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CENTURIA CAPITAL
2016
ANNUAL REPORT



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About Centuria

203 Pacific Highway, St Leonards NSW

Centuria Capital Limited (ASX: CNI) is an ASX-listed specialist investment manager with \$1.9 billion in funds under management. We are focused on creating wealth for our investors and offer our clients a range of investment opportunities including listed and unlisted property funds as well as tax-effective investment bonds.

Our in-depth knowledge of these sectors, together with our intimate understanding of our clients, allows us to transform opportunities into rewarding investments. This, in turn, drives increased shareholder wealth and produces consistent returns for investors.

Further information can be found on our website www.centuria.com.au

Centuria Capital's Annual General Meeting of Shareholders will be held:

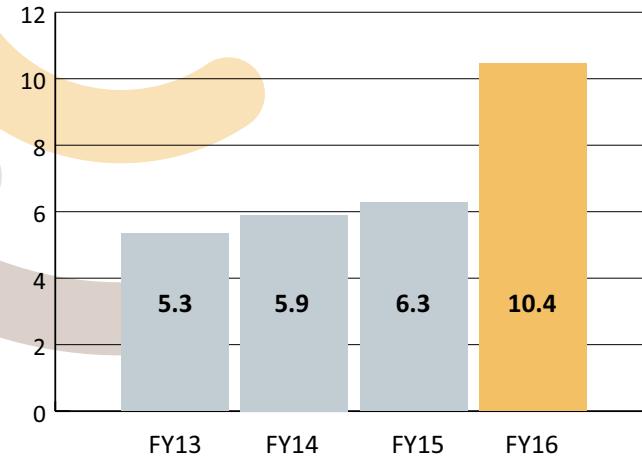
Date: Tuesday, 29 November 2016

Time: 10:00am

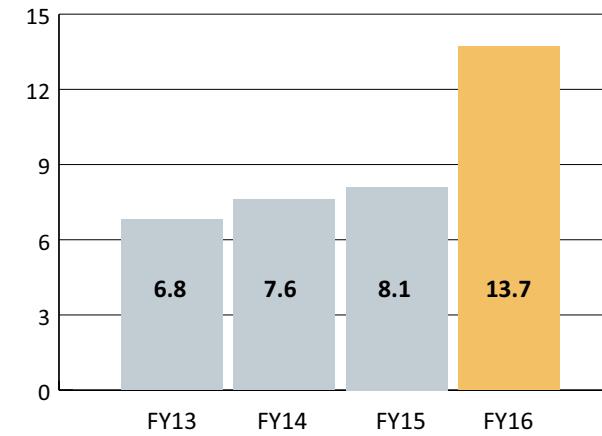
Location: Sofitel Sydney Wentworth
Hobart Room, Lobby level
61-101 Phillip Street, Sydney

Key Financial Metrics

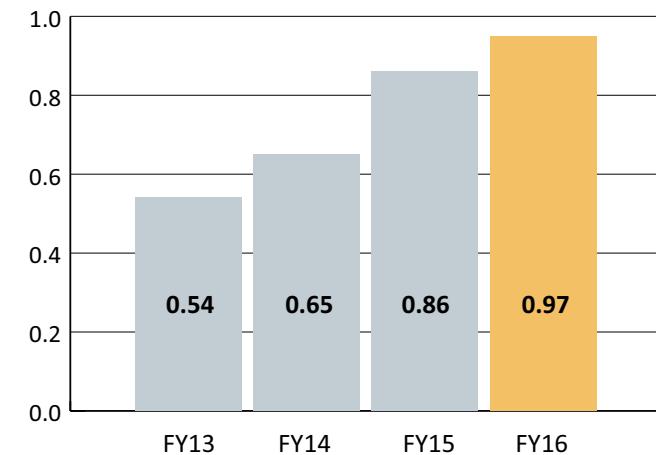
Underlying Net Profit After Tax (\$m)



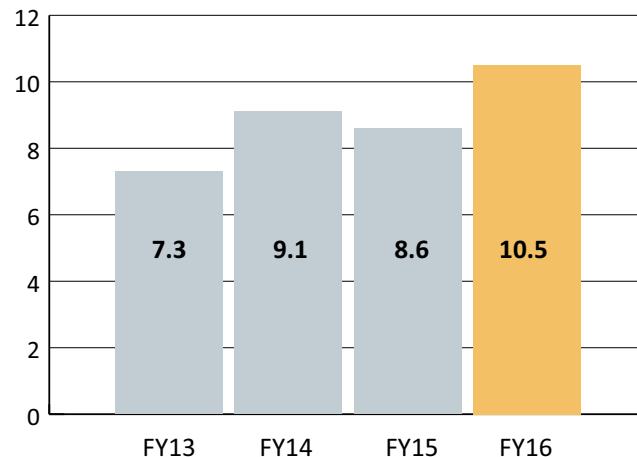
Underlying Earnings Per Share (cents)



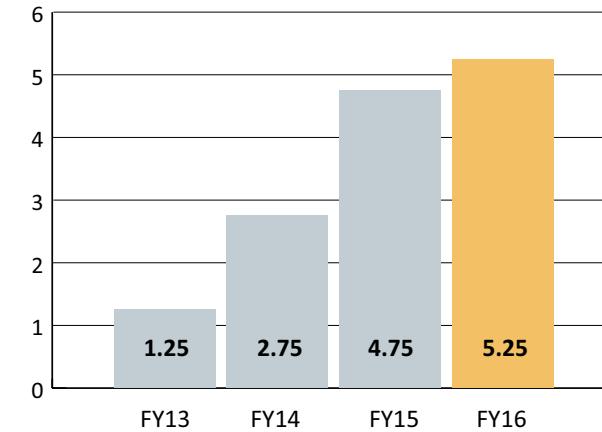
Net Tangible Assets Per Share (\$)



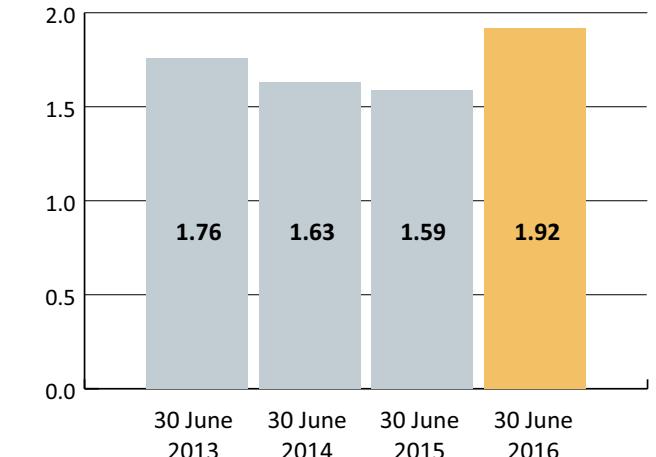
Statutory Profit After Tax (\$m)



Dividends Per Share (cents)



Funds Under Management (\$bn)



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Chairman's Report



Chairman
Garry Charny

“The Group achieved a net profit after tax of \$10.4 million, up from \$6.3 million last year, which is our best result to date...”

In my inaugural year as Chairman, it gives me great pleasure to introduce the annual report of Centuria Capital Limited.

Centuria has been demonstrably successful during the financial year 2015–16. The Group achieved a net profit after tax of \$10.4 million, up from \$6.3 million in 2014-15, which is our best result to date and at the upper end of our guidance.

