects to recognise the revenue in the coming 12 months as the development activity is completed.

3. Relates only to unlisted property funds management fees which have a defined fund life. The amount is an estimated amount based on the 30 June 2023 balance of defined metrics or fixed amount as set out in the Group's accounting policy outlined in B2(a). The Group expects to recognise the revenue over the next seven years. As defined metrics are primarily driven by property valuations, the unrecognised management fees may not be fees that will eventuate over the life of the fund.

(c) Transactions with related parties

Management fees are charged to related parties in accordance with the respective trust deeds and management agreements.

	2023 \$'000	2022 \$'000
Management fees from Property Funds managed by Centuria	155,178,975	134,751,000
Development revenue from Property Funds managed by Centuria	61,763,557	14,246,374
Distributions from Property Funds managed by Centuria	37,174,386	38,597,343
Performance fees from Property Funds managed by Centuria	28,456,851	32,950,250
Property acquisition fees from Property Funds managed by Centuria	14,923,473	26,850,177
Development management fees from property funds managed by Centuria	12,918,642	11,446,854
Fees from Debt funds managed by Centuria	6,199,936	4,898,751
Interest from Debt Funds managed by Centuria	5,622,451	2,885,503
Management fees from Over Fifty Guardian Friendly Society	3,372,860	3,618,246
Underwriting fees in relation to Property Funds managed by Centuria	2,982,378	3,472,595
Interest income on loans to Property Funds managed by Centuria	2,721,891	1,381,964
Sales fees from Property Funds managed by Centuria	910,504	2,326,011
Interest income on loan to Bass Property Credit Fund	589,705	-
Interest income on loan to Centuria Bass Credit Fund	98,533	-
	332,914,142	277,425,068

Terms and conditions of transactions with related parties

Investments in property funds and Benefit Funds held by certain directors and director-related entities are made on the same terms and conditions as all other investors and policyholders. Directors and director-related entities receive the same returns on these investments as all other investors and policyholders.

The Group pays some expenses on behalf of related entities and receives a reimbursement for those payments. As at 30 June 2023, the amount receivable from related parties per note C2(a) is \$21,045,276.

B3 Mark to market movements of financial instruments and property

The following table provides a summary of fair value and impairment movements of investments during the year.

	2023 \$'000	2022 \$'000
Movement in Centuria Industrial REIT's listed market price	29,317	(101,599)
Movement in Centuria Office REIT's listed market price	(29,993)	(56,719)
Movement in Healthcare put/call option	10,440	(26,005)
Impairment of Inventory	(5,630)	(3,989)
Other mark to market movements	2,794	(2,072)
Total mark to market movement	6,928	(190,384)

B4 Expenses

	2023 \$'000	2022 \$'000
Cost of sales - development	93,705	12,653
Employee benefits expense	75,419	72,031
Depreciation Expense	5,596	4,179
Insurance costs	5,404	5,000
Property management fees paid	4,050	4,594
Superannuation contribution expense	4,253	3,379
Consulting and professional fees	3,254	5,109
Information Technology expenses	2,886	3,359
Administration fees	1,789	3,278
Transaction costs	1,631	3,652
Property outgoing and fund expenses	-	5,393
Acquisition fee rebates expense	-	1,360
Claims - discretionary participation features	-	165
Other expenses	8,065	11,161
	206,052	135,313

(a) Transactions with key management personnel**1. Director remuneration**

The aggregate remuneration paid to directors of the Group is set out below:

	2023 \$'000	2022 \$'000
Board and Committee fees	1,289,600	1,279,810

Detailed information on directors remuneration is included in Audited Remuneration Report on page 74.

2. Key management personnel compensation

The aggregate compensation paid to key management personnel of the Group is set out below:

	2023 \$'000	2022 \$'000
Short-term employee benefits	9,150,494	9,678,084
Post-employment benefits	153,957	160,976
Other long-term employment benefits	62,943	138,167
Share-based payments	2,674,979	2,796,274
	12,042,373	12,773,501

Detailed information on key management personnel compensation is included in the Audited Remuneration Report on page 74.

B5 Finance costs

	2023 \$'000	2022 \$'000
Group interest charges	33,025	18,112
Finance charge - puttable instruments	2,146	5,884
Reverse mortgage facility interest charges	1,754	1,999
Lease interest	1,613	1,069
Fair value loss on financial assets	277	14,503
Fair value gain on derivatives	(277)	(14,503)
Bank loans in Controlled Property Funds interest charges	-	2,779
Other finance costs	-	1,750
	38,538	31,593

Recognition and measurement

The Group's finance costs include interest expense recognised using the effective interest rate method.

B6 Taxation

	2023 \$'000	2022 \$'000
Current tax expense in respect of the current year	4,235	23,877
Adjustments to current tax in relation to prior years	2,552	(1,117)
	6,787	22,760
Deferred tax expense/(benefit) relating to the origination and reversal of temporary differences	17,060	(18,468)
Adjustments to deferred tax in relation to prior years	(3,046)	(890)
Income tax expense	20,801	3,402

(a) Reconciliation of income tax expense

The prima facie income tax expense on profit before income tax reconciles to the income tax expense in the consolidated financial statements as follows:

	2023 \$'000	2022 \$'000
Profit/(loss) before tax	126,733	(33,959)
Less: (profit)/loss not subject to income tax	(63,054)	45,172
	63,679	11,213
Income tax expense calculated at 30%	19,104	3,364
Add/(deduct) tax effect of amounts which are not deductible (assessable)		
Tax offsets	(1,217)	(301)
Non-allowable expenses - other	1,000	1,415
Adjustments to income tax expense in relation to prior years	2,552	(1,117)
Effects of different tax rates of subsidiaries operating in other jurisdictions	(638)	41
Income tax expense	20,801	3,402

The tax rate used in the above reconciliation is the corporate tax rate of 30% payable for Australian corporate entities on taxable profits under Australian tax law. There has been no change in the corporate tax rate when compared with the previous reporting period. Taxable income derived for New Zealand tax purposes is at the tax rate of 28%.

(b) Current tax assets and liabilities

The prima facie income tax expense on profit before income tax reconciles to the income tax expense in the consolidated financial statements as follows:

	2023 \$'000	2022 \$'000
CURRENT TAX ASSETS/(LIABILITIES) ATTRIBUTABLE TO		
Income tax receivable/(payable) - Australia ¹	4,988	534
Income tax payable to benefit fund policy holders - Australia	(600)	(1,150)
	4,388	(616)

1. The prior period tax receivable in Australia has been amended to reflect purchase price adjustments of \$3,300,000 that had been recorded as a tax receivable and should have been recorded as part of the purchase price consideration. The Goodwill as at 30 June 2022 had a corresponding impact increasing by \$3,300,000.

(c) Movement of deferred tax balances

	2023 \$'000	2022 ¹ \$'000
NET DEFERRED TAX ASSETS/(LIABILITIES) ATTRIBUTABLE TO		
Deferred tax liabilities - Australia	(66,307)	(52,601)
Deferred tax assets - New Zealand	8,637	7,085
	(57,670)	(45,516)

1. We have restated the prior year to present deferred tax assets and liabilities on a net basis due to the gross assets and liabilities being with the same counterparty.

Financial year ended 30 June 2023	Opening balance	Movement \$'000	Closing balance \$'000
DEFERRED TAX ASSETS			
Provisions	2,865	1,933	4,798
Transaction costs	4,582	(1,445)	3,137
Capital losses	23,313	(220)	23,093
Financial derivatives	11,353	(2,129)	9,224
Revenue tax losses	1,541	4,328	5,869
Property held for development	5,714	(1,913)	3,801
Right of use asset/Lease liability	115	379	494
Equity accounted investment	523	-	523
	50,006	933	50,939

DEFERRED TAX LIABILITIES

Indefinite life management rights	(86,678)	-	(86,678)
Accrued performance fees	(11,534)	(5,541)	(17,075)
Accrued income	(408)	-	(408)
Unrealised foreign exchange gains	-	(1,263)	(1,263)
Unrealised loss/(gain) on financial assets	3,492	(6,184)	(2,692)
Other	(394)	(99)	(493)
	(95,522)	(13,087)	(108,609)
Net deferred tax liabilities	(45,516)	(12,154)	(57,670)

During the current year, the net deferred tax liabilities increased by \$12,154,000, of which \$1,263,000 was recognised directly in equity and \$14,014,000 was recognised in deferred tax expense, offset by \$3,123,000 recognised in current tax benefit.

Financial year ended 30 June 2022	Opening balance	Movement \$'000	Closing balance \$'000
DEFERRED TAX ASSETS			
Provisions	3,498	(633)	2,865
Transaction costs	4,387	195	4,582
Capital losses	24,781	(1,468)	23,313
Financial derivatives	2,319	9,034	11,353
Revenue tax losses	2,943	(1,402)	1,541
Property held for development	3,942	1,772	5,714
Right of use asset/Lease liability	48	67	115
Equity accounted investment	523	-	523
Other	85	(85)	-
	42,526	7,480	50,006
Deferred tax liabilities			
Indefinite life management rights	(86,678)	-	(86,678)
Accrued performance fees	(6,345)	(5,189)	(11,534)
Accrued income	(352)	(56)	(408)
Unrealised loss/(gain) on financial assets	(6,794)	10,286	3,492
Other	(403)	9	(394)
	(100,572)	5,050	(95,522)
Net deferred tax liabilities	(58,046)	12,530	(45,516)

Recognition and measurement

Income tax expense represents the sum of the tax currently payable and payable on a deferred basis.

1. Current tax

The tax currently payable is based on taxable income for the year. Taxable income differs from profit as reported in the consolidated profit or loss because of items of income or expense that are assessable or deductible in other years as well as items that are never assessable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

2. Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities and the corresponding tax bases.

Deferred tax liabilities are generally recognised for all assessable temporary differences. Deferred tax assets are recognised for all deductible temporary differences, unused tax losses and tax offsets, to the extent that it is probable that sufficient future taxable profits will be available to utilise them.

However, deferred tax assets and liabilities are not recognised for:

- assessable temporary differences that arise from the initial recognition of assets or liabilities in a transaction that is not a business combination which affects neither taxable income nor accounting profit;
- assessable temporary differences relating to investments in subsidiaries, associates and joint ventures to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- assessable temporary differences arising from goodwill

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The applicable rates are 30% for deferred tax assets and liabilities arising to the Australian subsidiaries of the Company and 28% for deferred tax asset and liabilities arising to the New Zealand subsidiaries of the Company. The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

3. Tax consolidation

The Company and all its wholly-owned Australian resident subsidiaries are part of a tax consolidated group under Australian taxation law. The Company is the head company of the tax consolidated group. Tax expense/benefit, deferred tax assets and deferred tax liabilities arising from temporary differences of the members of the tax consolidated group are recognised in their separate financial statements using a 'standalone taxpayer' approach. Under the tax funding agreement between members of the tax consolidated group, amounts are recognised as payable to or receivable by each member in relation to the tax contribution amounts paid or payable between the Company and the members of its tax consolidated group.

The Benefit Funds are part of the tax consolidated group, and they are allocated a share of the income tax liability attributable to Centuria Life Limited equal to the income tax liability that would have arisen to the Benefit Funds had they been stand-alone entities.

Centuria Capital Fund ('CCF') and its sub-trusts are not part of the tax consolidated group. Under current Australian income tax legislation, trusts are not liable for income tax, provided their securityholders are presently entitled to the net (taxable) income of the trust including realised capital gains, each financial year.

From 19 July 2021, Centuria WA Pty Limited (Centuria WA Group) and its wholly-owned subsidiaries, formerly known as Primewest Group Limited, formed part of the Company's consolidated tax group as a result of the Company acquiring 100% interest in Centuria WA Group in accordance with Australian tax legislation.

Centuria Healthcare Pty Ltd ('Centuria Healthcare') is not a wholly-owned subsidiary of the Company at 30 June 2023. Centuria Healthcare has its own tax consolidated group with its wholly-owned subsidiaries for the full year. Centuria Healthcare is the head company of the Centuria Healthcare tax consolidated group. Tax expense/benefit, deferred tax assets and deferred tax liabilities arising from temporary differences of the members of the tax consolidated group are recognised in their separate financial statements using a 'standalone taxpayer' approach. Under the tax funding agreement between members of the tax consolidated group, amounts are recognised as payable to or receivable by each member in relation to the tax contribution amounts paid or payable between Centuria Healthcare and the members of its tax consolidated group.

The New Zealand tax resident subsidiaries of the Company are all stand-alone taxpayers from a New Zealand income tax perspective as they have not elected to form a consolidated group for New Zealand tax purposes.

4. Current and deferred tax for the period

Income taxes relating to items recognised directly in equity are recognised directly in equity and not in the statement of comprehensive income. In the case of a business combination, the tax effect is included in the accounting for the business combination.

B7 Earnings/(losses) per security

	2023 cents	2022 cents
EARNINGS/(LOSSES) PER CENTURIA CAPITAL GROUP SECURITY		
Basic (cents per share)	13.3	(4.8)
Diluted (cents per share) ¹	13.1	(4.8)
EARNINGS PER CENTURIA CAPITAL LIMITED SHARE		
Basic (cents per share)	4.0	2.6
Diluted (cents per share)	3.9	2.6

1. As the Group was in a statutory loss in 2022, the Diluted EPS is equal to Basic EPS.

The earnings/(losses) used in the calculation of basic and diluted earnings/(losses) per security is the profit/(loss) for the year attributable to Centuria Capital Group securityholders as reported in the consolidated statement of comprehensive Income.

The weighted average number of ordinary securities used in the calculation of basic and diluted earnings per security is as follows:

	2023 \$'000	2022 \$'000
Weighted average number of ordinary securities (basic)	797,325,988	791,188,235
Weighted average number of ordinary securities (diluted) ¹	808,051,046	800,319,140

1. The weighted average number of ordinary securities used in the calculation of diluted earnings per security is determined as if 30 June 2023 was the end of the performance period of the grants of Rights under the LTI Plan. All Rights that would have vested if 30 June 2023 was the end of the performance period are deemed to have been issued at the start of the financial year.

B8 Dividends and distributions

	2023		2022	
	Cents per security	Total \$'000	Cents per security	Total \$'000
DIVIDENDS/DISTRIBUTIONS PAID DURING THE YEAR				
Final year-end dividend (fully franked)	0.90	7,114	2.10	12,605
Final year-end distribution	4.60	36,363	3.40	20,408
Interim dividend (fully franked)	1.20	9,557	1.20	9,482
Interim distribution	4.60	36,634	4.30	33,977
DIVIDENDS/DISTRIBUTIONS DECLARED DURING THE YEAR				
Final dividend (fully franked) ¹	0.50	3,999	0.90	7,114
Final distribution ¹	5.30	42,389	4.60	36,363

1. The Group declared a final dividend/distribution in respect of the year ended 30 June 2023 of 5.8 cents per stapled security which included a fully franked dividend of 0.5 cents per share and a trust distribution of 5.3 cents per unit. The final dividend/distribution had a record date of 30 June 2023 and payable on 18 August 2023. The total amount payable of \$46,388,000 (2022: \$43,477,000) has been provided for as a liability in these financial statements.

