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Centuria Capital Group

Corporate Bond Issue Oversubscribed

Earnings Guidance Increased 3% - 5%

Sydney, 5 April 2017:

- **Bond issue increased to \$100 million**
- **Issue closed oversubscribed within a 36-hour period**
- **Full year EPS guidance revised upwards to 10.2 cents – 10.4 cents**

Further to the announcement of 3 April 2017, Centuria Capital Group (ASX:CNI) (Centuria) is pleased to announce that investor demand for its corporate notes offer (Notes) has been strong and as result it has taken \$50 million of oversubscriptions bringing the total offer size to \$100 million. The corporate notes issue is due to settle on 21 April 2017.

A copy of the Information Memorandum and the Pricing Supplement follows this announcement. The offer was only open to eligible professional investors and sophisticated investors under Part 6D.2 of the Corporations Act 2001.

Centuria has clearly defined uses in relation to directing the proceeds of the offer, including:

- Repayment of \$50 million vendor loan to 360 Capital Group
- Support of the Centuria's REIT co-investment programme
- Accelerate growth of the unlisted property funds division with greater seed capital capacity allowing larger and multiple transactions and this capital is recycled efficiently as funds settle.

NAB was lead manager to the issue and Centuria and Shaw Stockbroking acted as co-managers.

Group CEO John McBain said "We have been overwhelmed with the level of support from both the debt markets and the managers to the issue and we believe the offer is unique in that Centuria acted as a co-manager thus affording access to the Notes by our investor network who bid strongly into the book."

"We are also pleased to upgrade our full year earnings per security guidance from 9.9 cps to a range of 10.2 cents to 10.4 cents. The revision is a consequence of better than expected earnings from the now-settled Belmont Road, Mosman project and the launch of the \$106 million Centuria Sandgate Road Fund referred to in a previous announcement today. The expanded balance sheet afforded by the Note issue has enabled us to accelerate the release of the Sandgate Road fund."

"The ongoing support by our relationship bank NAB, in particular the debt markets team, has been pivotal to the success of the offer and we believe that this funding solution provides a flexible, ongoing solution to assist in meeting our growth objectives"

- Ends -



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About Us

Centuria Capital "CNI" is an ASX-listed specialist investment manager with \$3.8 billion in funds under management. We offer a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds. Our drive, allied with our indepth knowledge of these sectors and intimate understanding of our clients, allows us to transform opportunities into rewarding investments.

Any forward looking statements included in this announcement involve subjective judgment and analysis and are subject to significant uncertainties, risks and contingencies, many of which are outside the control of, and are unknown to, CNI and its directors. In particular, they speak only as of the date of this announcement, they assume the success of CNI's business strategies, and they are subject to significant regulatory, business, competitive and economic uncertainties, risks and other factors. Actual future events may vary materially from forward looking statements and assumptions on which those statements are based. Other than as required by law, although they believe there is a reasonable basis for the forward looking statements, neither CNI nor its directors, officers, employees or any related body corporate, gives any representation, assurance or guarantee (express or implied) as to the accuracy or completeness of any forward looking statement or that the occurrence of any event, result, performance or achievement will actually occur. Recipients are cautioned not to place undue reliance on such forward looking statements.