That success naturally flows to our investors and has allowed the Board to increase the total 2016 financial year dividend by 11 per cent resulting in a fully franked dividend of 5.25 cents per share. Still, we can do better.

Our target is growth in distributions to shareholders

We expect to further increase the dividend per share as Centuria’s recurring revenue grows- a task we are firmly focused on. Our goal is to provide consistent growth in earnings and distributions in future years.

Clear plans for improvement in the 2017 financial year

Centuria is poised and ready for the next stage of growth, both organically and, if possible, through prudent corporate activity. Our Chief Executive’s report outlines the Group’s strategy for achieving that growth, both in funds under management and higher recurring revenue. I recommend it to you as essential reading.

We are well positioned to achieve these goals, with clear plans to improve our business in the 2017 financial year.

In particular, we will look for opportunities to expand by acquiring fund managers when they align with our strategy and have the potential to provide additional value to our shareholders.

Board Retirements and Additions

It would be remiss of me not to offer the Board’s and my personal, thanks to Roger Dobson, who resigned as Chairman on 30 March 2016. Roger joined the Centuria Board in 2007 and has been at the forefront of repositioning the company and laying solid footings for the future.

This year’s success is in great part his. We thank Roger for his leadership and commitment, and hope that he will continue to contribute to our ongoing successes in the future.

It is also opportune to announce the appointment of our new non-executive director, Susan Wheeldon-Steele. Currently Industry Head – Performance Solutions at Google, Susan will help future-proof both Centuria and the Board, adding valuable input and experience in our dealings with the digital environment we now exist in.

Finally, I must thank my fellow directors, our indefatigable CEO, John McBain, and the entire Centuria team for their hard work and contribution to the Group’s success during the year.

Garry Charny
Chairman
Centuria Capital Limited

Chief Executive's Report



*Group CEO
John McBain*

“ In FY17 we are targeting a 25% increase in FUM. ”

The 2016 financial year was exceptionally strong for Centuria. The group achieved a record profit and substantially increased funds under management. This success provides a sound capital base to fund near-term expansion.

Record FY16 result driven by an exceptional year for Unlisted Property

Centuria reported an underlying net profit of \$10.4m for the 2016 financial year, an increase of 65% on the previous corresponding period.

This strong growth was largely due to fees from the significant profits on the sale of our Macquarie Park assets and 175 Castlereagh Street, as outlined in the Unlisted Property Division report.

Financial summary

	FY16	FY15
Underlying net profit after tax	\$10.4m	\$6.3m
Underlying earnings per share (basic)	13.7c	8.1c
Dividend per share (fully franked)	5.25c	4.75c
Net assets per share	\$1.67	\$1.55

This profit result was at the upper-end of our guidance and underpinned an 11% increase in fully franked dividends to 5.25 cents per share. Net assets per share also increased by 8% to \$1.67 per share.

Highlights for the year included a 21% increase in funds under management (FUM), from \$1.6bn to \$1.9bn.

In FY17 we are targeting a 25% increase in FUM.

Unlisted Property acquired \$265m of assets, including the \$104m purchase of three buildings in Australian Technology Park (ATP) in Sydney and the \$109m acquisition of the remaining interest in the Seven Group's headquarters in the same park. Unlisted Property has had a strong start to the 2017 financial year having recently acquired a landmark office asset, The Zenith in Chatswood, for \$280m.

These acquisitions demonstrate the strength of our integrated platform. Centuria co-invested with one of the world's largest asset managers, BlackRock, on The Zenith acquisition. Partnering with a global institution of BlackRock's calibre is a validation of Centuria's active management model and our reputation within the property market. In addition, we co-tendered with leading Australian property group, Mirvac Group, on the successful ATP bid.

FY16 marked the first full year of operation for our listed property platform, Centuria Metropolitan REIT (ASX: CMA). Distribution forecasts were met and the Trust also partnered with our Unlisted Property Division to acquire a 50% interest in 203 Pacific Highway, St Leonards for \$43m.

We are pleased that in FY16 CMA delivered on its financial forecast distributing 17c per stapled security. CMA's portfolio holdings grew by 9.3% to approximately \$400m and NTA increased by 21c to \$2.18 per stapled security. CMA utilises Centuria's capabilities in property management, development and accounting.

Chief Executive's Report

It is particularly pleasing that during FY16 Centuria achieved significant leasing success for CMA with occupancy lifting to 97.2% from 96.7%.

We will continue to focus on generating value in CMA through our integrated business approach. This will be achieved in part by maximising tenant retention, initiating refurbishment and repositioning strategies and identifying fit for purpose assets to complement the existing portfolio. CMA is well positioned for growth in income and capital.

Where appropriate, Centuria's strategy is to co-invest with our listed funds and provide balance sheet support for our unlisted funds. We also will continue to partner with leading domestic and global institutions.

Our Investment Bond division reported an underlying profit of \$4.7m (vs. \$5.8m in the previous corresponding period). Profit was down year-on-year as a result of increased marketing and staff costs as we reposition this business for growth. Total Investment Bond FUM increased in FY16 and we are forecasting further FUM growth in FY17 for the non-legacy book. The steady growth in policy holders that we saw in FY15 continued in FY16, increasing from approximately 83.8k in FY15 to 85.1k in FY16 and we expect this growth trajectory to continue.

The four main unitised bonds ranked 1st or 2nd in the Morningstar peer rankings and our Investment Bond product suite is rated "Investment Grade" by Lonsec.

In FY16 the division successfully diversified its product offering by launching its White Labelling strategy. The first bond offering was co-branded with Providence

Wealth. The division is targeting more white-labelling opportunities, focusing specifically on boutique high net worth advisers.

We continue to be excited about the medium and long term growth prospects for this business. Its annuity style profits fit well with our strategy of building a portfolio with secure, stable income growth.

Strengthened balance sheet

Our strengthened balance sheet and modest gearing has facilitated larger property fund acquisitions.

We recently participated in the Cash Alternative Facility in the GMF takeover offer from Growthpoint Properties Australia. The release of capital from our combined 16.1% interest in GPT Metro Office Fund (GMF) further strengthens our balance sheet and leaves us in a strong position to pursue future growth initiatives.

Platform acquisitions remain a strong focus for the Group where scale and market position are meaningfully enhanced. We will continue to deploy capital with discipline and to the benefit of all our investors.

Earnings quality to improve from strong growth in recurring income streams

We expect the underlying profit result for the 2017 financial year to benefit from higher recurring fee income as we continue to add to our funds under management.

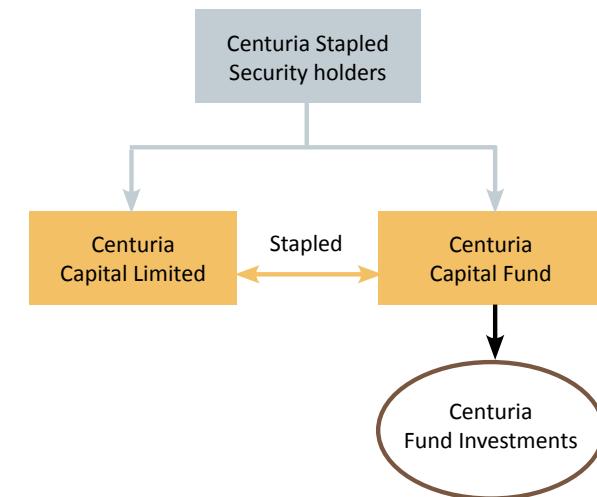
This anticipated improvement in earnings quality is

already well supported by the management fees to come from the recent acquisition of The Zenith in Chatswood and the first full year contribution from the Centuria ATP Fund. We expect to augment this fee income with targeted growth from our existing funds under management.