(a) Franking credits

	2023 \$'000	2022 \$'000
Amount of franking credits available to shareholders of the Company ¹	21,173	9,447

1. Before taking into account the impact of the final dividend payable on 18 August 2023.

Of the franking credit balance of \$21,173,000 at 30 June 2023, \$16,169,000 relates to the Centuria Capital Limited tax consolidated group and \$5,004,000 relates to the Centuria Healthcare tax consolidated group.



UNLISTED: ALLENDALE SQUARE, PERTH WA

C Assets and liabilities

C1 Segment balance sheet

As at 30 June 2023	Notes	Property funds management \$'000	Co-investments \$'000	Development \$'000	Property and development finance \$'000	Investment bonds management \$'000	Corporate \$'000	Operating balance sheet \$'000	Benefits funds \$'000	Controlled property funds \$'000	Eliminations \$'000	Statutory balance sheet \$'000
Assets												
Cash and cash equivalents	D2	69,999	58,263	1,838	-	10,138	39,137	179,375	45,394	691	-	225,460
Receivables	C2	86,227	11,445	23,750	-	826	7,027	129,275	3,699	39	265	133,278
Income tax receivable	B6(b)	337	-	-	-	-	4,651	4,988	-	-	-	4,988
Financial assets	C3	-	672,363	-	-	-	41,887	714,250	233,009	-	(7,526)	939,733
Other assets		233	-	24	-	47	12,410	12,714	-	-	-	12,714
Inventory	C5	-	65,765	16,918	-	-	-	82,683	-	6,025	-	88,708
Deferred tax assets	B6(c)	8,637	294	4,386	-	-	12,492	25,809	-	-	(17,172)	8,637
Equity accounted investments	E1	-	61,547	2,973	26,162	-	-	90,682	-	-	-	90,682
Right of use asset	C10	10,810	-	-	-	-	21,780	32,590	-	-	-	32,590
Intangible assets	C6	793,072	-	-	-	-	-	793,072	-	-	-	793,072
Total assets		969,315	869,677	49,889	26,162	11,011	139,384	2,065,438	282,102	6,755	(24,433)	2,329,862
Liabilities												
Payables	C7	27,451	47,778	7,348	-	1,965	5,904	90,446	1,972	-	-	92,418
Provisions		3,024	-	-	-	-	2,395	5,419	-	-	-	5,419
Borrowings	C8	-	375,504	-	-	-	3,859	379,363	-	-	(4,146)	375,217
Provision for income tax	B6(b)	-	-	-	-	-	-	-	335	-	265	600
Interest rate swap at fair value		-	-	-	-	-	19,339	19,339	-	-	-	19,339
Benefit Funds policy holders' liability		-	-	-	-	-	-	-	278,793	-	-	278,793
Deferred tax liability	B6(c)	81,863	-	-	-	614	-	82,477	1,002	-	(17,172)	66,307
Call/Put option liability	C9	-	-	-	-	-	38,255	38,255	-	-	-	38,255
Lease liability	C10	10,949	-	-	-	-	24,776	35,725	-	-	-	35,725
Total liabilities		123,287	423,282	7,348	-	2,579	94,528	651,024	282,102	-	(21,053)	912,073
Net assets		846,028	446,395	42,541	26,162	8,432	44,856	1,414,414	-	6,755	(3,380)	1,417,789

As at 30 June 2022	Notes	Property funds management \$'000	Co-investments \$'000	Development \$'000	Property and development finance \$'000	Investment bonds management \$'000	Corporate \$'000	Operating balance sheet \$'000	Benefits funds \$'000	Controlled property funds \$'000	Eliminations \$'000	Statutory balance sheet \$'000
Assets												
Cash and cash equivalents	D2	94,123	11,763	39,313	-	7,616	32,184	184,999	9,503	6,063	-	200,565
Receivables	C2	72,451	14,034	10,250	-	388	8,818	105,941	4,187	3,359	-	113,487
Income tax receivable	B6(b)	-	-	-	-	-	3,549	3,549	-	-	-	3,549
Financial assets	C3	-	726,579	-	-	-	38,008	764,587	257,328	31	(60,254)	961,692
Other assets		-	-	-	-	63	9,909	9,972	-	-	-	9,972
Investment properties	C4	-	-	-	-	-	-	-	-	337,500	-	337,500
Inventory	C5	-	88,712	40,690	-	-	-	129,402	-	5,648	(267)	134,783
Deferred tax assets ²	B6(c)	7,085	1,182	4,476	-	98	17,448	30,289	1,707	-	(24,911)	7,085
Equity accounted investments	E1	-	49,117	-	25,765	-	-	74,882	-	-	(113)	74,769
Right of use asset	C10	-	-	-	-	-	17,006	17,006	-	-	-	17,006
Intangible assets	C6	791,521	-	-	-	-	-	791,521	-	-	-	791,521
Total assets¹		965,180	891,387	94,729	25,765	8,165	126,922	2,112,148	272,725	352,601	(85,545)	2,651,929
Liabilities												
Payables	C7	35,549	61,835	6,353	-	2,832	19,549	126,118	1,018	7,677	(194)	134,619
Provisions		3,002	-	-	-	-	2,111	5,113	-	-	-	5,113
Borrowings	C8	-	436,705	-	-	-	3,606	440,311	-	190,239	(1,165)	629,385
Provision for income tax	B6(b)	2,620	-	-	-	-	395	3,015	1,150	-	-	4,165
Interest rate swap at fair value		-	-	-	-	-	18,750	18,750	-	-	-	18,750
Benefit Funds policy holders' liability		-	-	-	-	-	-	-	270,557	-	-	270,557
Deferred tax liability ²	B6(c)	77,512	-	-	-	-	-	77,512	-	-	(24,911)	52,601
Call/Put option liability	C9	-	-	-	-	-	48,695	48,695	-	-	35,400	84,095
Lease liability	C10	-	-	-	-	-	19,443	19,443	-	-	-	19,443
Total liabilities		118,683	498,540	6,353	-	2,832	112,549	738,957	272,725	197,916	9,130	1,218,728
Net assets		846,497	392,847	88,376	25,765	5,333	14,373	1,373,191	-	154,685	(94,675)	1,433,201

1. See note C6 for details in relation to the prior period restatement within assets.
2. Prior year numbers have been represented to reflect current year presentation.

C2 Receivables

	Notes	2023 \$'000	2022 \$'000
Receivables from related parties	C2(a)	110,624	92,342
Other receivables		21,498	21,047
Contract assets - development		1,156	98
		133,278	113,487

All receivables are current except for \$36,500,000 (2022: \$11,013,000) of performance fees receivable which are non-current. These are located in Note C2(a).

The Group does not hold any collateral or other credit enhancements over these balances nor does it have a legal right of offset against any amounts owed by the Group to the counterparty.

(a) Receivables from related parties

The following amounts were owed by related parties of the Group at the end of the financial year:

	2023 \$'000	2022 \$'000
Performance fees owing from property funds managed by Centuria	60,381,343	35,863,456
Development revenue from property funds managed by Centuria	6,054,148	1,497,692
Recoverable expenses owing from property funds managed by Centuria	21,045,276	15,328,214
Management fees owing from property funds managed by Centuria	13,352,737	26,216,186
Distribution receivable from Centuria Industrial REIT	4,045,118	4,373,677
Distribution receivable from Centuria Office REIT	3,211,042	3,780,375
Deposits receivable from property funds managed by Centuria	1,314,069	3,757,900
Distribution receivable from unlisted property funds managed by Centuria	1,220,648	1,238,847
Sales fees owing from property funds managed by Centuria	-	286,032
	110,624,381	92,342,379

The ageing of receivables from the related parties of the Group at the reporting date was as follows:

	2023 \$'000	2022 \$'000
Not due	97,433	79,108
1 to 30 days	4,862	9,089
31 to 60 days	4,062	1,652
>60 days overdue	4,267	2,493
	110,624	92,342

As at 30 June 2023, the Group had \$13,191,000 receivables from related parties (2022: \$13,234,000) past due but not impaired.

Collectability of the receivables from related parties is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off in the year in which they are identified. A provision for expected credit losses is processed based on historical default percentages and current observable data including forecasts of economic conditions. The amount of the provision is the difference between the carrying amount and estimated future cash flows.

Recognition and measurement

Receivables are initially recognised at fair value and subsequently at amortised cost using the effective interest rate method, less an allowance for impairment. Due to the short-term nature of these financial rights, their carrying amounts are estimated to represent their fair values.

1. Contract assets - development

The timing of revenue recognition, billings and cash collections results in billed accounts receivable (trade receivables) and unbilled receivables (contract assets) on the consolidated statement of financial position.

C3 Financial assets

	Notes	2023 \$'000	2022 \$'000
Investment in related party unit trusts at fair value	C3(a)	637,537	608,729
Investments in trusts, shares and other financial instruments at fair value		215,149	242,834
Loans receivable from related parties ¹	C3(b)	45,160	70,045
Reverse mortgage receivables ²		41,887	40,084
		939,733	961,692

1. The loan receivable from Centuria NZ Healthcare Property Fund accrues interest at 4.75% per annum and does not have an expiry date.
2. Whilst some mortgages are likely to be repaid during the next 12 months, the Group does not control the repayment date.

Financial assets are classified as non-current assets as the Group is not intending to dispose of financial assets within the next twelve months.

(a) Investments in related party unit trusts carried at fair value through profit or loss

The following table details related party investments carried at fair value through profit and loss.

	2023			2022		
	Fair value \$	Units held	Ownership	Fair value \$	Units held	Ownership
FINANCIAL ASSETS HELD BY THE GROUP						
Centuria Industrial REIT	313,393,790	101,094,771	15.92%	284,076,307	101,094,771	15.92%
Centuria Office REIT	124,797,913	91,093,367	15.25%	154,858,724	91,093,367	15.25%
Centuria NZ Industrial Fund	35,813,852	25,015,037	10.00%	39,932,013	25,015,037	10.00%
Centuria Healthcare Direct Medical Fund No.2	23,423,708	18,673,473	12.04%	25,483,689	18,673,473	12.04%
Prime Healthcare Holding Trust	22,347,535	22,392,320	10.00%	21,500,000	21,500,000	10.00%
Asset Plus Limited	17,627,919	72,507,288	19.99%	17,329,033	72,507,288	19.99%
Centuria NZ Property Fund	16,922,848	19,986,894	19.98%	5,224,905	5,000,000	6.27%
Matrix Trust	13,435,129	12,803,849	5.00%	11,092,900	9,313,938	5.00%
Centuria 111 St Georges Terrace Fund	13,155,329	3,485,539	18.06%	-	-	0%
Dragon Hold Trust	13,135,312	969,622,257	10.00%	9,696,223	969,622,257	10.00%
Centuria NZ Healthcare Property Fund	6,524,916	8,780,442	12.43%	4,997,192	5,734,989	13.15%
Centuria Wholesale Agricultural Trust No. 2 ¹	4,659,877	4,324,000	12.64%	6,775,000	6,775,000	19.81%
Centuria Penrose Limited	3,792,925	4,445,471	3.74%	-	-	0%
Pialba Place Trust	3,660,653	5,129,345	23.32%	4,375,331	5,129,345	23.32%
Centuria Industrial Income Fund No.2	3,563,945	3,563,945	15.88%	-	-	0%
Centuria Healthcare Aged Care Property Fund No.1	3,599,019	5,513,559	9.21%	2,954,165	5,513,559	9.21%
Centuria Government Income Property Fund	662,845	643,539	0.48%	643,539	643,539	0.64%
Centuria ATP Fund	226,864	104,545	0.17%	-	-	0%
251 St Georges Terrace Trust	116,000	100,000	0.26%	101,300	100,000	0.26%
Centuria 25 Grenfell Street Fund	42,811	40,010	0.08%	40,010	40,010	0.08%
Centuria Large Format Retail Trust No. 2 ²	-	-	0%	3,407,301	3,097,546	7.29%
	620,903,190			592,487,632		

	2023			2022		
	Fair value \$	Units held	Ownership	Fair value \$	Units held	Ownership
FINANCIAL ASSETS HELD BY THE BENEFIT FUNDS						
Centuria Office REIT	9,269,857	6,766,319	1.13%	11,502,742	6,766,319	1.32%
Centuria Industrial REIT	3,968,992	1,280,320	0.20%	3,597,699	1,280,320	0.25%
Centuria Bass First Mortgage Fund No. 2	1,250,000	1,250,000	6.59%	-	-	0%
Centuria Bass First Mortgage Fund No. 3	1,076,923	1,076,923	8.47%	-	-	0%
Centuria SOP Fund	1,068,100	1,000,000	3.28%	1,140,900	1,000,000	3.28%
	16,633,872			16,241,341		
	637,537,062			608,728,973		

1. The fund was previously known as Primewest Agriculture No.2 Fund.
2. The fund was previously known as Primewest Large Format Retail Trust No.2.

	2023 \$'000	2022 \$'000
RELATED PARTY UNIT TRUSTS CARRIED AT FAIR VALUE THROUGH PROFIT AND LOSS		
Opening balance	608,729	664,304
Investment purchases	63,736	160,789
Disposals	(61,966)	(80,478)
Foreign currency translation	2,085	(2,448)
Mark to market movement	(6,044)	(146,692)
Carrying value transferred from equity accounted investments	30,997	13,254
	637,537	608,729

(f) Loans receivable from related parties

The following loans were receivable from related parties of the Group at the end of the financial year:

	2023 \$'000	2022 \$'000
Centuria NZ Healthcare Property Fund	45,160	70,045

Movement during the period as follows:

	2023 \$'000	2022 \$'000
Opening balance	70,045	-
Drawdowns	-	84,185
Repayments	(24,618)	(13,345)
Provision	(1,275)	-
Foreign currency translation	1,008	(795)
	45,160	70,045

\$45,159,732 of the loan receivable from Centuria NZ Healthcare Property Fund (CNZHPPF) accrues interest at 4.75% per annum and does not have a maturity date and therefore is considered non-current.

As of 30 June 2023, the Group assessed the recoverability of the loan receivable from CNZHPPF and recognised \$1,275,000 loss allowance against the asset. Refer to note F2(d) for details.

Recognition and measurement

All financial assets are recognised and derecognised on trade date where the purchase or sale of a financial asset is under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned. Financial assets are initially measured at fair value plus transaction costs, except for those financial assets classified as at fair value through profit or loss (FVTPL), which are initially measured at fair value only.

Financial assets are classified as financial assets at FVTPL when the financial asset is either held for trading or it is designated as at fair value through profit or loss.