Centuria has implemented a corporate restructure. The change, introduces a new stapled entity and provides a more efficient platform to support our current and future property fund co-investments.

The restructure, in and of itself, does not change the underlying business, however, the new structure will potentially increase distributions to investors.

The restructure proposal was presented to shareholders and approved by ordinary resolution at an Extraordinary General Meeting held on Monday, 10 October 2016.



Chief Executive's Report

Group Strategy predicated on sustainable growth

Centuria's unwavering goal is to provide shareholders with consistent growth in earnings and distributions per share, in the short and long term. We have developed, and are executing on, our strategy to support this primary goal. We have a solid foundation on which to build our funds under management across both property and investment bonds.

Our platform is unique and its success is the result of a long history of consistently delivering solid returns to our investors. We have unparalleled reach across our large existing network of retail and high net worth, financial advisors and institutions. Our high-net-worth



distribution model is unrivaled in property funds management. It is the ability to raise funds across this comprehensive and established network that strengthens our position when competing for assets. Our recent partnerships with BlackRock, Mirvac and our Centuria Metropolitan REIT were complemented by overwhelming support from our retail investor network with the 203 Pacific Highway, ATP and Zenith Funds closing fully subscribed.

We are very proud of our achievements to date and are confident that we now have the foundations in place to acquire larger and higher quality assets. This will have a positive effect on recurring income as management fees and distributions from future co-investments generate a greater proportion of earnings.

The group is committed to providing strong parent company support to Centuria Metropolitan REIT (CMA) and our Unlisted Property Funds division and Investment Bond division.

Integrated property model drives outperformance

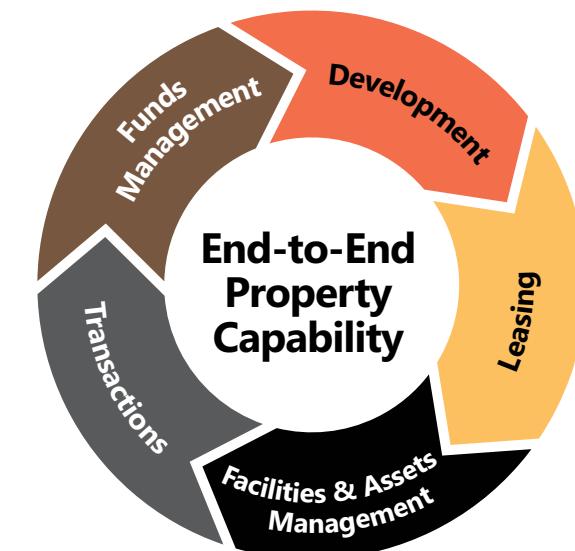
Our integrated business model and active asset management approach has been a fundamental part of why we have been able to consistently deliver solid returns for our stakeholders.

What differentiates us is the diverse and deep experience embedded in our property and asset management teams that allows us to extract more value from our assets. Asset performance is optimised

by having our own experienced team originate the right investment opportunities, actively manage these assets to add value as well as to take care of every aspect of the management of these properties from leasing and tenant administration to building services.

What this means is we capture margin across the whole property value chain and, at the same time, maximise the value of the assets we manage. We will continue to implement this approach with our property funds under management to drive outperformance for the group and our investors.

Centuria's Integrated Property Model



Chief Executive's Report

The strength of the Centuria brand and asset management expertise has been a critical success factor in attracting strong interest from global institutional investors to partner in large acquisitions. These partnerships will continue to be an important component of Centuria's strategy.

Positive outlook for the 2017 financial year

The strong start to the 2017 financial year by our Unlisted Property business means that we are confident in our targeted 25% FUM growth having already acquired more than half of the requisite growth.

The launch of the Centuria Diversified Property Fund during this financial year by the Unlisted Property Funds division will also add to our funds under management. This fund will give Centuria access to a different capital base via platforms and wraps and is aimed at attracting investment through larger financial planners and dealer groups. In addition, by being an open-ended fund, the assets can be retained in the fund for a longer term.

Our Listed Property Funds division, CMA, is targeting growth in the 2017 financial year by acquiring 'fit for purpose' assets to complement the existing portfolio as well as pursuing acquisition opportunities similar to the GMF bid.

Growth in our Investment Bond Division is expected to come from building long-term, sustainable relationships in the retail advice market and positioning Centuria Investment Bonds as the provider of choice for third-

party distributors and selected aligned financial advisers.

Investment bonds are a tax-effective means of accumulating wealth and income and act as an attractive supplement to superannuation.

Realising our plans to further benefit shareholders

We are passionate about building our business and have a clear vision of how to achieve our goals. It is our clear intent to say what we do and do what we say. We are pleased that in FY16 we were able to do just this and we will continue to do so in FY17.

Strategy scorecard

In meeting these objectives, we strive to be more focused and agile than our competitors. We have the experience and expertise plus a scalable model, solid balance sheet and a diverse distribution network. We will use these attributes to build a more robust and larger scale business underpinned by high-quality, stable, recurring earnings.

Centuria has never been in a stronger position to realise our growth strategies to the benefit of investors and shareholders. We look forward to keeping the market informed of our progress throughout the 2017 financial year (see Strategy Scorecard on opposite page).

I consider it an honour to lead such an experienced and motivated management team. Our considerable achievements to date are due to their commitment and that of our entire staff. I would like to extend my thanks to the whole Centuria team for their efforts in FY16.

There have been significant changes to our Board in FY16. I would like to echo our Chairman's thanks to Roger Dobson, who resigned as Chairman earlier this calendar year. We have benefited greatly from the guidance and support that Roger has given us and he has contributed significantly to making Centuria what it is today.

I wish to welcome our new Chairman, Garry Charny, to the Board. Garry understands our business intimately and we look forward to his guidance and insights in the forthcoming period of growth.

The addition of our latest non-executive director, Susan Wheeldon-Steele, rounds out the considerable experience within Centuria's Board. I would personally like to acknowledge the counsel of my fellow Board members and thank them for their continued dedication to the growth of the business.

In conclusion, I would like to thank our shareholders for their continued support. Our unflagging goal is to reward their loyalty with steady growth in shareholder returns.



John McBain
Group CEO

Strategy Scorecard

Disciplined commitment to set strategy

Expand and diversify product range	<ul style="list-style-type: none">Continued expansion of Centuria Metropolitan REIT (CMA) to gross assets above \$400mSuccessful launch of \$280m Centuria Zenith Fund partnering with BlackRockLaunched “White Label” Investment Bond offering
Utilise and recycle balance sheet	<ul style="list-style-type: none">Enhanced balance sheet afforded:<ul style="list-style-type: none">participation in successful joint bid for ATP site with Mirvac;acquisition of The Zenith (largest acquisition by Centuria); andacquisition of stake in GPT Metro Office Fund (GMF)
Corporate activity	<ul style="list-style-type: none">Stake taken in GMF supporting CMA takeover bid. CMA subsequently withdrew its bid and Centuria elected to sell its total stake for cash to Growthpoint Properties Australia at an increased share price.
Delivering attractive returns to third-party investors	<ul style="list-style-type: none">Realised significant total returns<ul style="list-style-type: none">175 Castlereagh Street, Sydney c.30% IRR (2.65 years)80 Waterloo Road/16 Byfield Street, Macquarie Park c.20% IRR (9.08 years - post stapling)
Expansion of Investment Bond business	<ul style="list-style-type: none">Net FUM gain in FY16Expectation of net FUM gain in FY17Broadened distribution capabilities
Co-invest with clients	<ul style="list-style-type: none">Belmont Road, Mosman - development on target for successful completion (100% pre-sold) with settlement due December 2016Modest balance sheet co-investments in property markets where CNI is experienced.

Centuria Capital Limited Overview*

Experienced specialist Fund Manager with proven and disciplined growth

Centuria Capital Limited
(ASX: CNI)

\$1,919m

Total funds under management (FUM)

Centuria Property Funds FUM

\$783m

Unlisted Property

\$416m

Listed Property
(ASX: CMA)

Centuria Investment Bonds FUM

\$350m

Centuria Life
Investment Bonds

\$370m

Over Fifty Guardian
Friendly Society Bonds

Unlisted Property



CEO Unlisted Property
Jason Huljich

"...we realised significant profits on the sale of three properties."

Record profit for Unlisted Property

In 2015–16 the Unlisted Property achieved strong growth, met guidance targets and produced exceptionally high profits.

The positive results were supported by successful asset sales that generated substantial performance fees for Centuria.

How knowledge and skill improve asset values

In FY16, the division realised significant profits on the sale of three properties.

To attract buyers for 175 Castlereagh Street, Sydney, which we bought for \$56 million in April 2013, we leased formerly vacant areas and created a development scheme for a hotel and apartments. We sold the property for \$98 million.

In 2001–02 we purchased 80 Waterloo Road and 16 Byfield Street, Macquarie Park, in Sydney's north-

west, for \$25 million. These Funds were subsequently stapled together in July 2007. By skillfully managing the assets we improved their value and devised a development plan for 350 apartments on the site. We sold the properties for \$101 million.

Good buying continues to support our goals

During the year we acquired assets that underpinned two new investment funds. The Unlisted Property acquired a 50-per-cent interest in 203 Pacific Highway, St Leonards, on Sydney's lower north shore, for \$43 million. The Division invested as equal partners with Centuria Metropolitan Real Estate Investment Trust (REIT), listed on the ASX as CMA.

This joint investment, established for the benefit of investors, was enthusiastically received. After some 450 expressions of interest, the fund closed over-subscribed.

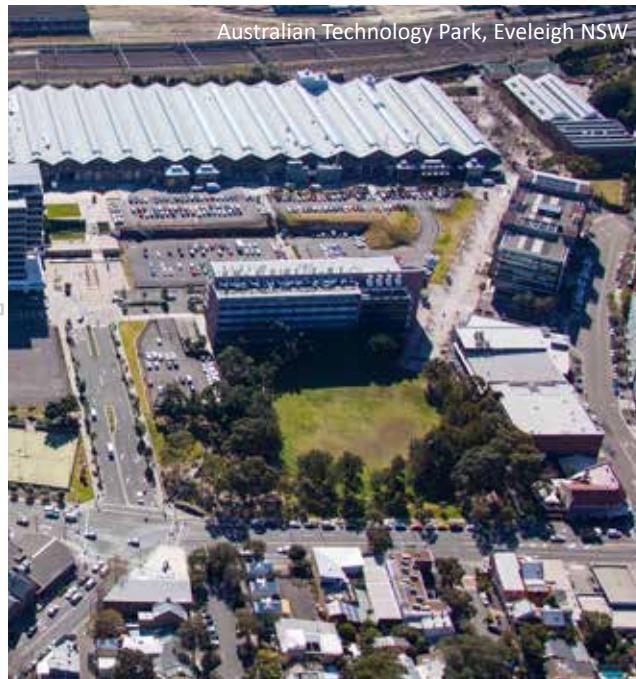


Unlisted Property

Increasing strength in a productive partnership

In the first joint bid of its kind, Centuria tendered in partnership with Mirvac Group to acquire assets worth \$104 million in the Australian Technology Park, just south-west of the Sydney CBD at Eveleigh. Centuria purchased three commercial buildings within the Park.

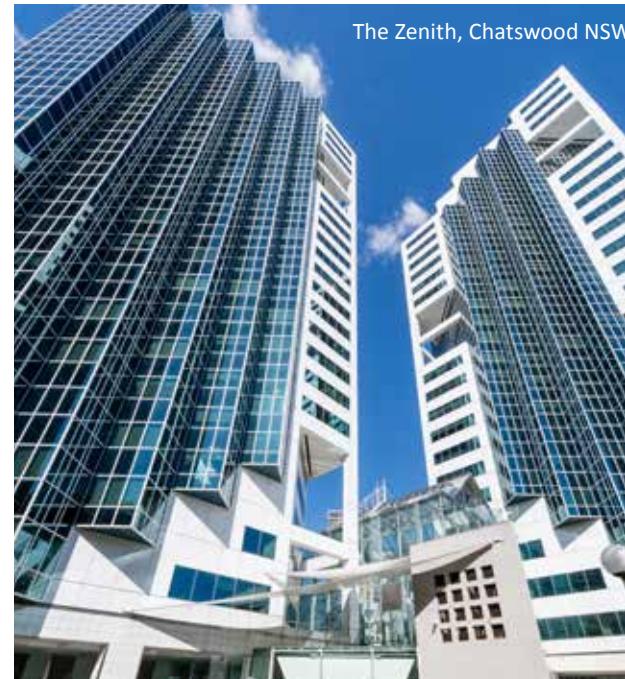
Before settling on the properties, we added considerable value for investors by negotiating a new 10-year lease with the major tenant at a significantly increased rent. This extended the weighted average lease expiry (WALE) from 2.5 years to 5.6 years.



Developing new products to meet the demand

Our unrelenting goal is to meet our clients' need for quality investment products that offer strong, stable yields. As we move into the new financial year, we expect firm demand for well-managed property investment products to continue amid current low interest rates.

To date in FY17, Centuria has partnered with BlackRock to acquire "The Zenith", an iconic \$280 million Chatswood office complex.



Funds continue to produce sound returns

Asset values and distributions are rising in our existing unlisted funds. We continue to improve the quality of our portfolio by acquiring larger and higher quality assets.

Properties in New South Wales dominate the portfolio. We are well placed to benefit from what we believe will be rising demand for property amid significant state infrastructure spending and the number of office buildings being repurposed for residential occupation and being withdrawn for the Sydney Metro rail project.

Through our only development fund, we have constructed a residential property at Belmont Road in the prestigious Sydney suburb of Mosman. The fund is performing to forecast. We have sold all 62 townhouses and units and at 30 June 2016 construction was on track for completion late in 2016.



Unlisted Property- Sale Case Studies

175 Castlereagh Street, Sydney

The Centuria team added significant value to the asset utilising its strong asset management experience.

The team identified an asset strategy to reposition the leasing profile of the property and capture market rents. Additional growth was sought via a mixed-use redevelopment scheme.

Under the management of Centuria, a total of 22 leasing transactions over c.13% of the total NLA of the property were completed within 16 months to quality tenants. The average rental in the property increased by 23% during the 2.6 years Centuria managed the property.