Financial assets at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the statement of comprehensive income.

AASB 9 contains three principal classification categories for financial assets:

- measured at amortised cost;
- measured at fair value through other comprehensive income (FVOCI); and
- measured at FVTPL.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

There are no measurements of FVOCI as at 30 June 2023.

1. Financial assets at amortised cost

Loans and receivables are initially recognised at fair value and subsequently at amortised cost using the effective interest rate method less any allowance under the expected credit loss (ECL) model.

2. Recoverability of loans and receivables

At each reporting period, the Group assesses whether financial assets carried at amortised cost are 'credit-impaired'. A financial asset is 'credit-impaired' when one or more events that has a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The Group recognises loss allowances at an amount equal to lifetime ECL on trade and other receivables. Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

Lifetime ECLs result from all possible default events over the expected life of the trade receivables and are a probability-weighted estimate of credit losses. Credit losses are measured as the difference between cash flows due to the Group in accordance with the contract and the cash flows that the Group expects to receive.

The Group analyses the age of outstanding receivable balances and applies historical default percentages adjusted for other current observable data as a means to estimate lifetime ECL, including forecasts of interest rates and inflation, as well as the financial stress of counterparties and their ability to operate as a going concern. Debts that are known to be uncollectable are written off when identified.

The Group has continued to analyse the age of outstanding receivable balances post balance sheet date and applied estimated percentages of recoverability to estimate ECL, as well as the financial stress of counterparties and their ability to operate as a going concern. Debts that are known to be uncollectible are written off when identified.

3. Financial assets at FVTPL

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or FVOCI or FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

A financial asset (unless it is a trade receivable without a significant financing component that is initially measured at the transaction price) is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition.

Financial assets at FVTPL are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

Financial assets recognised at FVTPL include reverse mortgage loan receivables, reverse mortgage derivatives and investments in trusts.

C4 Investment properties

	2023 \$'000	2022 \$'000
264 Copelands Road, Warragul Vic	-	177,000
111 St George Terrace, Perth WA	-	160,500
	-	337,500

Investment properties are classified as non-current.

The Group ceased to have control over Centuria 111 St Georges Terrace Fund and Centuria Agriculture Fund during the period. As a result, the Group deconsolidated the funds in the current period.

	2023 \$'000	2022 \$'000
Opening balance	337,500	208,140
Capital improvements and associated costs	-	385
Gain on fair value	-	2,251
Change in deferred rent and lease incentives	-	(1,136)
Deconsolidation of controlled property funds	(337,500)	(49,140)
Acquisition of subsidiary	-	177,000
Closing balance	-	337,500

C5 Inventory

	Notes	2023 \$'000	2022 \$'000
Property held for development	C5(a)	43,949	45,679
Properties held for sale	C5(b)	44,759	89,104
		88,708	134,783

Property held for sale are classified as current.

Property held for development are classified as non-current.

(a) Property held for development

	2023 \$'000	2022 \$'000
1 & 1a Macmurray Road 4, 6, 10 & 10a Robert Hall Avenue, Remuera, Auckland	21,151	-
17-19 Man Street, Queenstown, New Zealand	15,314	14,447
741 Cudgen Road, Cudgen, Australia	6,025	5,648
27-29 Young Street, West Gosford, Australia	1,459	1,410
54 Cook Street, Auckland, New Zealand	-	24,174
	43,949	45,679
	2023 \$'000	2022 \$'000
Opening balance	45,679	53,744
Acquisitions	20,246	11,025
Reversal of impairment/(impairment)	2,882	(3,989)
Foreign currency translation	2,027	(1,429)
Capital expenditure	3,318	16,390
Disposals	(30,203)	(30,062)
	43,949	45,679

On 7 October 2022, the Group acquired the Macmurray Road residential property for NZ\$22,598,000 (AU\$20,246,000).

During the year, 54 Cook Street reversed a previous impairment up to the sale price of the property. On 10 May 2023, the Group settled 54 Cook Street, Auckland for NZ\$32,250,000 (AU\$30,203,000).

Recognition and measurement

Properties held for development relates to land and property developments that are held for development and sale in the normal course of the Group's business. Properties held for development are carried at the lower of cost or net realisable value. The calculation of net realisable value requires estimates and assumptions which are regularly evaluated and are based on historical experience and expectations of future events that are believed to be reasonable under the circumstances. Properties held for development are classified as non-current assets unless they are contracted to be sold within 12 months of the end of the reporting period, in which case they are classified as current assets.

(b) Properties held for sale

On 31 March 2022, the Group acquired 12 healthcare properties from Heritage Lifecare for NZ\$98,700,000. On 14 June 2023, the Group settled on the sale of 4 properties to Centuria NZ Property Fund (CNZPF) for NZ\$34,134,000. The properties were settled by cash consideration of NZ\$19,200,000 and 14,800,000 units in CNZPF were issued to the Group.

In June 2023, the Group entered into an unconditional sale agreement with a third party to sell the Hodgson House Lifecare asset for NZ\$6,920,000 and is expected to settle in September 2023.

As at 30 June 2023, the properties were impaired to NZ\$48,700,000.

	2023 \$'000	2022 \$'000
10 Danvers Street, Hastings (Waiapu Lifecare)	10,659	11,382
202 - 204 Kamo Road, Whangarei (Puriri Court Lifecare)	9,924	10,707
69 Moehau Street, Te Puke (Carter House Lifecare)	8,086	8,603
50 McLauchlan Street, Blenheim (Waterlea Lifecare)	5,789	6,176
117 Shakespeare Street, West Coast (Granger House Lifecare)	5,743	6,088
1 Cargill Street, Invercargill (Cargill Lifecare)	2,940	3,045
15 Karina Terrace, Palmerston (Karina Lifecare)	1,608	1,676
16 Anvers Place, Christchurch (Hoon Hay Rest Home)	-	12,794
1 Hennessy Place, Christchurch (George Manning)	-	12,485
51 Botanical Road, Tauranga (Hodgson House Lifecare)	-	7,633
361 Mangorei Road, New Plymouth (Riverside Lifecare)	-	6,397
124 Maxwell Road, Marlborough (Maxwell Lifecare)	-	2,118
	44,759	89,104

	2023 \$'000	2022 \$'000
Opening balance	89,104	-
Acquisitions	-	91,366
Additions	148	-
Disposals	(37,408)	-
Impairment	(8,512)	-
Foreign currency translation	1,427	(2,262)
	44,759	89,104

Recognition and measurement

Properties held for sale are carried at the lower of cost or net realisable value. The calculation of net realisable value requires estimates and assumptions which are regularly evaluated and are based on historical experience and expectations of future events that are believed to be reasonable under the circumstances. Properties held for sale are classified as current assets.

C6 Intangible assets

	2023 \$'000	2022 \$'000
Goodwill ¹	484,456	483,269
Indefinite life management rights	308,616	308,252
	793,072	791,521
	2023 \$'000	2022 \$'000
Opening balance	791,521	790,551
Foreign currency translation	1,551	(2,574)
Purchase price accounting adjustments ¹	-	3,544
	793,072	791,521

1. The prior period Goodwill has been amended to reflect purchase price adjustments of \$3,300,000 that had been recorded as a tax receivable and should have been recorded as part of the purchase price consideration. The tax receivable as at 30 June 2022 had a corresponding impact decreasing by \$3,300,000.

Goodwill and intangible assets are classified as non-current.

Goodwill and management rights are solely attributable to the property funds management cash generating unit with recoverability determined by a value in use calculation using profit and loss projections covering a five year period, with a terminal value determined after five years.

Recognition and measurement

1. Indefinite life management rights

Management rights acquired in a business combination are initially measured at fair value and reflect the right to provide asset and fund management services.

2. Goodwill

Goodwill acquired in a business combination is measured at cost and subsequently measured at cost less any impairment losses. The cost represents the excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired.

3. Impairment

Goodwill and intangible assets that have an indefinite useful life are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset’s carrying amount exceeds its recoverable amount. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash generating units or CGUs). Non-financial assets other than goodwill that were previously impaired are reviewed for possible reversal of the impairment at each reporting date.

Key estimates and judgements

The key assumptions used in the value in use calculations for the property funds management cash-generating unit are as follows:

Revenue

Revenues from 2024-2028 are assumed to increase at an average rate of 4.5% (2022: 5.8%) per annum. The directors believe this is a prudent and achievable growth rate based on past experience.

Expenses

Expenses from 2024-2028 are assumed to increase at an average rate of 5.3% (2022: 6.4%) per annum. The directors believe this is an appropriate growth rate based on past experience.

Discount rate

Discount rates are determined to calculate the present value of future cash flows. A pre-tax rate of 10.0% (2022: 11.8%) is applied to cash flow projections. In determining the appropriate discount rate, regard has been given to relevant market data as well as Group specific inputs.

Terminal growth rate

Beyond 2028, a growth rate of 3.0% (2022: 3.0%), in line with long term economic growth, has been applied to determine the terminal value of the asset.

Sensitivity to changes in assumptions

As at 30 June 2023, the estimated recoverable amount of intangibles including goodwill relating to the property funds management cash-generating unit exceeded its carrying amount by \$397,800,000 (2022: \$324,500,000). The table below shows the key assumptions used in the value in use calculation and the amount by which each key assumption must change in isolation in order for the estimated recoverable amount to be equal to its carrying value.

	Revenue growth rate	Pre-tax dis-count rate	Expenses growth rate
Assumptions used in value-in-use calculation	4.48%	10.01%	5.32%
Rate required for recoverable amount to equal carrying value	2.12%	13.37%	12.29%

C7 Payables

	2023 \$'000	2022 \$'000
Sundry creditors ¹	26,954	63,825
Dividend/distribution payable	46,388	43,477
Accrued expenses	19,076	27,317
	92,418	134,619

1. Sundry creditors are non-interest bearing liabilities and are payable on commercial terms of 7 to 60 days.

All trade and other payables are considered to be current as at 30 June 2023 due to their short-term nature.

Recognition and measurement

Payables are recognised when the Group becomes obliged to make future payments resulting from the purchase of goods and services. Due to the short-term nature of these financial obligations, their carrying amounts are estimated to represent their fair values.

Dividend and distribution payable is made for the amount of any dividend/distribution the Group has declared, on or before the end of the reporting period but not distributed at the end of the reporting period.

C8 Borrowings

	Notes	2023 \$'000	2022 \$'000
Secured listed redeemable notes	C8(a)	195,693	198,693
Fixed rate secured notes	C8(b)	99,407	99,388
Floating rate secured notes	C8(b)	80,000	96,650
Reverse mortgage bill facilities and notes	C8(c)	3,870	4,600
Secured bank loans - New Zealand	C8(d)	-	44,417
Secured bank loans in Controlled Property Funds	C8(e)	-	190,239
Borrowing costs capitalised		(3,753)	(4,602)
		375,217	629,385

	2023 \$	2022 \$
Opening balance	629,385,202	426,641,285
Drawdowns	96,650,000	192,654,151
Repayments	(159,774,068)	(72,904,023)
Foreign currency translation	1,326,514	(1,089,002)
Capitalised borrowing costs	(1,068,957)	(1,839,797)
Amortisation of borrowing costs	1,918,570	2,134,088
Adjustment for Benefit Funds investment	(2,981,066)	(22,763)
Net movement in controlled property funds	(190,239,276)	83,811,263
	375,216,919	629,385,202

The terms and conditions relating to the above facilities are set out below.

(a) Secured listed redeemable notes

On 21 April 2021, the Fund issued \$198,693,000 of listed redeemable notes with a variable interest rate of 4.25% plus the bank bill rate which is due to mature on 21 April 2026.

On 24 February 2023, the Centuria Benefit Funds invested \$3,000,000 into the listed redeemable notes.

The secured listed redeemable notes are secured by the first ranking general security deeds over all assets of the issuer and sit pari-passu with the secured notes.

(b) Secured notes

	Classification	Coupon rate	Due date	Total limit \$'000	Facility available \$'000	2023 \$'000	2022 \$'000
FIXED							
Tranche 5	Current	5.00%	21 April 2024	29,407	-	29,407	29,388
Tranche 7	Non-current	5.46%	25 March 2025	70,000	-	70,000	70,000
				99,407	-	99,407	99,388
	Classification	Coupon rate	Due date	Total limit \$'000	Facility available \$'000	2023 \$'000	2022 \$'000
FLOATING							
Tranche 4	Not applicable	BBSW +4.25%	21 April 2023	-	-	-	35,000
Tranche 6	Not applicable	BBSW +4.50%	21 April 2024	-	-	-	31,650
Tranche 8	Non-current	BBSW +3.35%	25 March 2025	30,000	-	30,000	30,000
Revolver A	Non-current	BBSY +2.25%	16 December 2024	100,000	100,000	-	-
Revolver B	Non-current	BBSY +2.45%	30 June 2027	50,000	50,000	-	-
Term Loan	Non-current	BBSY +2.60%	6 April 2028	50,000	-	50,000	-
				230,000	150,000	80,000	96,650

The following facilities were entered into or redeemed during the year:

On 6 April 2023, the Group entered into a 5 year \$50,000,000 secured loan note facility. The facility is a floating rate revolving facility with a margin of 2.60% which is due to mature on 6 April 2028.

On 21 April 2023, the Group fully redeemed a total of \$66,650,000 secured wholesale floating rate notes maturing on 21 April 2023 and 21 April 2024.

During the year, the Group drew \$46,650,000 from the Revolver A facility, which was subsequently repaid on 23 June 2023.

The secured notes are secured by the first ranking general security deeds over all assets of the issuer and sit pari-passu with the secured listed redeemable notes.

(c) Reverse mortgage bill facilities and notes (secured)

As at 30 June 2023, the Group had \$3,870,000 (2022: \$4,600,000) non-recourse notes on issue to ANZ Bank, secured over the remaining reverse mortgages held in Senex Warehouse Trust No.1 (a subsidiary of the Group) due to mature on 30 November 2024 and is classified as non-current as at 30 June 2023. The non-recourse notes have a coupon rate of BBSY+2.35%.

The facility limit as at 30 June 2023 is \$4,700,000 (2022: \$5,500,000) and is reassessed every 6 months with a view to reducing the facility in line with the reduction in the reverse mortgage book. Under the facility agreement, surplus funds (being mortgages repaid (including interest) less taxes, administration expenses and any derivatives related payments) are required to be applied against the facility each month.

	2023 \$'000	2022 \$'000
Facility	4,700	5,500
Amount used at reporting date	(3,870)	(4,600)
Amount unused at reporting date	830	900

(d) Secured bank loans - New Zealand

There are no secured bank loans for New Zealand as of 30 June 2023.

On 13 June 2023, the Group cancelled the New Zealand Investment Facility.

On 14 June 2023, the Group fully repaid the New Zealand Asset Facility and on 15 June 2023, subsequently cancelled the facility.