We completed a comprehensive mixed use residential development scheme

Purchase date	April 2013
Purchase price	\$56.0 million
Sale date	December 2015
Sale price	\$98.0m
Capital Gain	75.0%
IRR (Post Fees)	c.30.0%
Average Income Return^	9.5%
Performance and sale fees	c.\$7.2m

80 Waterloo Road and 16 Byfield St, Macquarie Park, Sydney

Centuria's asset strategy targeted a precinct with future strategic significance and mixed use development potential.

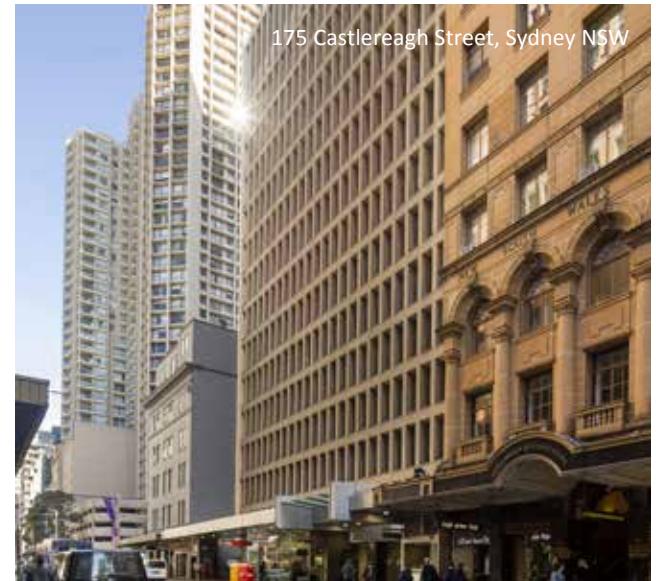
Centuria prepared a redevelopment scheme and development proposal that maximised the future residential redevelopment potential of the Property and to enhance its sale, following the properties being recognised as being of strategic significance and benefiting from a significant rezoning in late 2015.

Investment Returns

Purchase date	2001 & 2002
Combined Purchase Price (prior to stapling)	\$25.3 million
Sale date	June 2016
Sale price	\$101.0m
Capital Gain (pre fees)	310%
IRR (post fees)	c.20.0%
Average Income Return^	3.5%
Performance and sale fees	c.\$9.6m

* Sold via a put and call option with settlement in July 2016.

^ Returns post stapling in July 2007.



175 Castlereagh Street, Sydney NSW



80 Waterloo Road & 16 Byfield Street, Macquarie Park NSW

Listed Property



CEO Listed Property
Nicholas Collishaw

“We expect that distributions will increase to 17.5 cents per stapled security, a rise of three per cent on the distribution in the 2016 financial year.”

CMA meets targets in its first full year

Centuria Metropolitan REIT (ASX-listed as CMA) had a successful first full year of operation. CMA met its financial forecast, distributing 17.0 cents per stapled security to investors in four equal instalments.

At 30 June 2016 CMA’s portfolio comprised 13 properties in Sydney, Brisbane, Canberra and Adelaide with a combined value of \$398.7 million. The metropolitan location of CMA’s properties make them attractive to many of Australia’s small to medium enterprise (SME) tenants, as they are either close to a skilled workforce or convenient for customer access. CMA properties accommodate over 320 tenants. Whilst small in occupancy area, three-quarters of the portfolio’s tenants are ASX-listed companies, multinationals or government agencies. This diversity ensures that CMA does not rely too heavily on a single occupier or industry grouping.

Demand for commercial property is growing

Occupancy levels have grown in metropolitan markets. The increase has come from higher occupier demand and from the withdrawal of office buildings that are being converted to residential and alternative uses.

These trends, together with growing investor demand for metropolitan properties, have increased rents and tightened capitalisation rates. As a result, CMA properties have increased in value across the portfolio,

producing a rise in Net Tangible Assets (NTA) of 11 per cent to \$2.18 per security.

Despite the increased demand for properties, CMA has still been able to secure value-based acquisitions, demonstrated by the purchase of a 50-per-cent interest in 203 Pacific Highway, St Leonards, for \$43.0 million, in partnership with a Centuria unlisted fund. The investment aligns with CMA’s strategy to buy quality buildings in metropolitan markets in which competing supply is restrained.

CMA also endeavoured to acquire GPT Metro Office Fund (GMF) during the year, however competitive bidding increased the cost of the acquisition beyond CMA’s fair value assessment resulting in a withdrawal of its proposal and a sale of its initial investment in GMF.

CMA’s disciplined and conservative approach to the use of debt has ensured its debt levels have remained within its target band of 25-35 per cent. At 30 June 2016 CMA had debt facilities totalling \$150 million, drawn to \$142 million, with a weighted average expiry of 3.8 years. CMA’s total cost of debt is calculated at 3.9 per cent, with 59 per cent of debt hedged; gearing at financial year’s end was 33.2 per cent.

Listed Property

Keeping a clear focus on sound returns

CMA's investment strategy and focus remain unchanged. The Trust is conservatively managed and has a strong tenancy base. This provides predictable and growing returns with an expectation of capital growth over the medium term.

The portfolio continues to be actively managed with an emphasis on retaining tenants to maximise occupancy and income. In addition, targeted asset repositioning strategies designed to generate further capital growth in the portfolio are applied to each asset.

For the 2017 financial year CMA's distributable earnings guidance range is 18.7 cents to 19.0 cents per stapled security with distributions to investors targeted to increase to 17.5 cents per stapled security, a rise of three per cent over the distribution in the 2016 financial year. CMA will continue to pay distributions in convenient quarterly instalments.

CMA has continued to benefit from the scale of Centuria Capital's vertically integrated platform with much of the income and capital growth achieved in the past financial year attributed to Centuria's skills in property and facility management, refurbishment and development advice and importantly, active lease management.

Centuria will continue to support CMA's growth

The Centuria Capital Group derives various fees for managing CMA and its portfolio. These include: a trust management fee of 0.55 percent of CMA's gross asset value, property management fees (generally recoverable from tenants) and project fees for the provision of leasing and development management services. These fees generated revenue of \$2.7m for the Group during the financial year to 30 June 2016.

It is Centuria Capital's intention to foster the continued growth of CMA and it anticipates providing the market with additional listed investment products when it

determines the investment climate is suitable. These initiatives will build on Centuria's strengths and widen the range of product offerings to meet investors' requirements.

Following a good performance in the 2016 financial year, CMA is in a strong position to continue to deliver predictable and growing returns to security holders in the year ahead.

We will continue to seek opportunities to extract additional value from the portfolio. From time to time we may dispose of assets when, in our assessment, forecast investment returns do not match the risks associated with continued ownership.

Interior of 203 Pacific Hwy, St Leonards NSW



Listed Property

Key facts about CMA's performance

Financial snapshot

Stapled security price at 30 June, 2016	(%)	2.14
FY17 distributable earnings guidance ¹	(cps)	18.7 – 19.0
FY17 distribution guidance per stapled security ¹	(cps)	17.5
Annualised distributable earnings yield ²	(%)	8.7 – 8.9
Annualised distribution yield ²	(%)	8.2
Total assets ³	({\$m})	\$415.6
NTA per stapled security ³	({\$})	2.18
Gearing ³	(%)	33.2

CMA portfolio overview

Portfolio snapshot	FY16	FY15
Number of assets	(#)	13
Book value	({\$m})	398.7
Occupancy ²	(%)	97.2
WALE ²	(years)	4.4
		4.8

1 Distributable earnings provide a financial measurement that is not prescribed by Australian Accounting Standards (AAS). It represents the profit under AAS, adjusted for specific non-cash and significant items. The Directors consider that distributable earnings reflect the core earnings of CMA.