(e) Bank loans - controlled property funds (secured)

The Group ceased to have control over Centuria 111 St Georges Terrace Fund and Centuria Agriculture Fund during the year. As a result, the Group deconsolidated the funds. There were no bank loans from controlled property funds as at 30 June 2023.

Recognition and measurement

Borrowings are initially recognised at fair value, net of transaction costs. They are subsequently measured at amortised cost using the effective interest rate method.

C9 Call/put option liability

	2023 \$'000	2022 \$'000
Healthcare call/put option	38,255	48,695
Flavorite call/put option	-	35,400
	38,255	84,095
	2023 \$'000	2022 \$'000
Opening balance	84,095	22,690
Movement	(10,440)	26,005
New call/put option entered	-	35,400
Call/put option exercised	(35,400)	-
	38,255	84,095

The Healthcare call/put option is considered non-current as at 30 June 2023.

The Healthcare call/put option liability relates to a simultaneous call option and put option over the remaining shares in Centuria Healthcare which are held by existing management shareholders of Centuria Healthcare. The call option is in favour of the Group, whilst the put option is in favour of the management shareholders. The options are exercisable five years from the date of completion of the current 59% economic interest in Centuria Healthcare, with an exercise price equal to 10x EBIT for the last financial year prior to exercise of the option plus net tangible assets.

Recognition and measurement

The option liabilities are measured at net present value at recognition (including transaction costs, for assets and liabilities not measured at fair value through profit or loss). Subsequently at each reporting period, for changes in the expected exercise price and time value impacts, the Group recognises the movement in the profit and loss.

C10 Right of use asset/lease liability

The Group has eight lease commitments outlined below:

Lease	Original term	Extension option	Fixed annual rent increase
Level 41, 2 Chifley Square, Sydney NSW	10 years	5 years	4.0%
Level 47, 101 Collins Street, Melbourne Vic	5 years	5 years	3.25%
Level 2, 348 Edward Street, Brisbane Qld	5 years	-	3.5%
Level 27, 140 St Georges Terrace, Perth WA	7 years	5 years	3.25%
38-35 Gaunt Street, Auckland NZ	8 years	-	2.5%
Suite 7.01, 9 Help Street, Chatswood NSW	8 years	-	3.75%
Level 7 & part Level 8, 154 Melbourne Street, South Brisbane Qld	7 years	-	3.25%
331-335 Devon Street East, New Plymouth NZ	3 years	3 years	CPI

The current right of use asset is \$4,988,000 (2022: \$2,686,000) and the current lease liability is \$3,972,000 (2022: \$2,298,000). The remaining right of use asset and lease liability is classified as non-current.

Right of use asset	2023 \$'000	2022 \$'000
Opening balance	17,006	19,947
Additions of new leases	20,213	-
Derecognition	(953)	-
Depreciation on right of use asset	(3,676)	(2,941)
	32,590	17,006
Lease liability	2023 \$'000	2022 \$'000
Opening balance	19,443	21,757
Additions	20,213	-
Cash lease payments	(4,431)	(3,350)
Lease interest	1,613	1,036
Derecognition	(1,113)	-
	35,725	19,443

C11 Contributed equity

	2023		2022	
Centuria Capital Limited	No. of securities	\$'000	No. of securities	\$'000
Balance at beginning of the period	792,787,120	389,717	787,802,693	386,634
Stapled securities issued	6,309,299	2,125	2,617,009	2,039
Equity settled share based payments expense	700,375	2,970	2,367,418	981
Change in value of units issued	-	-	-	236
Cost of equity raising	-	(1)	-	(173)
Balance at end of period	799,796,794	394,811	792,787,120	389,717

	2023		2022	
Centuria Capital Fund (non-controlling interests)	No. of securities	\$'000	No. of securities	\$'000
Balance at beginning of the period	792,787,120	1,025,584	787,802,693	1,018,822
Stapled securities issued	6,309,299	9,201	2,617,009	6,636
Equity settled share based payments expense	700,375	-	2,367,418	-
Cost of equity raising	-	(6)	-	(344)
Change in value of units issued	-	-	-	470
Balance at end of the period	799,796,794	1,034,779	792,787,120	1,025,584

Fully paid ordinary securities carry one vote per security and carry the right to distributions.

The Group issued 117,970 stapled securities on 1 July 2022 in relation to the employee incentive scheme.

The Group issued 2,792,516 stapled securities on 11 August 2022 in relation to the distribution reinvestment plan undertaken for the 2022 final distribution.

The Group issued 3,398,813 stapled securities on 9 February 2023 in relation to the distribution reinvestment plan undertaken for the 2023 interim distribution.

Recognition and measurement

Incremental costs directly attributed to the issue of ordinary shares are accounted for as a deduction from equity, net of any tax effects.

C12 Commitments and contingencies

Australian guarantees

The Group has provided bank guarantees of \$2,007,143 (30 June 2022: \$3,334,153) for commercial leases with respect to its Sydney and Melbourne office premises. These bank guarantees are cash collateralised.

The above guarantees are issued in respect of the Group and do not constitute an additional liability to those already existing in interest bearing liabilities on the statement of financial position.

New Zealand guarantees

Under the Development Agreement with Queenstown Lakes District Council (QLDC) as part of the Lakeview joint venture, the Group have provided a guarantee of the Partnership's obligations under the Development Agreement, with a maximum capital commitment of NZ\$14,000,000. The Group's total aggregate liability under this guarantee is capped at NZ\$4,250,000. Refer to Note E1 Interests in associates and joint ventures for more information.

Capital commitments

At 30 June 2023, the Company has committed up to a further NZ\$11,000,000 of capital over approximately the next 8 years in its joint venture partnership with Ninety Four Feet.

Contingent liabilities

The directors of the Group are not aware of any contingent liabilities in relation to the Group, other than those disclosed in the financial statements, which should be brought to the attention of securityholders as at the date of completion of this report.

D Cash flows

D1 Operating segment cash flows¹

For the year ended 30 June 2023	2023 \$'000	2022 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Management fees received	192,277	204,593
Performance fees received	143	20,829
Distributions received	46,582	48,791
Interest received	6,967	4,862
Cash received on development projects	3,498	48,511
Rent received	5,711	1,951
Payments to suppliers and employees	(127,790)	(109,016)
Income tax paid	(12,169)	(18,727)
Interest paid	(31,855)	(19,727)
Net cash provided by operating activities	83,364	182,067
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale of related party investments	52,364	77,299
Purchase of investments in related parties	(52,410)	(198,790)
Repayment of loans by related parties	27,507	20,216
Loans to related parties	-	(94,255)
Purchase of equity accounted investments	(49,036)	(20,537)
Loans repaid by other parties	31,313	-
Payments for plant and equipment	(2,314)	(2,697)
Payments of balances held in trust for related parties	(14,802)	-
Purchase of subsidiaries	-	(89,070)
Sale of property held for development	29,049	12,086
Collections from reverse mortgage holders	2,521	2,551
Proceeds from investments	31,708	4,737
Loans provided to other parties	(39,734)	-
Proceeds from sale of equity accounted investments	65,402	8,324
Purchase of properties held for development	(20,246)	-
Net cash provided by/(used in) investing activities	61,322	(280,136)
Cash flows from financing activities		
Proceeds from issue of securities	8,884	8,300
Equity raising costs paid	(7)	(328)
Proceeds from borrowings	96,650	142,353
Repayment of borrowings	(159,749)	(23,395)
Costs paid to issue debt	(1,094)	(1,900)
Distributions paid	(93,483)	(90,524)
Net cash (used in)/provided by financing activities	(148,799)	34,506
Net (decrease) in operating cash and cash equivalents	(4,113)	(63,563)
Cash and cash equivalents at the beginning of the period	184,999	249,637
Effects of exchange rate changes on cash and cash equivalents	(1,511)	(1,075)
Cash and cash equivalents at the end of the period	179,375	184,999

1. The operating segment cash flows support the segment note disclosures of the Group and provide details in relation to the operating segment cash flows performance of the Group. The operating segment cash flows exclude the impact of cash flows attributable to Benefit Funds and Controlled Property Funds.

The statutory cash flow movements for the Group per page 106 are as follows:

- Net cash provided by operating activities \$113,682,000
- Net cash provided by investing activities \$61,153,000
- Net cash used in financing activities \$148,428,000

D2 Cash and cash equivalents

Included in total cash and cash equivalents of \$225,460,000 (2022: \$200,565,000) is \$46,738,000 (2022: \$10,513,039) relating to amounts held by Senex Warehouse Trust No.1 and the Benefit Funds which is not readily available for use by the Group.

D3 Reconciliation of profit for the period to net cash flows from operating activities

For the year ended 30 June 2023	2023 \$'000	2022 \$'000
Profit for the year	105,932	(37,361)
ADJUSTMENTS FOR		
Depreciation and amortisation	5,596	4,179
Non-cash development income	(4,556)	(1,498)
Share-based payment expense	6,311	5,010
Amortisation of borrowing costs	1,919	2,195
Non-cash performance and sales fees	(28,556)	(14,015)
Mark to market movement of financial assets	(12,424)	186,643
Interest revenue from reverse mortgages	(3,733)	(2,746)
Interest expense reverse mortgage facility	1,510	1,966
Equity accounted profit in excess of distribution paid	3,804	612
Unrealised foreign exchange loss	2,523	3,558
Unrealised (gain)/loss on investment properties	5,496	3,741
Amortisation of lease incentives	-	1,789
Costs paid for debt issuance	1,094	1,901
Loss allowance for loans receivable	1,275	28
Lease interest	1,613	1,036

CHANGES IN NET ASSETS AND LIABILITIES:

(Increase)/decrease in assets:		
Receivables	13,654	25,095
Deferred tax assets	41,440	(2,205)

Increase/(decrease) in liabilities:

Other payables	(411)	38,653
Tax provision	(8,140)	3,240
Deferred tax liability	(29,239)	(18,179)
Provisions	338	1,051
Policyholder liability	8,236	(33,092)
Net cash flows provided by operating activities	113,682	171,601

Recognition and measurement

For the purposes of the statement of cash flows, cash and cash equivalents includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash, which are subject to an insignificant risk of changes in value and have an initial maturity of three months or less at the date of acquisition. Bank overdrafts are shown within borrowings in the statement of financial position.

E Group structure

E1 Interests in associates and joint ventures

Set out below are the associates of the Group as at 30 June 2023 which, in the opinion of the directors, were material to the Group and were accounted for using the equity method. The entities listed below have share capital consisting solely of ordinary units, which are held directly by the Group. The proportion of ownership interest is the same as the proportion of voting rights held.

Name of entity	% of ownership interest		Principal activity	Carrying amount	
	30 June 2023 %	30 June 2022 %		30 June 2023 \$'000	30 June 2022 \$'000
Centuria Diversified Property Fund	21.54	22.38	Property investment	35,860	39,021
Centuria Bass Credit	50.00	50.00	Non-bank finance	26,162	25,765
Allendale Square Fund	25.91	0.00	Property investment	18,426	-
Centuria Government Income Property Fund No.2	21.59	22.03	Property investment	7,261	7,743
QT Lakeview Developments Limited	25.00	25.00	Property investment	2,973	2,240
Total equity accounted investments				90,682	74,769

Equity accounted investments are classified as non-current.

The Group’s subsidiary, Augusta Lakeview Holdings Limited (Lakeview Holdings) has signed a partnership agreement with NFF QT Development Unit Trust (NFF) to establish QT Lakeview Partnership (the Joint Venture) to develop the Lakeview site in Queenstown, New Zealand. Lakeview Holdings has a 25% interest in the Joint Venture which represents a maximum capital commitment to Lakeview Holdings of NZ\$14,000,000. The Joint Venture has entered into a development agreement with the Queenstown Lakes District Council to develop a range of residential, hotels, co-working, co-living, hospitality and retail options on the 3 hectare site on a staged basis, with construction estimated to take more than 10 years and phased over 7 stages.

On 22 April 2021, the Group acquired 50% of Bass Capital Partners Pty Ltd (Centuria Bass) for \$25,417,876 with the option to fully acquire the remaining 50% interest in five years. From that date, the Group has equity accounted its interest in Centuria Bass which offers non-banking finance for real estate secured transactions including land sub-division, development projects, bridging finance and residual stock.

In November 2022, the Group acquired 36.11% ownership stake in the Allendale Sqaure Fund. From that date, the Group has equity accounted its interest in that fund. The ownership stake decreased to 25.91% as at 30 June 2023.

Recognition and measurement

Associates are those entities in which the Group has significant influence, but not control or joint control, over the financial and operating policies. A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Interests in associates and joint ventures are accounted for using the equity method. They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group’s share of the profit or loss and OCI of the associates and joint ventures, until the date on which significant influence or joint control ceases.

The below table shows the movement in carrying amounts of equity accounted investments from 1 July 2022 to 30 June 2023.

	Centuria Diversified Property Fund \$'000	Centuria Bass Credit \$'000	Allendale Street Fund \$'000	Centuria Government Income Property Fund No. 2 \$'000	QT Lakeview Developments Limited \$'000	Centuria Industrial Income Fund No. 2 \$'000	Centuria 111 St Georges Terrace \$'000	Centuria Agriculture Fund \$'000	Total \$'000
Carrying amounts of equity accounted investments									
Opening balance as at 1 July 2022	39,021	25,765	-	7,743	2,240	-	-	-	74,769
Acquisition of investments	-	-	31,638	-	807	10,929	-	5,662	49,036
Carrying value transferred from controlled property funds	-	-	-	-	-	-	31,754	35,400	67,154
Share of net profit/(loss) after tax	(200)	4,607	1,227	71	-	(815)	190	(799)	4,281
Distributions received/receivable	(1,961)	(4,210)	(926)	(403)	-	(148)	(15)	(422)	(8,085)
Carrying value transferred from/(to) financial assets	-	-	-	-	-	(4,802)	(12,394)	(13,801)	(30,997)
Disposals	(1,000)	-	(13,513)	(150)	-	(5,164)	(19,535)	(26,040)	(65,402)
Foreign exchange translation	-	-	-	-	(74)	-	-	-	(74)
Closing balance as at 30 June 2023	35,860	26,162	18,426	7,261	2,973	-	-	-	90,682

The below table shows the movement in carrying amounts of equity accounted investments from 1 July 2021 to 30 June 2022.