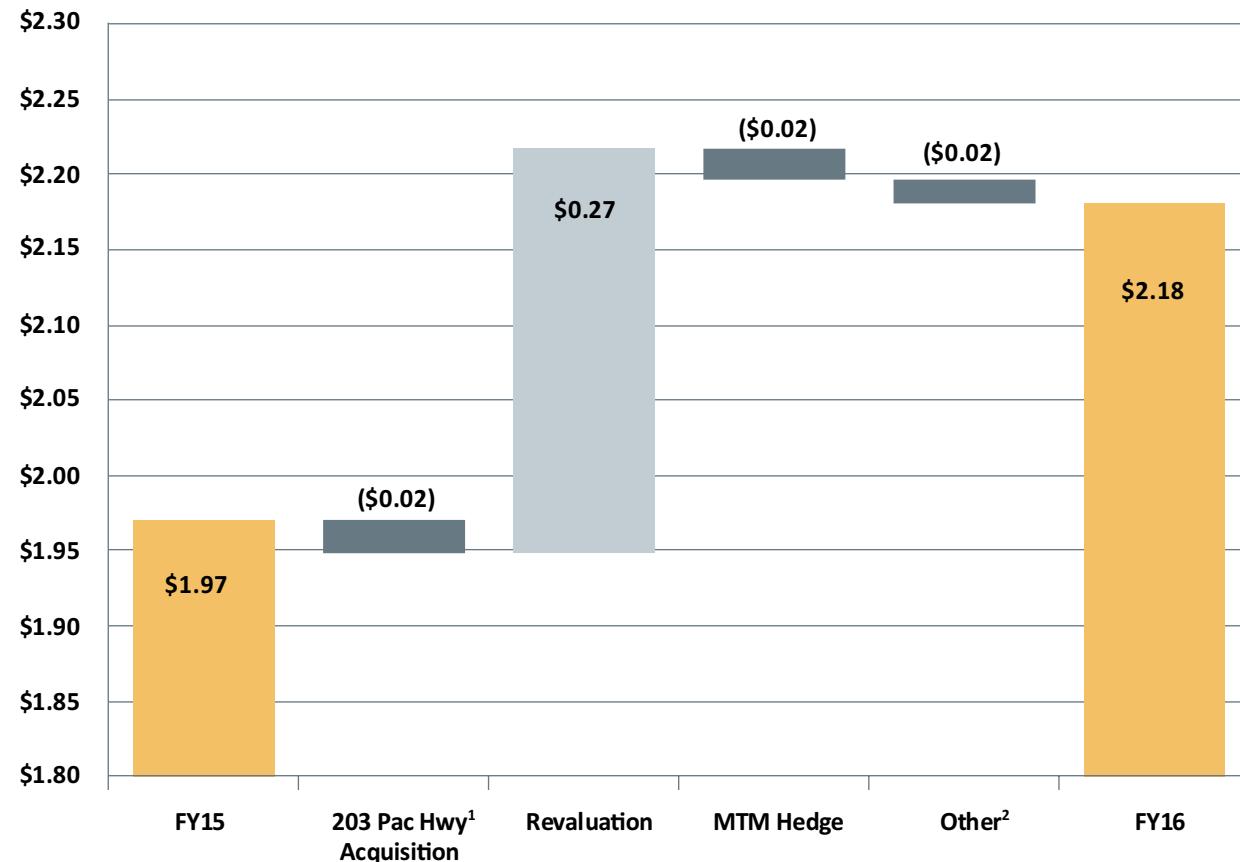
2 Based on a closing price at 30 June 2016 of \$2.14 per stapled security.

3 As at 30 June 2016.

NTA
21cps
+11%

FY16 NTA movements (\$ per stapled security)

Strong metropolitan office market fundamentals and valuation uplift driving NTA growth.



1. Net transaction costs associated with the acquisition.

2. Other include movements in cash, payables, receivables and revaluation of GMF stake.

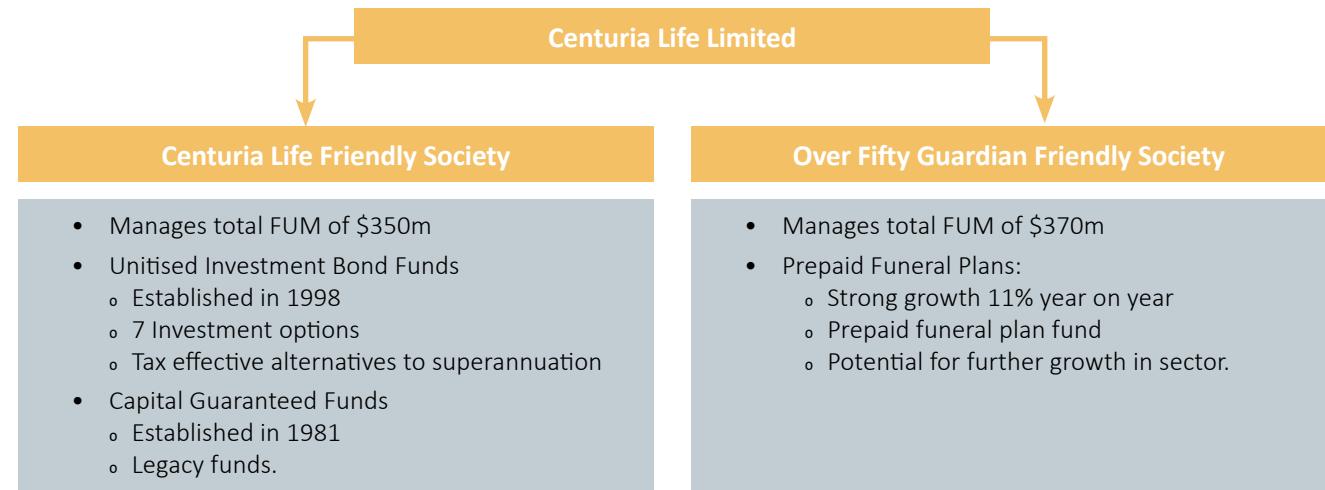
Centuria Life



*General Manager Investment Bonds
Neil Rogan*

"At 30 June 2016, CLL had total funds under management (FUM) of \$720 million. This compares with FUM of \$715 million at 30 June 2015. "

Investment Bond Division Structure



Centuria Life Limited (CLL) continued to grow during the 2016 financial year. Since 30 June 2015 we welcomed 1372 new policyholders, taking the total number of primary policyholders from 83,814 to 85,186 over the financial year to 30 June 2016.

\$350m + \$370m = \$720m

Total FUM of Centuria Life Investment Bonds	Total FUM of Over Fifty Guardian Friendly Society Bonds	Total FUM
---------------------------------------------	---------------------------------------------------------	-----------

	30 June 2016	30 June 2015
Total FUM increased	\$720m	\$715m
Total policyholders increased	85.1k	83.8k
Inflows increased	\$67.0m	\$46.8m
Redemptions	\$95.8m	\$70.9m

CLL remains the fourth-largest market participant

CLL maintained its strong position as the fourth-largest friendly society and insurance bond issuer in Australia, with 10.4 per cent market share.

(Source: Plan for Life, June 2016).

Centuria Life

Centuria Life Limited is a wholly-owned subsidiary of the Centuria Group, operating two friendly societies: Centuria Life Friendly Society and the Over Fifty Guardian Friendly Society. Both are regulated by APRA and authorised to issue insurance bonds and prepaid funeral plans.

Earning the confidence of financial advisers and investors

In the retail financial services market, CLL continues to build the confidence of financial advisers and direct investors.

Increasing uncertainty about the proposed changes to concessional and non-concessional contributions to superannuation has increased the appeal of investment bonds as a supplement to superannuation savings. The bonds are internally taxed at a maximum rate of 30 per cent, and no personal tax is paid on withdrawals after 10 years.

We remain focused on building long-term, sustainable relationships in the retail advice market and to position the Investment Bond Division as the investment bond provider of choice for third party distributors, financial advisors and direct investors.

Expert reviewers confirm the quality of our products

Among affirmations we received during the year, CLL was a finalist in the Plan for Life AFA Life Company of the Year Awards for Investment Bonds.

Lonsec Research awarded an Investment Grade Rating to four of our funds: Australian Shares, Balanced, Growth and High Growth.

In addition, 3 of our 4 unitised fund funds have been recognised by Morningstar and rated number one for their consistent performance over one, three and five years.



Further confirmation of the strength and reliability of CLL's Australian Shares Investment Bond comes from Morningstar's assessment, under which the bond retains its Five-Star Rating and is also rated first among the 40 funds in the category for performance over one, three and five years.



Fund	Total Return 1 Yr	Total Return 3 Yr	Total Return 5 Yr	Morningstar Ranking ⁽²⁾	Morningstar Rating
Centuria High Growth	4.00%	7.80%	8.92%	High Growth Bond	1/23
Centuria Australian Shares	9.77%	9.82%	9.86%	Australian Shares Bond	1/38
Centuria Growth Bond	7.92%	8.47%	7.78%	Growth & Balanced Bonds	1/88
Centuria Balanced	4.75%	6.36%	7.25%	Growth & Balanced Bonds	2/88

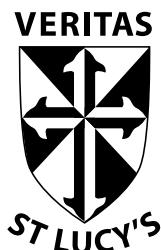
After tax returns demonstrated in the table

1. The Changing Face of Financial Service Distribution, IFA

2. Performance rankings from the universe of investment/insurance providers as at 31 July 2016.

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Centuria in the Community



The Centuria team are very community focused and regularly take part in fundraising events throughout the year. FY16 saw funds raised for Jeans for Genes Day, Daffodil Day and Tour De PIF in aid of the Property Industry Foundation. Centuria's participation in these events help to raise a combined total of approximately \$4000 for these charities.

St Lucy's School

Centuria continues to support St Lucy's School. Staff participate in a number of initiatives and events each year. The Company continues to host an annual trivia night to raise funds for the school. The FY16 event attracted over 150 attendees and raised \$36,600.

The funds raised by the event will go towards St Lucy's 'Literacy for Life' programme. The programme focuses on intensive training of volunteers, parents and other professionals who have day-to-day contact with students who attend the School. Literacy for Life involves the use of specific resources and ongoing research to monitor best practice in teaching students to read.

We would like to thank all our partners and volunteers who supported this cause, and in particular, our thanks to CBA who kindly donated their function space for the event. We look forward to hosting the event again in 2017.

In FY16, our staff continued to take part in volunteering days at the School. Our staff participate in a wide range of activities at the School ranging from assisting with general maintenance, gardening and providing administration help. The time spent at St. Lucy's gives our staff the opportunity to see the difference the School makes to the lives of its students first hand.

Meet the Directors



From left to right: Chairman - Garry Charny, Nicholas Collishaw, Jason Huljich, John McBain, Peter Done and John Slater (Photo dated July '16, prior to the appointment of Susan Wheeldon-Steele on 31 August '16)

Directors' Report

For the year ended 30 June 2016

The directors present their report together with the consolidated financial statements of the Group comprising Centuria Capital Limited (the 'Company'), and its controlled entities for the financial year ended 30 June 2016 and the auditor's report thereon.

The Company is the head entity of the Centuria Capital Limited Group, its shares are listed on ASX Limited under the code "CNI".

Directors

The directors of the Company at any time during or since the end of the financial year are:

Name, qualifications and independence status	Experience, special responsibilities and other directorships
Mr Garry S. Charny , BA, LL.B Chairman Independent Non-Executive Director	Garry was appointed to the Board on 23 February 2016, and appointed as Chairman of the Board on 30 March 2016. Garry is also Chairman of the Nomination and Remuneration Committee and a member of the Audit, Risk Management and Compliance Committee. Garry is the Managing Director and founder of Wolseley Corporate, an Australian corporate advisory and investment house. He has had broad experience in both listed and unlisted companies across a diverse range of sectors including property, retail, technology and media.
Mr Roger W. Dobson , LL.B, LL.M Independent Non-Executive Director	Roger was appointed to the Board in 2007 and was Chairman until his retirement on 30 March 2016. He was also Chairman of the Nomination and Remuneration Committee and a member of the Audit, Risk Management and Compliance Committee.
Mr Peter J. Done , B.Comm, FCA Independent Non-Executive Director	Peter was appointed to the Board in 2007 and is the Chairman of the Audit, Risk Management and Compliance Committee. He is also a member of the Nomination and Remuneration Committee and the Investment Committee. Peter was a partner of KPMG for 27 years until his retirement in June 2006. He has extensive knowledge in 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.
Mr John R. Slater , Dip.FS (FP), F Fin Independent Non-Executive Director	John was appointed to the Board in 2013 having been an adviser to the Centuria Life Friendly Society Investment Committees since 2011. John was a senior executive in the KPMG Financial Services practice from 1989 to 1999 and acted as State director of the Brisbane practice. He has also served on the Investment Committees of KPMG Financial Services, Berkley Group and Byron Capital. In 2008, John founded boutique Financial Advisory firm Riviera Capital and has a wealth of financial services experience. John is also a member of the Audit, Risk Management and Compliance Committee and the Nomination and Remuneration Committee.

Directors' Report

For the year ended 30 June 2016

Name, qualifications and independence status	Experience, special responsibilities and other directorships
Mr John E. McBain , Dip. Urban Valuation Chief Executive Officer	<p>John was a founding director and major shareholder in boutique property funds manager Century Funds Management, which was established in 1999 and was acquired by the Over Fifty Group in July, 2006. He joined the Over Fifty Group Board on 10 July, 2006 and was appointed Chief Executive Officer in 2008. In 2011 the company was renamed Centuria Capital.</p> <p>John is also a director of QV Equities Limited, a licensed investment company listed on the ASX.</p> <p>Prior to forming Century, in 1990 John founded Hanover Group, a specialist property investment consultancy and in 1995 he formed Waltus Investments Australia, a dedicated property fund manager. John formerly held senior positions in a number of property development and property investment companies in Australia, New Zealand and the United Kingdom.</p> <p>John holds a Diploma in Urban Valuation (University of Auckland).</p>
Mr Jason C. Huljich , B. Comm Executive Director	<p>Jason was appointed to the Board in 2007.</p> <p>As CEO – Unlisted Property Funds, Jason is responsible for providing strategic leadership and ensuring the effective operation and growth of Centuria's unlisted property portfolio. Jason has been involved in the unlisted property sector in Australia since 1996 and has considerable expertise in investment property selection, fund feasibility and funds management.</p> <p>Jason is the President of the National Executive Committee of the Property Funds Association of Australia, the peak industry body representing the \$125 billion direct property investment industry.</p>
Mr Nicholas R. Collishaw , SAFin, FAAPI, FRICS Executive Director	<p>Nicholas was appointed CEO – Listed Property Funds at Centuria Property Funds on 1 May, 2013.</p> <p>Prior to this role, Nicholas held the position of CEO and Managing Director at the Mirvac Group. During his time at Mirvac (2005-2012), Nicholas was responsible for successfully guiding the business through the GFC and implementing a strategy of sustained growth for the real estate development and investment company. During Nicholas' 30 year career, he has held senior positions with James Fielding Group, Paladin Australia, Schroders Australia and Deutsche Asset Management. He has extensive experience in all major real estate markets in Australia and investment markets in the United States, United Kingdom and the Middle East.</p> <p>Nicholas is Deputy Chair of the UNSW Built Environment Advisory Council.</p>