	Centuria Diversified Property Fund - stapled ¹ \$'000	Centuria Diversified Property Fund - pre-stapled ¹ \$'000	Primewest Property Income Fund \$'000	Centuria Bass Credit \$'000	Centuria Government Income Property Fund No. 2 \$'000	QT Lakeview Developments Limited \$'000	Centuria Wholesale Agricultural Trust No. 2 ² \$'000	Centuria New Zealand Property Fund \$'000	Centuria New Zealand Healthcare Property Fund \$'000	Total \$'000
Carrying amounts of equity accounted investments										
Opening balance as at 1 July 2021	-	28,144	-	25,704	-	1,789	-	-	-	55,637
Acquisition of investments	-	-	-	-	12,424	405	10,325	-	5,227	28,381
Carrying value transferred from controlled property funds	-	-	12,827	-	-	-	-	15,080	-	27,907
Share of net profit/(loss) after tax	(565)	1,539	1,007	2,911	429	-	1,780	-	-	7,101
Distributions received/receivable	(175)	(3,421)	(403)	(2,850)	(336)	-	(528)	-	-	(7,713)
Carrying value transferred from/(to) financial assets	-	-	-	-	-	-	(8,027)	(15,080)	(5,227)	(28,334)
Disposals	-	-	-	-	(4,774)	-	(3,550)	-	-	(8,324)
Fair value gain/(loss)	-	(94)	162	-	-	46	-	-	-	114
Stapling of CDPF and PPIF(i)	39,761	(26,168)	(13,593)	-	-	-	-	-	-	-
Closing balance as at 30 June 2022	39,021	-	-	25,765	7,743	2,240	-	-	-	74,769

1. On 27 May 2022, Centuria Diversified Property Fund (CDPF) and Centuria Diversified Property Fund No.2 (formerly known as Primewest Property Income Fund) (PPIF) were stapled together. After the stapling, the Fund’s residual combined ownership stake is 22.38% as at 30 June 2022.
2. The fund was previously known as Primewest Agriculture No. 2 Fund.

(a) Summarised financial information for associates and joint ventures

The tables below provide summarised financial information for those associates. The information disclosed reflects the amounts presented in the consolidated financial statements of the relevant associates and not the Group's share of those amounts.

	Centuria Diversified Property Fund ¹		Centuria Bass Credit		Centuria Government Income Property Fund No. 2		QT Lakeview Developments Limited		Allendale Square Fund		Total	
	30 June 2023	30 June 2022	30 June 2023	30 June 2022	30 June 2023	30 June 2022	30 June 2023	30 June 2022	30 June 2023	30 June 2022	30 June 2023	30 June 2022
Summarised balance sheet												
Cash and other cash equivalents	4,898	10,121	7,646	17,046	538	1,557	-	-	13,753	-	26,835	28,724
Other current assets	4,171	12,086	38,079	9,012	1,944	1,958	-	-	1,177	-	45,371	23,056
Total current assets	9,069	22,207	45,725	26,058	2,482	3,515	-	-	14,930	-	72,206	51,780
Non-current assets	231,182	244,914	620,762	256,889	61,821	62,814	11,890	8,190	122,599	-	1,048,254	572,807
Total non-current assets	231,182	224,914	620,762	256,889	61,821	62,184	11,890	8,190	122,599	-	1,048,254	572,807
Current liabilities	4,251	8,196	41,865	10,439	448	973	-	-	13,451	-	60,015	19,608
Total current liabilities	4,251	8,196	41,865	10,439	448	973	-	-	13,451	-	60,015	19,608
Non-current liabilities	86,530	99,237	620,069	266,923	30,634	30,585	-	-	52,963	-	790,196	396,745
Total non-current liabilities	86,530	99,237	620,069	266,923	30,634	30,585	-	-	52,963	-	790,196	396,745
Net tangible assets	149,470	159,688	4,553	5,585	33,221	34,771	11,890	8,190	71,115	-	270,250	208,234
Group's share in %	21.54%	22.38%	50.00%	50.00%	21.59%	22.03%	25.00%	25.00%	25.91%	-		
Group's share	32,196	35,738	2,277	2,797	7,172	7,658	2,973	2,047	18,426	-		
Goodwill	3,664	3,283	23,885	22,968	89	85	-	193	-	-		
Carrying amount	35,860	39,021	26,162	25,765	7,261	7,743	2,973	2,240	18,426	-		

	Centuria Diversified Property Fund ¹		Centuria Bass Credit		Centuria Government Income Property Fund No. 2		QT Lakeview Developments Limited		Allendale Square Fund		Total	
	30 June 2023	30 June 2022	30 June 2023	30 June 2022	30 June 2023	30 June 2022	30 June 2023	30 June 2022	30 June 2023	30 June 2022	30 June 2023	30 June 2022
Summarised statement of comprehensive income												
Revenue	19,304	6,977	23,644	15,569	4,173	2,394	-	-	8,985	-	56,106	24,940
Net loss on fair value of investment properties	(6,339)	(390)	-	-	(1,317)	(1,871)	-	-	-	-	(7,656)	(2,261)
Gain/(loss) on fair value of investments and derivatives	(1,939)	1,311	-	-	(199)	2,106	-	-	-	-	(2,138)	3,417
Finance costs	(3,583)	(1,209)	(392)	(272)	(789)	(385)	-	-	(1,558)	-	(6,322)	(1,866)
Other expenses	(8,370)	(4,603)	(14,038)	(9,475)	(1,541)	(821)	-	-	(2,689)	-	(26,638)	(14,899)
Profit/(loss) for the period	(927)	2,086	9,214	5,822	327	1,423	-	-	4,738	-	13,352	9,331
Other comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income	(927)	2,086	9,214	5,822	327	1,423	-	-	4,738	-	13,352	9,331
Group's share in %	21.54%	22.38%	50.00%	50.00%	21.59%	22.03%	25.00%	25.00%	25.91%	-		
Group's share in \$	(200)	974	4,607	2,911	71	429	-	-	1,227	-		

1. The 30 June 2022 balance sheet represents the stapled CDPF fund.

E2 Interests in subsidiaries

The Group's principal subsidiaries at 30 June 2023 are set out below. Unless otherwise stated, they have issued capital consisting solely of ordinary shares or units that are held directly by the Group, and the proportion of ownership interests held equals the voting rights held by the Group. The subsidiaries of the Group were incorporated in the following jurisdictions, Australia, New Zealand and Singapore with principal places of business corresponding with the respective geographic jurisdictions. The parent entity of the Group is Centuria Capital Limited.

Australian subsidiaries	Ownership interest %	
	30 June 2023	30 June 2022
Centuria Capital Fund	0% (100% NCI)	0% (100% NCI)
80 Grenfell Street Pty Ltd	100%	100%
A.C.N. 062 671 872 Pty Limited	100%	100%
Ahnco Pty Ltd ¹	59%	64%
Amberlee Nominees Pty Ltd	100%	100%
Belmont Road Development Pty Limited	100%	100%
Belmont Road Management Pty Limited	100%	100%
Centuria 57 Wyatt Street Pty Ltd	100%	100%
Centuria 61-67 Wyatt St Pty Limited	100%	100%
Centuria 80 Flinders Street Pty Limited	100%	100%
Centuria 111 St Georges Terrace Fund ²	0%	42%
Centuria Agriculture Fund I	0%	50%
Centuria Agriculture Fund II	0%	100%
Centuria Agri Logistics REIT I	100%	100%
Centuria Agri Logistics Pty Limited	100%	100%
Centuria ALRI (A) Trust	100%	100%
Centuria ALRI (B) Trust	100%	100%
Centuria ALRI (C) Trust	100%	100%
Centuria Business Services Pty Limited	100%	100%
Centuria Canberra No. 3 Pty Limited	100%	100%
Centuria Capital Cirque Pty Limited	100%	100%
Centuria Capital Health Fund	100%	100%
Centuria Capital No. 2 Fund	100%	100%
Centuria Capital No. 2 Industrial Fund	100%	100%
Centuria Capital No. 2 Office Fund	100%	100%
Centuria Capital No. 3 Fund	100%	100%
Centuria Capital No. 4 Fund	100%	100%
Centuria Capital No. 5 Fund	100%	100%
Centuria Capital No. 6 Fund	100%	100%
Centuria Capital No. 7 Fund	100%	100%
Centuria Capital No. 8 Fund	100%	100%
Centuria Capital No. 9 (PW) Fund (formerly known as Primewest Property Fund)	100%	100%
Centuria Developments (Cardiff) Pty Limited	100%	100%
Centuria Developments (Mann Street) Pty Limited	100%	100%
Centuria Developments (Mayfield) Pty Limited	100%	100%
Centuria Developments (Young Street) Pty Limited	100%	100%
Centuria Developments Pty Limited	100%	100%
Centuria Employee Share Fund Pty Ltd	100%	100%
Centuria Finance Pty Ltd	100%	100%

Australian subsidiaries	Ownership interest %	
	30 June 2023	30 June 2022
Centuria Funds Management Limited	100%	100%
Centuria Healthcare Asset Management Limited ¹	59%	64%
Cudgen Health Precinct Pty Limited	50.1%	50.1%
Cudgen Health Precinct SPV Trust	50.1%	50.1%
Centuria Lane Cove Debt Fund	100%	100%
Centuria Tweed Valley Developments Pty Limited	100%	100%
Centuria Healthcare Asset Management Nominee 1 Pty Ltd ¹	59%	64%
Centuria Healthcare Energy Company Pty Ltd ¹	59%	64%
Centuria Healthcare Funds Distributions Limited ¹	59%	64%
Centuria Healthcare Investments Pty Ltd ¹	59%	64%
Centuria Healthcare Property Services Pty Limited	59%	64%
Centuria Healthcare Pty Ltd	59%	64%
Centuria Healthcare Developments Pty Ltd	59%	64%
Centuria Healthcare Asset Management Nominee 2 Pty Ltd	59%	64%
Centuria Industrial Property Services Pty Ltd	100%	100%
Centuria Institutional Investments No. 3 Pty Limited	100%	100%
Centuria Investment Holdings No. 4 Pty Limited	100%	100%
Centuria Investment Holdings Pty Limited	100%	100%
Centuria Investment Management (CDPF) Pty Ltd	100%	100%
Centuria Investment Management (CIP) Pty Ltd	100%	100%
Centuria Investment Management (CMA) No. 2 Pty Limited	100%	100%
Centuria Investment Management (CMA) Pty Limited	100%	100%
Centuria Investment Management (Property) No. 1 Pty Ltd	100%	100%
Centuria Investment Management (Property) No. 2 Pty Ltd	100%	100%
Centuria Investment Management (Property) No. 3 Pty Ltd	100%	100%
Centuria Investment Management (Property) No. 4 Pty Ltd	100%	100%
Centuria Investment Management (Property) No. 5 Pty Ltd	100%	100%
Centuria Investment Services Pty Limited	100%	100%
Centuria IM Agri No. 1 Pty Limited	100%	100%
Centuria IM Agri No. 2 Pty Limited	100%	100%
Centuria IM Agri No. 3 Pty Limited	100%	100%
Centuria IM Agri No. 4 Pty Limited	100%	100%
Centuria Life Limited	100%	100%
Centuria Nominees No. 3 Pty Limited	100%	100%
Centuria Platform Investments Pty Limited	100%	100%
Centuria Prime Partnership Pty Ltd	100%	0%
Centuria Prime Partnership No.1 Pty Ltd	100%	0%
Centuria Prime Partnership No.2 Pty Ltd	100%	0%
Centuria Properties No. 3 Limited	100%	100%
Centuria Property Funds Limited	100%	100%
Centuria Property Funds No. 2 Limited	100%	100%
Centuria Property Funds No. 3 Limited	100%	100%
Centuria Property Funds No. 4 Limited	100%	100%
Centuria Property Services Pty Limited	100%	100%

Australian subsidiaries	Ownership interest %	
	30 June 2023	30 June 2022
Centuria Richlands Pty Ltd	100%	100%
Centuria SubCo Pty Limited	100%	100%
CHPF 1 Pty Ltd	100%	100%
CHPF 2 Pty Ltd	100%	100%
CHPF 3 Pty Ltd	100%	100%
CHPF Cairns Pty Ltd	100%	100%
CHPF Kallangur Pty Ltd	100%	100%
CHPF South Bunbury Pty Ltd	100%	100%
Crestway Nominees Pty Ltd	100%	100%
Forrestdale Home Pty Ltd	100%	100%
Fromnex Pty Limited	0%	31.5%
Heathley Finance Company Pty Ltd ¹	59%	64%
Heathley Funds Management Pty Ltd ¹	59%	64%
Heathley Investor Services Pty Limited ¹	59%	64%
Heathley Nominees Pty Ltd ¹	59%	64%
Just across the river Pty Ltd	100%	100%
Mainriver Holdings Pty Ltd	100%	100%
More than meets the eye Pty Ltd	0%	100%
Over Fifty Capital Pty Ltd	100%	100%
Over Fifty Funds Management Pty Ltd	100%	100%
Over Fifty Investments Pty Ltd	100%	100%
Over Fifty Seniors Equity Release Pty Ltd	100%	100%
Centuria WA (1 Forrest Place) Pty Ltd	100%	100%
Centuria WA (1060 Hay Street) Pty Ltd	100%	100%
Centuria WA (15 Ogilvie Road) Pty Ltd	100%	100%
Centuria WA (307 Murray Street) Pty Ltd	100%	100%
Centuria WA (359 Scarborough Beach Road) Pty Ltd	100%	100%
Centuria WA (380 Scarborough Beach Road) Pty Ltd	100%	100%
Centuria WA (380A Scarborough Beach Road) Pty Ltd	100%	100%
Centuria WA (382 Scarborough Beach Road) Pty Ltd	100%	100%
Centuria WA (384 Scarborough Beach Road) Pty Ltd	100%	100%
Centuria WA (511 Abernethy Road) Pty Ltd	100%	100%
Centuria WA (607 Bourke Street) Pty Ltd	100%	100%
Centuria WA (616 St Kilda Road) Pty Ltd	100%	100%
Centuria WA (Australia Place) Pty Ltd	100%	100%
Centuria WA (Busselton) Pty Ltd	100%	100%
Centuria WA (Cannington) Pty Ltd	100%	100%
Centuria WA (Cottesloe Central) Pty Ltd	100%	100%
Centuria WA (Erskine) Pty Ltd	100%	100%
Centuria WA (Gauge Circuit) Pty Ltd	100%	100%
Centuria WA (Hillbert Road) Pty Ltd	100%	100%
Centuria WA (Joondalup House) Pty Ltd	100%	100%
Centuria WA (Lot 4 Davidson Street Kalgoorlie) Pty Ltd	100%	100%
Centuria WA (Melville) Pty Ltd	100%	100%

Australian subsidiaries	Ownership interest %	
	30 June 2023	30 June 2022
Centuria WA (Neerabup) Pty Ltd ³	0%	100%
Centuria WA (Northlands) Pty Ltd	100%	100%
Centuria WA (Osborne Park) Pty Ltd	100%	100%
Centuria WA (Wattleup) Pty Ltd	100%	100%
Centuria WA Agrichain Management Pty Ltd	100%	100%
Centuria WA Corporate Holdings Pty Ltd	100%	100%
Centuria WA Enterprises Pty Ltd	100%	100%
Centuria WA Pty Limited	100%	100%
Centuria WA P/Q Pty Ltd	100%	100%
Centuria WA Real Estate Pty Ltd	100%	100%
Centuria WA USA Holdings Pty Ltd	100%	100%
Centuria WA Property Pty Ltd	100%	100%
DCA Projects Pty Limited	100%	100%
Exercise Holdings Pty Ltd	100%	100%
Primewest (135 Clayton Street) Pty Limited	100%	100%
Primewest 140 STG Trust	100%	100%
Primewest USA Trust	100%	100%
Riodelle Holdings Pty Ltd	100%	100%
Senex Warehouse Trust No. 1	100%	100%
Silverkey Pty Ltd	100%	100%
Stead Road Pty Ltd	100%	100%
SVAF II Head Co Pty Ltd	100%	0%
SVAF II Mid Co Pty Ltd	100%	0%
SVAF Property Co Pty Ltd	100%	0%
Teewana Farm Pty Ltd ³	0%	100%
Zimara Enterprises Pty Ltd	100%	100%

NEW ZEALAND SUBSIDIARIES

Centuria Capital (NZ) Limited (formerly Centuria New Zealand Holdings Limited)	100%	100%
Centuria Capital (NZ) No. 1 Limited (formerly Augusta Capital Limited)	100%	100%
Centuria Capital (NZ) No. 2 Limited (formerly Augusta Capital No. 1 Limited)	100%	100%
Centuria Funds Management (NZ) Limited (formerly Augusta Funds Management Limited)	100%	100%
Centuria Lakeview Holdings Limited (formerly Augusta Lakeview Holdings Limited)	100%	100%
Centuria Property Holdco Limited (formerly Augusta Property Holdco Limited)	100%	100%

SINGAPORE SUBSIDIARIES

Centuria Capital Private Limited (Singapore)	100%	100%
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1. The ownership percentage outlined above for these subsidiaries reflects the Group’s economic ownership. The Group holds a 50% voting right in each of these subsidiaries.
2. During the period Centuria 111 St Georges Terrace Fund was deconsolidated and is now a financial asset with a holding of 18.06%.
3. These entities were disposed by the Group on 30 June 2023.

Recognition and measurement

1. Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

Intra-group balances and transactions and any unrealised income and expenses arising from intra-group transactions are eliminated in preparing the consolidated financial statements.

The Company is required by AASB 10 Consolidated Financial Statements to recognise the assets, liabilities, income, expenses and equity of the Benefit Funds of its subsidiary, Centuria Life Limited (the Benefit Funds). The assets and liabilities of the Benefit Funds do not impact the net profit after tax or the equity attributable to the securityholders of the Company and the securityholders of the Company have no rights over the assets and liabilities held in the Benefit Funds.

In order to reflect the assets and liabilities pertaining to the Benefit Funds being attributable to policyholders (as approved by securityholders) an equal and offsetting policyholder liability is recognised on consolidation. In addition, on consolidation of the various income and expenses attributable to the Benefit Funds an equal and opposite net change in policyholder liabilities is recorded in the statement of comprehensive income.

The Company has majority representation on the Board of the Over Fifty Guardian Friendly Society Limited (Guardian). However, as Guardian is a mutual organisation, the Company has no legal rights to Guardian's net assets, nor does it derive any benefit from exercising its power and therefore does not control Guardian.

E3 Parent entity disclosure

As at, and throughout the current and previous financial year, the parent entity of the Group was Centuria Capital Limited.

	2023 \$'000	2022 \$'000
RESULT OF PARENT ENTITY		
Profit for the year	6,936	23,561
Total comprehensive income for the year	6,936	23,561
FINANCIAL POSITION OF PARENT ENTITY AT YEAR END		
Total assets	1,120,216	1,147,511
Total liabilities	(452,156)	(465,339)
Net assets	668,060	682,172

The parent entity classifies its assets and liabilities as current, except for the parent entity's investments in subsidiaries. The assets of the parent entity mainly consist of cash, short term receivables, investments in subsidiaries and deferred tax assets. The parent entity's investment in subsidiaries are measured at cost. The liabilities of the parent entity mainly consist of short term payables.

TOTAL EQUITY OF THE PARENT ENTITY COMPRISING OF:		
Share capital	394,811	389,716
Share-based incentive reserve	11,016	8,931
Retained earnings	262,233	283,526
Total equity	668,060	682,173

(a) Guarantees entered into by the parent entity

The parent entity has, in the normal course of business, entered into guarantees in relation to the debts of its subsidiaries during the financial year.

(b) Commitments and contingent liabilities of the parent entity

The parent entity has bank guarantees of \$2,007,143 for commercial leases with respect to its Sydney and Melbourne office premises. These bank guarantees are cash collateralised.

The above guarantees are issued in respect of the parent entity and do not constitute an additional liability to those already existing in liabilities on the statement of financial position.

The directors of the Company are not aware of any other contingent liabilities in relation to the parent entity, other than those disclosed in the financial statements.

F Other

F1 Share-based payment arrangements

(a) LTI plan details

The Company has an executive incentive plan (LTI Plan) which forms a key element of the Company’s incentive and retention strategy for senior executives under which Performance Rights (Rights) are issued.

Each employee receives ordinary securities of the Group on vesting of the Performance Rights. No amounts are paid or payable by the recipient on receipt of the Performance Rights or on vesting. The Performance Rights carry neither rights to dividends nor voting rights prior to vesting.

It is expected that future annual grants of Performance Rights will be made, subject to the Board’s determination of the overall performance of the Group and market conditions. The vesting of any Performance Rights awarded will be subject to attainment of appropriate performance hurdles and on the basis of continuing employment with the Group.

Further details of the LTI Plan are included in the Audited Remuneration Report from page 74 to page 97.

	2023 \$'000	2022 \$'000
Performance Rights outstanding at the beginning of the year	9,858,881	8,960,099
Performance Rights granted during the year	4,766,656	3,196,360
Performance Rights lapsed during the year	(2,101,132)	-
Performance Rights vested during the year	(700,375)	(2,297,578)
Performance Rights outstanding at the end of the year	11,824,030	9,858,881

The performance objectives for 3,939,056 of the Performance Rights issued under Tranche 8 were not met as at 30 June 2023. As a result all rights will lapse.

(b) Measurement of fair values

The fair value of the rights was calculated using a binomial tree valuation methodology for the Rights with non-market vesting conditions and a Monte-Carlo simulation for the Rights with market vesting conditions.

The inputs used in the measurement of the fair values at grant date of the rights were as follows:

	Tranche 8	Tranche 9	Tranche 10
Expected vesting date	31 August 2023	31 August 2024 and 31 August 2025	31 August 2025 and 31 August 2026
Share price at the grant date	\$2.51 and \$2.37	\$3.13 and \$3.25	\$1.825 and \$1.935
Expected life	2.8 years	2.8–4.1 years	2.7–4.1 years
Volatility	26%	26%	30%
Risk free interest rate	0.11% and 0.12%	0.11% and 0.86%	2.99% and 3.16%
Dividend yield	4.2%	3.8%	5.3%

The following table sets out the fair value of the rights at the respective grant date:

Performance Condition	Tranche 8	Tranche 9	Tranche 10
Absolute TSR	\$1.29 and \$1.10 ¹	\$1.85 and \$2.15 ³	\$0.51 and \$0.69 ⁵
Relative TSR	\$1.75 and \$1.58 ²	\$1.16 and \$1.32 ⁴	\$0.64 and \$0.83 ⁶

1. \$1.29 for Chief Executive Officers and \$1.10 for other employees.
2. \$1.75 for Chief Executive Officers and \$1.58 for other employees.
3. \$1.85 and \$1.92 for Chief Executive Officers, \$1.98 and \$2.05 for senior executive committee members and \$2.15 for other employees.
4. \$1.16 and \$1.18 for Chief Executive Officers, \$1.19 and \$1.23 for senior executive committee members and \$1.32 for other employees.
5. \$0.51 and \$0.53 for Chief Executive Officers, \$0.65 and \$0.69 for senior executive committee members and \$0.69 for other employees.
6. \$0.64 and \$0.68 for Chief Executive Officers, \$0.79 and \$0.83 for senior executive committee members and \$0.83 for other employees.

During the year, share based payment expenses were recognised of \$5,055,000 (2022: \$5,010,000).

Recognition and measurement

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Group’s estimate of equity instruments that will eventually vest. At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates with respect to non-market vesting conditions, if any, is recognised in profit for the year such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity-settled employee benefits reserve.

F2 Financial instruments

(a) Management of financial instruments

The Board is ultimately responsible for the Risk Management Framework of the Group.

The Group employs a cascading approach to managing risk, facilitated through delegation to specialist committees and individuals within the Group.

The Group is exposed to a variety of financial risks as a result of its activities. These risks include market risk (including interest rate risk and price risk), credit risk and liquidity risk. The Group's risk management and investment policies, approved by the Board, seek to minimise the potential adverse effects of these risks on the Group's financial performance. These policies may include the use of certain financial derivative instruments.

Centuria Group has various investment committees to oversee the relevant entity’s investment and portfolio management practices to ensure they are in line with the risk and return requirements of its investors, as well as ensuring that investment decisions are made in accordance with the appropriate regulatory requirements. The Centuria Life investment committee in particular monitor fund rules and target achieving the long-term strategic objectives of investors.

From time to time, the Group outsources certain parts of the investment management of the Benefit Funds to specialist investment managers including co-ordinating access to domestic and international financial markets, and managing the financial risks relating to the operations of the Group in accordance with an investment mandate set out in the Group's constitution and the Benefit Funds' product disclosure statements. The Benefit Funds' investment mandates are to invest in equities and fixed interest securities via unit trusts, discount securities and may also invest in derivative instruments such as futures and options.

The Group uses interest rate swaps to manage interest rate risk and not for speculative purposes in any situation. Hedging is put in place where the Group is either seeking to minimise or eliminate cash-flow variability, i.e. converting variable rates to fixed rates, or changes in the fair values of underlying assets or liabilities, i.e. to convert fixed rates to variable rates.

Derivative financial instruments of the Benefit Funds, consolidated into the financial statements of the Group under AASB 10 Consolidated Financial Statements, are used only for hedging factual or anticipated exposures relating to investments. The use of financial derivatives in respect of Benefit Funds is governed by the Benefit Funds' investment policies, which provide written principles on the use of financial derivatives.

(b) Capital risk management

The Group manages its capital to ensure that entities in the Group will be able to continue as going concerns while maximising the return to stakeholders through the optimisation of debt and equity capital. This overall strategy remains unchanged from the prior year.

The Group's capital structure consists of net debt (borrowings, offset by cash and cash equivalents) and equity of the Group (comprising issued capital, reserves and retained earnings).

The Group carries on business throughout Australia and New Zealand, primarily through subsidiary companies that are established in the markets in which the Group operates. The operations of CLL are regulated by APRA and the management fund of CLL has a minimum Prescribed Capital Amount (PCA) that must be maintained at all times. It is calculated monthly and these results are reported to the Board each month. The current level of share capital of CLL meets the PCA requirements.

In addition, Centuria Property Funds Limited, Centuria Funds Management Limited, Centuria Property Funds No. 2 Limited, Centuria Healthcare Asset Management Limited, Centuria Property Funds No. 3 Limited and Centuria Property Funds No. 4 Limited have AFS licences so as to operate registered property trusts. Regulations require these entities to hold a minimum net asset amount which is maintained by way of cash term deposits and listed liquid investments.

Operating cash flows are used to maintain and where appropriate, expand the Group's funds under management as well as to make the routine outflows of tax, dividends and repayment of maturing debt. The Group regularly reviews its anticipated funding requirements and the most appropriate form of funding (capital raising or borrowings) depending on what the funding will be used for.

The capital structure of the Benefit Funds (and management fund) consists of cash and cash equivalents, bill facilities and mortgage assets. The Benefit Funds also hold a range of financial assets for investment purposes including investments in unit trusts, equity and floating rate notes. The Investment Committee aims to ensure that there is sufficient capital for possible redemptions by policyholders of the Benefit Funds by regularly monitoring the level of liquidity in each fund.

The Benefit Funds have no restrictions or specific capital requirements on the application and redemption of units. The Benefit Funds' overall investment strategy remains unchanged from the prior year.

(c) Fair value of financial instruments

1. Fair value measurements recognised in the statement of financial position

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy for financial instruments measured at fair value.

The table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

There were no transfers between Level 1, 2 and 3 in the period.

Unless outlined below, detailed information in relation to recognition and measurement principals applied across all financial instruments are outlined in the respective notes accompanying the balance sheet.

30 June 2023	Measurement basis	Fair value hierarchy	Carrying amount \$'000	Far value \$'000¹
FINANCIAL ASSETS				
Cash and cash equivalents	Amortised cost	Not applicable	225,460	225,460
Receivables	Amortised cost	Not applicable	133,278	133,278
Financial assets	Fair value	Level 1	630,078	630,078
Financial assets	Fair value	Level 2	221,427	221,427
Financial assets - mortgage backed assets	Fair value	Level 3	1,181	1,181
Reverse mortgages receivables	Fair value	Level 3	41,887	41,887
Financial assets	Amortised cost	Not applicable	45,160	45,160
			1,298,471	1,298,471
FINANCIAL LIABILITIES				
Payables	Amortised cost	Not applicable	92,418	92,418
Benefit Funds policy holders' liability	Amortised cost	Not applicable	278,793	278,793
Borrowings (net of borrowing costs)	Amortised cost	Not applicable	375,217	371,368
Interest rate swaps - reverse mortgage fixed-for-life	Fair value	Level 3	19,339	19,339
Call/Put option liability	Amortised cost	Not applicable	38,255	-
			804,022	761,918

1. For financial asset amounts classified at amortised cost, the fair value amount is equal to the carrying amount.

30 June 2022	Measurement basis	Fair value hierarchy	Carrying amount \$'000	Far value \$'000¹
FINANCIAL ASSETS				
Cash and cash equivalents	Amortised cost	Not applicable	200,565	200,565
Receivables	Amortised cost	Not applicable	113,487	113,487
Financial assets	Fair value	Level 1	685,211	685,211
Financial assets	Fair value	Level 2	165,171	165,171
Financial assets - mortgage backed assets	Fair value	Level 3	1,181	1,181
Reverse mortgages receivables	Fair value	Level 3	40,084	40,084
Financial assets²	Amortised cost	Not applicable	70,045	70,045
			1,275,744	1,275,744

FINANCIAL LIABILITIES				
Payables	Amortised cost	Not applicable	134,619	134,619
Benefit Funds policy holders' liability	Amortised cost	Not applicable	270,558	270,558
Borrowings (net of borrowing costs)	Amortised cost	Not applicable	629,385	624,941
Interest rate swaps - reverse mortgage fixed-for-life	Fair value	Level 3	18,750	18,750
Call/Put option liability	Amortised cost	Not applicable	84,095	-
			1,137,407	1,048,868

1. For financial asset amounts classified at amortised cost, the fair value amount is equal to the carrying amount.
2. Prior year numbers have been represented to reflect current year presentation.

2. Valuation techniques and assumptions applied in determining fair value

The fair values of financial assets and financial liabilities with standard terms and conditions and traded on active liquid markets are determined with reference to quoted market prices (includes listed redeemable notes, bills of exchange, debentures and perpetual notes).

The fair values of other financial assets and financial liabilities (excluding derivative instruments) are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions and dealer quotes for similar instruments. Discount rates are determined based on market rates applicable to the financial asset or liability.

The fair values of derivative instruments are calculated using quoted prices. Where such prices are not available, discounted cash flow analysis is performed using the applicable yield curve for the duration of the instruments for non-optional derivatives, and option pricing models for optional derivatives.

Level 2 fair values:

The Group determines Level 2 fair values for financial assets, which are investments in unlisted securities, by giving consideration to the unit prices and net assets of the underlying funds. The unit prices and net asset values are largely driven by the fair values of investment properties and derivatives held by the funds.

Level 3 fair values:

The Level 3 financial asset held by the Group is the fair value of the residential mortgage receivables attributable to interest rate risk. The Level 3 financial liability held by the Group is the fixed-for-life interest rate swaps.

The fair value of the 50-year residential mortgage loans and 50-year swaps are calculated using a valuation technique based on assumptions that are not supported by prices from observable current market transactions in the same instrument and not based on available observable market data due to the illiquid nature of the instruments. A discounted cash flow model is used for analysis using the applicable yield curve out to 20 years, with the yield curve at 20 years employed as the best proxy for subsequent rates due to non-observable market data and to reflect the average remaining life expectancy of the borrowers.

The valuation technique used to determine the fair value of the Group's reverse mortgage loan book is as follows:

- the weighted average reverse mortgage holders' age is 83 years;
- the future cash flows calculation is related to borrowers' mortality rates and mortality improvements. The data is sourced from mortality tables sourced from externally published data.

- fixed or variable interest rates charged to borrowers are used to project future cash flows;
- a redemption rate, which is based on historical loan redemption experience, applies to future cash flow forecast; and
- year-end yield curve plus a credit margin is used to discount future cash flows back to 30 June 2023 to determine the fair value.

Key estimates and judgements

Assumptions and inputs used for valuation of reverse mortgage loan receivables:

- the loan interest compounding period is the expected remaining life of the borrower;
- mortality rates for males and females are based on portfolio-adjusted 2013–2015 Life Tables;
- the compounding interest rate is the fixed rate of loan for the period from day 1 up to the point of time when loan carrying amount equals the property value. After that point of time, the loan compounding rate will be reduced to the same as long term residential property growth rate determined by Management, on the grounds that any fixed rate exceeding the property growth rate will not be recovered after that point of time;
- for 30 June 2023 valuation, the property growth rates are nil% for FY23, then reverted to a 3.5% flat rate from FY24 onwards;
- discount factors are calculated based on the market quoted long term rates on 30 June 2023;
- the 1% flat credit risk premium, reflecting the portfolio default profile on 30 June 2023, is added to the monthly cash flow discount factors to discount future cash flows generated by the reverse mortgage loans.

Assumptions and inputs used for valuation of the 50-year interest rate swaps:

- mortality rates for males and females based on portfolio-adjusted 2013–2015 Life Tables. The improvement factor tapers down to 1% p.a. at age 90 and then zero at age 100;
- joint life mortality is calculated based on last death for loans with joint borrowers;
- 48% of the residential mortgage loan portfolio consists of joint lives;
- discount factors are calculated based on the market quoted long term rates on 30 June 2023;
- the 1.676% flat credit risk premium, reflecting the business default profile on 30 June 2023, is added to the monthly cash flow discount factors to discount future cash flows generated by the reverse mortgage loans.

Recognition and measurement

The Group enters into derivative financial instruments such as interest rate swaps to manage its exposure to interest rate risk.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting period. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event, the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

3. Reconciliation of Level 3 fair value measurements of financial assets and liabilities

	Other mortgage backed assets at fair value \$'000	Reverse mortgages fair value \$'000	Fixed-for-life interest rate swaps \$'000	Total \$'000
Year ended 30 June 2023				
Balance at 1 July 2022	1,181	40,084	(18,750)	22,515
Loan repaid	-	(2,521)	742	(1,779)
Accrued interest	-	3,001	(1,516)	1,485
Attributable to interest rate and other risk	-	1,139	278	1,417
Attributable to credit risk	-	184	(93)	91
Balance at 30 June 2023	1,181	41,887	(19,339)	23,729
Year ended 30 June 2022				
Balance at 1 July 2021	1,181	54,309	(31,205)	24,285
Loan repaid	-	(3,824)	1,206	(2,618)
Accrued interest	-	3,413	(1,907)	1,506
Attributable to interest rate and other risk	-	(17,749)	14,503	(3,246)
Attributable to credit risk	-	3,935	(1,347)	2,588
Balance at 30 June 2022	1,181	40,084	(18,750)	22,515

(d) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group has adopted a policy of only dealing with creditworthy counterparties and obtaining sufficient collateral or other security, where appropriate, as a means of mitigating risk of financial loss from default. The credit risk on financial assets of the Group and the parent recognised in the statement of financial position is generally the carrying amount, net of allowance for impairment loss.

Concentration of risk may exist when the volume of transactions limits the number of counterparties.

1. Credit risk of reverse mortgages

Concentration of credit risk in relation to reverse mortgage loans is minimal, as each individual reverse mortgage loan is secured by an individual residential property. The loan is required to be settled from the proceeds of disposal of the secured property after the borrower's death.

Individual property valuations are conducted at least every 3 years in accordance with financier's requirements. At 30 June 2023, the highest loan to value ratio (LVR) of a loan in the reverse mortgage loan book is 141% (2022: 129%), and there are 41 out of 154 (2022: 72 out of 166) reverse mortgage loans where the LVR is higher than 50%.

2. Credit risk on other financial assets

Credit risk on other financial assets such as investments in floating rate notes, standard discount securities and unit trusts is managed through strategic asset allocations with creditworthy counterparties and the on-going monitoring of the credit quality of investments, including the use of credit ratings issued by well-known rating agencies.

Loan receivable from related party:

As of 30 June 2023, the Group recognised a loss allowance of \$1,275,000 for the related party loan receivable from Centuria NZ Healthcare Property Fund (CNZHPF). The loss allowance was measured at the lifetime expected credit loss from future possible scenarios and are probability weighted. The estimated scenarios and probabilities of loss are based on the market data collected, Group's view of future economic conditions and CNZHPF's forecast business plan. This does not have significant impact on the Group's credit risk exposure in other financial assets.

Receivables:

The exposure of credit risk in respect of financial assets remains minimal as the majority of other financial assets are due from related parties of the Group. The Group does not have any significant credit risk exposure to any single entity in other financial assets or any group of counterparties having similar characteristics.

The aging of receivables at the reporting date was as follows:

	2023 \$'000	2022 \$'000
Not due	119,936	97,877
1 to 30 days	4,885	11,453
31 to 60 days	4,189	1,655
> 60 days overdue	4,268	2,503
	133,278	113,488

(e) Liquidity risk

The Group's approach to managing liquidity is to ensure that it will always have sufficient liquidity to meet its liabilities.

The liquidity risk is managed for the Group at a corporate level. Bank account balances across all entities, current and future commitments, and expected cash inflows are reviewed in detail when the monthly cash flow projection is prepared for management purposes and presented to the Board at its regular monthly meetings. By comparing the projected cash flows with the assets and liabilities shown in the individual and consolidated statements of financial position, which are also prepared on a monthly basis for management purposes and presented to the Board, liquidity requirements for the Group can be determined. Based on this review, if it is considered that the expected cash inflows plus liquidity on hand, may not be sufficient in the near term to meet cash outflow requirements, including repayment of borrowings, a decision can be made to carry out one or more of the following:

- renegotiate the repayment terms of the borrowings;
- sell assets that are held on the statement of financial position; and/or
- undertake an equity raising.

This, combined with a profitable business going forward, should ensure that the Group continues to meet its commitments, including repayments of borrowings, as and when required.

The Group's overall strategy to liquidity risk management remains unchanged from the prior year.

The policyholders in the Benefit Funds are able to redeem their policies at any time and the Benefit Funds are therefore exposed to the liquidity risk of meeting policyholders' withdrawals at any time. The Investment Committee aims to ensure that there is sufficient capital for possible redemptions by policyholders of the Benefit Funds by regularly monitoring the level of liquidity in each fund.

The following table summarises the Group's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been prepared based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the parent can be required to pay. The tables include both interest and principal cash flows. To the extent that interest flows are at floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period.

	On demand \$'000	Less than 3 months \$'000	3 months to 1 year \$'000	1–5 years \$'000	5+ years \$'000	Total \$'000
Non-derivative financial liabilities						
2023						
Borrowings	-	6,138	52,994	403,555	-	462,687
Payables	-	114,340	-	-	-	114,340
Call/Put option liability	-	-	-	41,857	-	41,857
Benefit Funds policyholder's liability	278,793	-	-	-	-	278,793
Lease liabilities	-	1,510	4,604	26,307	11,916	44,337
Total	278,793	121,988	57,598	471,719	11,916	942,014
2022						
Borrowings	-	8,242	28,531	697,617	-	734,390
Payables	-	134,619	-	-	-	134,619
Call/Put option liability	-	35,400	-	58,929	-	94,329
Benefit Funds policyholder's liability	270,557	-	-	-	-	270,557
Lease liabilities	-	805	2,447	13,175	6,820	23,247
Total	270,557	179,066	30,978	769,721	6,820	1,257,142

The following table summarises the maturing profile of derivative financial liabilities. The table has been drawn up based on the undiscounted net cash flows on the derivative instruments that settle on a net basis.

	On demand \$'000	Less than 3 months \$'000	3 months to 1 year \$'000	1–5 years \$'000	5+ years \$'000	Total \$'000
Derivative financial liabilities						
2023						
Interest rate swaps	-	-	20	1,127	25,929	27,076
Total	-	-	20	1,127	25,929	27,076
2022						
Interest rate swaps	-	92	287	2,924	33,775	37,078
Total	-	92	287	2,924	33,775	37,078

(f) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises interest rate risk and price risk. Due to the nature of assets held by the Group (excluding the Benefit Funds), there is an asset and liability management process which determines the interest rate sensitivity of the statement of financial position and the implementation of risk management practices to hedge the potential effects of interest rate changes. The Group manages the market risk associated with its Benefit Funds by outsourcing its investment management. The Investment Manager manages the financial risks relating to the operations of the Benefit Funds in accordance with an investment mandate set out in the Benefit Funds' constitution and PDS. There has been no change to the Group's exposure to market risks or the manner in which it manages and measures the risk.

1. Equity price risk

The Group is exposed to equity price risk arising from investments held and classified as at fair value through profit or loss. The exposure to equity price risk at the end of the reporting period, assuming equity prices had been 10% higher or lower while all other variables were held constant, would increase/decrease net profit by \$85.3 million (2022: \$85.2 million).

2. Interest rate risk management

The Group is exposed to interest rate risk because entities in the Group borrow funds at floating interest rates. Management of this risk is evaluated regularly and interest rate swaps are used accordingly.

The tables below detail the Group's interest bearing financial assets and liabilities.

	Weighted average effective interest rate %	Variable rate \$'000	Fixed rate \$'000	Total \$'000
2023				
FINANCIAL ASSETS				
Cash and cash equivalents	4.04%	202,918	22,542	225,460
Other financial assets held by Benefit Funds	2.02%	3,216	5,866	9,082
Other interest bearing loans	4.90%	-	47,129	47,129
Reverse mortgage receivables	8.7%	672	41,215	41,887
Total financial assets		206,806	116,752	323,558

FINANCIAL LIABILITIES				
Borrowings	7.54%	(275,810)	(99,407)	(375,217)
Total financial liabilities		(275,810)	(99,407)	(375,217)
Net interest bearing financial assets/(liabilities)		(69,004)	17,345	(51,659)

	Weighted average effective interest rate %	Variable rate \$'000	Fixed rate \$'000	Total \$'000
2022				
FINANCIAL ASSETS				
Financial assets				
Cash and cash equivalents	0.87%	169,706	30,859	200,565
Other financial assets held by Benefit Funds	2.56%	3,269	7,432	10,701
Other interest bearing loans	4.82%	-	71,039	71,039
Reverse mortgage receivables	8.71%	743	39,341	40,084
Total financial assets		173,718	148,671	322,389

FINANCIAL LIABILITIES				
Borrowings	4.56%	(529,997)	(99,388)	(629,385)
Total financial liabilities		(529,997)	(99,388)	(629,385)
Net interest bearing financial assets/(liabilities)		(356,279)	49,283	(306,996)

3. Interest rate swap contracts

Under interest rate swap contracts, the Group agrees to exchange the difference between fixed and floating rate interest amounts calculated on agreed notional principal amounts. Such contracts enable the Group to mitigate the risk of changing interest rates on the fair value of fixed rate financial assets held and the cash flow exposures on the issued variable rate debt.

The following table details the notional principal amounts and remaining expiry of the Group's outstanding interest rate swap contracts as at reporting date. These swaps are at fair value through profit and loss.

	Average contracted rate		Notional principal amount		Fair value	
	2023 %	2022 %	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Pay fixed for floating contracts						
50 year swaps contracts	7.47%	7.48%	7,992	8,447	(19,339)	(18,750)
	7.47%	7.48%	7,992	8,447	(19,339)	(18,750)

4. Interest rate sensitivity

The sensitivity analysis below has been determined based on the parent and the Group's exposure to interest rates at the balance date and the stipulated change taking place at the beginning of the financial year and held constant throughout the reporting period, in the case of financial assets and financial liabilities that have variable interest rates. A 100 basis points (1.00%) increase or decrease represents management's assessment of the reasonably possible change in interest rate.

At reporting date, if variable interest rates had been 100 (2022: 100) basis points higher or lower and all other variables were held constant, the impact to the Group would have been as follows:

	Change in variable 2023	Change in variable 2022	Effect on profit after tax	
			2023 \$'000	2022 \$'000
CONSOLIDATED				
Interest rate risk	+1.00%	+1.00%	(1,866)	(4,004)
CONSOLIDATED				
Interest rate risk	-1.00%	-1.00%	2,351	4,132

The sensitivity analysis takes into account interest-earning assets and interest-bearing liabilities attributable to the securityholders only, and does not take into account the bank bill facility margin changes.

F3 Remuneration of auditors

Amounts received or due and receivable by KPMG:

	2023 \$'000	2022 \$'000
Audit and review of the financial report	926,643	858,353
Other services including AFSL and compliance plan audits	151,415	115,401
Non-audit services	30,096	426,800
	1,108,154	1,400,554

F4 Events subsequent to the reporting date

There has not arisen in the interval between 30 June 2023 and the date hereof any item, transaction or event of a material and unusual nature likely, in the opinion of the directors of the Company, to affect significantly the operations of the Group, the results of those operations, or the state of affairs of the Group, in future financial periods.

Directors' declaration

In the opinion of the Directors' of Centuria Capital Limited:

- the consolidated financial statements and notes set out on pages 100 to 162 and the Remuneration Report set out on pages 74 to 97 in the Directors' Report, are in accordance with the *Corporations Act 2001*, including:
 - complying with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements, and
 - giving a true and fair view of the Group's financial position as at 30 June 2023 and of its performance for the financial year ended on that date, and
- there are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable.

Note A1 confirms that the consolidated financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Directors have been given the declarations by the Joint Chief Executive Officers and Chief Financial Officer required by section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of Director

Mr Garry S. Charny
Director

Sydney
18 August 2023

Peter Done
Director



LISTED: 6-8 MUNROE LANE, AUCKLAND NZ

Independent Auditor's report



Independent Auditor's Report

To the stapled security holders of Centuria Capital Group

Report on the audit of the Financial Report

Opinion

We have audited the **Financial Report** of Centuria Capital Group (the Stapled Group Financial Report).

In our opinion, the accompanying Stapled Group Financial Report is in accordance with the *Corporations Act 2001*, including:

- giving a true and fair view of the **Stapled Group's** financial position as at 30 June 2023 and of its financial performance for the year ended on that date; and
- complying with *Australian Accounting Standards* and the *Corporations Regulations 2001*.

The **Financial Report** of the Stapled Group comprises:

- Consolidated statement of financial position as at 30 June 2023
- Consolidated statement of comprehensive income, Consolidated statement of changes in equity, and Consolidated statement of cash flows for the year then ended
- Notes including a summary of significant accounting policies
- Directors' Declaration

The **Stapled Group** consists of Centuria Capital Limited and the entities it controlled at the year-end or from time to time during the financial year and Centuria Capital Fund and the entities it controlled at the year-end or from time to time during the financial year.

Basis for opinion

We conducted our audit in accordance with *Australian Auditing Standards*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report.

We are independent of the Stapled Group, Centuria Capital Limited and Centuria Funds Management Limited (as Responsible Entity for Centuria Capital Fund) in accordance with the *Corporations Act 2001* and the ethical requirements of the *Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the Financial Report in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.

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Key Audit Matters

The **Key Audit Matters** we identified for the Stapled Group are:

- Recognition of performance fee income; and
- Recoverable amount of goodwill and indefinite life management rights.

Key Audit Matters are those matters that, in our professional judgement, were of most significance in our audit of the Financial Report of the current period.

These matters were addressed in the context of our audit of the Financial Report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Recognition of performance fee income (\$28.5m)

Refer to Note B2 to the Financial Report

The key audit matter	How the matter was addressed in our audit
The Stapled Group, in its capacity as a property fund manager, receives performance fees where the managed property fund outperforms a set internal rate of return benchmark (hurdle rate). Performance fees are recognised by the Stapled Group when they are deemed to be highly probable and the amount of the performance fees will not result in a significant reversal in future periods. Recognition of performance fee income is a key audit matter due to the: - Significant judgement exercised by us to assess the amount of performance fee income estimated by the Stapled Group. The key assumptions impacting the amount of performance fee income are subject to estimation uncertainty, bias and inconsistent application. This increases the risk of inaccurate forecasts or a wider range of possible outcomes for us to consider. Increased time and effort is spent by the audit team in assessing these key assumptions; and - Quantum of performance fee income, representing 7.7% of the Stapled Group's total revenue.	In performing our procedures, we: - Inspected a sample of the Stapled Group's agreements with managed property funds to understand the key terms related to performance fees, including hurdle rates. - Evaluated the Stapled Group's accounting policies regarding the recognition of performance fee income against accounting standard requirements. This included assessing the Stapled Group's policies for constraining performance fee income and valuing investment properties against accounting standard requirements. - Assessed the scope, competence and objectivity of the investment property valuers to fair value the underlying investment properties held by the funds. - Obtained a sample of the investment property valuations and challenged key property fair value assumptions such as capitalisation rates and market rental yields. To do this, we used market analysis published by industry experts, recent market transactions, historical performance of the underlying investment properties and our industry experience, taking into account



We focused on the following key assumptions made by the Stapled Group in estimating the amount of performance fee income including: - Fair value of underlying properties held. The valuation of investment properties contains assumptions with estimation uncertainty such as expected capitalisation rates and market rental yields. This leads to additional audit effort due for us to assess the differing assumptions based on asset classes, geographies and characteristics of individual investment properties. - Forecast fund end date - The fund end date impacts the level of returns that can be achieved over the course of the funds life and may change depending on the Stapled Group's strategy. - Constraint - This is impacted by the Stapled Group's expectations of how much of the performance fee is highly probable of being received with reference to the remaining tenure of the fund in accordance with accounting standard requirements.		asset classes, geographies and characteristics of individual investment properties. We assessed the valuation methodology used against accounting standard requirements and industry practice. - Assessed the Stapled Group's determination of the forecast fund end date against a sample of the underlying managed property fund agreements, the Stapled Group's fund strategy and history of extending fund term end dates. - Recalculated a sample of the Stapled Group's performance fee income based on hurdles in the underlying performance fee agreements with managed property funds and compared to the performance fee income recorded in the Stapled Group's general ledger. - Challenged the constraints applied by the Stapled Group. We used our knowledge of the Stapled Group, their past performance, business, and our industry experience to inform our expectations of current and forecast property fund performance and likelihood of performance fees being received. - Assessed the appropriateness of disclosures in the Financial Report, using our understanding obtained from our testing and against the requirements of the accounting standards.
Recoverable amount of goodwill and indefinite life management rights (\$793.1m)		
Refer to Note C6 to the Financial Report		
The key audit matter		How the matter was addressed in our audit
A key audit matter is the Stapled Group's testing of goodwill and indefinite life management rights for impairment, given the size of the balance (being 34.0% of total assets). We focused on the significant forward-looking assumptions the Stapled Group applied in their value in use model, including: Forecast operating cash flows (including		In performing our procedures, we: - Considered the appropriateness of the value in use method applied by the Stapled Group, to perform its impairment test of goodwill and indefinite life management rights against the requirements of the accounting standards. - Assessed the integrity of the value in use model used, including the accuracy of the



revenue and expenses), growth rates and terminal growth rates. The Stapled Group's model is sensitive to changes in these assumptions, which may reduce available headroom. This drives additional audit effort specific to their feasibility and consistency of application to the Stapled Group's strategy. Discount rate - this is complicated in nature and varies according to the conditions and environment the specific Cash Generating Unit (CGU) is subject to from time to time. The Stapled Group's modelling is highly sensitive to changes in the discount rate. We exercised significant judgement in assessing the value in use estimated by the Stapled Group. The key assumptions impacting the value in use are subject to estimation uncertainty and bias. This increases the risk of inaccurate forecasts or a wider range of possible outcomes for us to consider. Increased time and effort is spent by the audit team in assessing these key assumptions. We involved valuation specialists to supplement our senior audit team members in assessing this key audit matter.	underlying calculation formulas. - Assessed the accuracy of previous Stapled Group forecasts to inform our evaluation of forecasts incorporated in the model. - Compared the cash flows, including revenue and expenses contained in the value in use model to the Board approved forecast. - Challenged the Stapled Group's significant forecast cash flow and growth assumptions by: - Assessing baseline cash flows, including revenue and expenses by comparing to actual historic cash flows and key events to the Board approved plan and strategy. - With the assistance of our valuation specialists, comparing growth rates and terminal growth rates to published studies of industry trends and expectations, and considered differences to the Stapled Group's operations. We used our knowledge of the Stapled Group, their past performance, business and customers, and our industry experience. - Checking the consistency of the forecast growth rates to the Stapled Group's stated plan and strategy, past performance of the Stapled Group and our experience regarding the feasibility of these in the economic environment in which they operate. - Worked with our valuation specialists to independently developed a discount rate range considering publicly available market data for comparable entities, adjusted by risk factors specific to the Stapled Group and the industry it operates in. - Considered the sensitivity of the model by varying key assumptions, such as forecast growth rates, terminal growth rates and discount rates, within a reasonably possible range. We considered the interdependencies of key assumptions when performing the sensitivity analysis and what the Stapled Group consider to be reasonably possible. We did this to identify those assumptions at higher risk of bias or
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	inconsistency in application and to focus our further procedures. Assessed the disclosures in the financial report using our understanding obtained from our testing and against the requirements of the accounting standards.
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Other Information

Other Information is financial and non-financial information in Centuria Capital Group’s annual reporting which is provided in addition to the Financial Report and the Auditor’s Report. The Directors of Centuria Capital Limited are responsible for the Other Information.

The Other Information we obtained prior to the date of this Auditor’s Report was the Directors’ Report, Remuneration Report, the Stock Exchange Appendix 4E and Additional stock exchange information. Other than these items, the remaining other information included in the Centuria Capital Group Annual Report is expected to be made available to us after the date of the Auditor’s Report.

Our opinion on the Financial Report does not cover the Other Information and, accordingly, we do not and will not express an audit opinion or any form of assurance conclusion thereon, with the exception of the Remuneration Report and our related assurance opinion.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor’s Report we have nothing to report.

Responsibilities of the Directors for the Financial Report

The Directors of Centuria Capital Limited are responsible for:

- preparing the Financial Report that gives a true and fair view in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*
- implementing necessary internal control to enable the preparation of a Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error
- assessing the Stapled Group’s ability to continue as a going concern and whether the use of the going concern basis of accounting is appropriate. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Stapled Group or to cease operations, or have no realistic alternative but to do so.

Auditor’s responsibilities for the audit of the Financial Report

Our objective is:

- to obtain reasonable assurance about whether the Financial Report as a whole is free from material misstatement, whether due to fraud or error; and
- to issue an Auditor’s Report that includes our opinion.



Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with *Australian Auditing Standards* will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Financial Report.

A further description of our responsibilities for the audit of the Financial Report is located at the *Auditing and Assurance Standards Board* website at: https://www.auasb.gov.au/admin/file/content102/c3/ar1_2020.pdf. This description forms part of our Auditor’s Report.

Report on the Remuneration Report

Opinion

In our opinion, the Remuneration Report of Centuria Capital Limited for the year ended 30 June 2023, complies with *Section 300A* of the *Corporations Act 2001*.

Directors’ responsibilities

The Directors of Centuria Capital Limited are responsible for the preparation and presentation of the Remuneration Report in accordance with *Section 300A* of the *Corporations Act 2001*.

Our responsibilities

We have audited the Remuneration Report included in pages 74 to 97 of the Directors’ report for the year ended 30 June 2023.

Our responsibility is to express an opinion on the Remuneration Report, based on our audit conducted in accordance with *Australian Auditing Standards*.

KPMG
KPMG


Paul Thomas

Partner

Sydney

18 August 2023

Corporate governance statement

The corporate governance statement for CNI was last updated on 26 September 2023 and is available on the Centuria website at centuria.com.au/centuria-capital/corporate/sustainability/governance.

Additional stock exchange information

The securityholder information set out below was applicable as at 18 July 2023.

Distribution of securities

Analysis of numbers of securityholders by size of holding:

Holding	Number of holders	Number of securities
1 - 1000	1,821	829,093
1,001 - 5,000	4,652	11,857,395
5,001 - 10,000	1,524	10,962,589
10,001 - 100,000	1,865	50,442,193
100,001 and over	223	725,499,045
	10,085	799,590,315

There were 256 holders of less than a marketable parcel of securities holding 8,149 securities.

Top 20 securityholders

The names of the twenty largest holders of securities are listed below:

Substantial unitholders	Number of units	Percentage of total (%)
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	197,343,082	24.68
J P MORGAN NOMINEES AUSTRALIA PTY LIMITED	144,414,048	18.06
CITICORP NOMINEES PTY LIMITED	75,020,333	9.38
PENTEK HOLDINGS PTY LTD <J LITIS INV NO 2 A/C>	32,862,905	4.11
NATIONAL NOMINEES LIMITED	31,346,877	3.92
CIRCLESTAR PTY LTD <DAVID SCHWARTZ FAM HOLD A/C>	28,377,402	3.55
BNP PARIBAS NOMS PTY LTD <DRP>	22,268,627	2.79
MR PETER KARL CHRISTOPHER HULJICH & MR JOHN HAMISH BONSHAW IRVING <THE PKCH A/C>	16,566,486	2.07
TOPSFIELD PTY LTD <JB INVESTMENT A/C>	15,826,336	1.98
MR C P HULJICH & MRS C M F HULJICH & P K C HULJICH <THE CPH A/C>	14,890,525	1.86
GH 2016 PTY LTD <HARVEY 2006 OPTION A/C>	10,307,088	1.29
CITICORP NOMINEES PTY LIMITED <COLONIAL FIRST STATE INV A/C>	6,677,169	0.84
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED <NT-COMNWLTH SUPER CORP A/C>>	6,331,270	0.79
HWM (NZ) HOLDINGS LIMITED	6,302,970	0.79
PARITAI PTY LIMITED <PARITAI A/C>	6,192,811	0.77
MR JASON TIMOTHY KILGOUR & MR VAUGHAN CHARLES ATKIN <E A HULJICH FAMILY A/C>	4,822,493	0.60
RESOLUTE FUNDS MANAGEMENT <HANOVER GRP STAFF SUPER A/C>	4,344,364	0.54
CHARTER HALL WHOLESALE MANAGEMENT LTD <CH DEEP VALUE AREIT P/SHIP>	4,000,000	0.50
MR PAT REDPATH O'CONNOR	3,700,000	0.46
RESOLUTE FUNDS MANAGEMENT <THE MCBAIN FAMILY A/C>	3,466,036	0.43
	635,060,822	79.41

LISTED: 101 MORAY STREET, SOUTH MELBOURNE VIC

Substantial holders

Substantial holders in the Group are set out below as at 18 July 2023.

Top 20 unitholders	Number of units	Percentage of total (%)
The Vanguard Group, Inc.	63,340,821	7.91%
BlackRock Group	43,584,931	5.45%
	106,925,752	13.36%

Voting rights

All ordinary securities carry one vote per security without restriction.

Corporate directory

Contact us

Unitholder Inquiries

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T. 1800 182 257

Mail to

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Group Chief Risk
Officer and Company
Secretary

Anna Kovarik

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Disclaimer

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The information contained in this annual report does not constitute financial product advice. Before making an investment decision, the recipient should consider its own financial situation, objectives and needs, and conduct its own independent investigation and assessment of the contents of this annual report, including obtaining investment, legal, tax, accounting and such other advice as it considers necessary or appropriate.

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