The above named directors held office during the entire financial year and up to the date of this report, unless otherwise noted.

Directors' Report

For the year ended 30 June 2016

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, Management & Compliance Committee Meetings		Nomination & Remuneration Committee Meetings	
	A	B	A	B	A	B
G. Charny	11	11	1	1	1	1
R. W. Dobson	12	14	2	4	2	2
P. J. Done	21	23	6	6	3	3
J. R. Slater	22	23	6	6	3	3
J. E. McBain	23	23	#	#	#	#
J. C. Huljich	22	23	#	#	#	#
N. R. Collishaw	23	23	#	#	#	#

A – Number of meetings attended

B – Number of meetings held during the time the director held office during the year

– Not a member of the committee

Directors' interests

The following table sets out each director's relevant interest in shares in the Company as at the date of this report.

Directors	Number of Fully Paid Ordinary Shares
G. Charny	1,627
P. J. Done	500,000
J. R. Slater	1,700,000
J. E. McBain ⁽ⁱ⁾	4,604,549
J. C. Huljich ⁽ⁱ⁾	2,342,715
N. R. Collishaw ⁽ⁱ⁾	850,051

(i) These directors have also been granted Performance Rights as detailed in the Remuneration Report. Directors hold ordinary interests, with equal rights to other shareholders.

Directors' Report

For the year ended 30 June 2016

Company secretary

Mr James Lonie was appointed Company Secretary on 14 August 2015. James is a partner in the Sydney office of HWL Ebsworth Lawyers and has extensive financial services experience with a particular focus on:

- funds management including advising on licensing issues;
- general securities/corporate transactions and advice; and
- mergers and acquisitions including off-market takeover bids, schemes, capital reductions and buy-backs and in preparing and negotiating offer, disclosure and shareholder meeting documentation.

James' experience includes addressing regulatory and compliance issues relating to, and documenting transactions and investment vehicles regulated by, the Corporations Act.

James graduated from Sydney University and holds a Bachelor of Arts, a Bachelor of Laws and a Masters of Laws.

Mr Matthew Coy was the previous Company Secretary, appointed on 21 October 2009 and resigned effective 14 August 2015.

Principal activities

The principal activities of the Group during the financial year were the marketing and management of investment products (including friendly society investment bonds and property investment funds), management of Over Fifty Guardian Friendly Society Limited and management of a reverse mortgage lending portfolio.

There were no significant changes in the nature of the activities of the Group during the financial year.

Operating and financial review

The Group recorded a consolidated statutory net profit after tax for the year of \$12.1 million (FY15 \$8.6 million). Underlying net profit after tax was \$10.4 million (FY15 \$6.3 million).

Underlying net profit after tax is the statutory net profit after tax adjusted for changes in the fair value of financial instruments and significant items of a non-recurring nature.

Reconciliation of Statutory Profit to Underlying Profit	FY16	FY15
	\$ million	\$ million
Statutory Profit after tax	12.123	8.561
Less non-recurring items:		
Unrealised gain on fair value movements in derivatives	5.493	1.148
Impairment charges in relation to seed capital valuations	(2.779)	(1.795)
Accounting gains on sale of non-core assets		5.194
Unrealised profit on non-core investment (net of costs)	0.990	-
Tax impact of the above	(1.998)	(2.266)
Underlying Profit after tax	10.417	6.280

Directors' Report

For the year ended 30 June 2016

Operational highlights for the year at a divisional level were as follows:

Property Funds Management

- Underlying net profit after tax of \$11.8 million was up 97% on the prior year (FY15: \$6.0 million). Earnings growth was driven by growth in fee income due to a number of significant acquisitions and divestments during the year.
- The following acquisitions were completed during the year;
 - 203 Pacific Highway, St Leonards- acquired in December 2015 as a co-investment between Centuria's unlisted funds and the Centuria Metropolitan REIT for \$86 million.
 - Australian Technology Park, Eveleigh (ATP) – a \$104 million stake in ATP was purchased in April 2016 by an unlisted fund.
- During the year the Group also realised value of its existing portfolio via the following assets sales;
 - 175 Castlereagh Street, Sydney – acquired by an unlisted fund in 2013 for \$56 million, the Group completed the sale of the asset for \$98.0 million in December 2015.
 - 80 Waterloo Road and 16 Byfield Street, North Ryde ("Macquarie Park") – acquired for \$25.3 million in 2001 & 2002, the Group completed the sale of the assets for \$101 million.

Investment Bonds Division

- The Group's key focus continues to be on growing Funds Under Management ("FUM") through creating new and innovative products that meet market demand, prudent investment decision making and maintaining informative and regular policyholder communication.
- Underlying net profit after tax of the division was \$2.5 million compared with \$3.4 million for the prior year as a result of newer funds having lower fees than the older capital guaranteed funds.
- The number of primary policy holders under administration continued to steadily increase throughout the year with 85,186 primary policyholders at 30 June 2016 (30 June 2015: 83,814).
- FUM increased modestly during the year – up from \$715.2 million at 30 June 2015 to \$720 million at 30 June 2016.

Dividends

Dividends paid or declared by the Company during the current financial year were:

Declared and paid during the current financial year	Cents per share	Total amount \$'000	Date paid
Final 2015 dividend	2.75	2,111	18 September 2015
Interim 2016 dividend	2.25	1,724	18 March 2016
Total amount	5.00	3,835	

Subsequent to year end, the following dividend was declared by the directors. The financial effect of this dividend has not been brought to account in the consolidated financial statements for the year ended 30 June 2016 and will be recognised in subsequent financial reports.

Declared after the end of the current financial year	Cents per share	Total amount \$'000	Date payable
Final 2016 dividend	3.00	2,299	14 September 2016

Events subsequent to the reporting date

a) Final Dividend

On 18 August 2016, the Company declared a dividend of 3.0 cents per share franked to 100%. The dividend is expected to be paid on 14 September 2016.

b) Investment in GPT Metro Office Fund

In May 2016, the group announced the acquisition of a 12.6% stake in GPT Metro Office Fund (GMF). On 24 May 2016, the Group's subsidiary Centuria Property Funds Limited (CPFL) in its capacity as responsible entity of the Centuria Metropolitan REIT (CMA) submitted a non-binding proposal to merge CMA and GMF via a trust scheme. This was followed on 16 June 2016 with a takeover bid for GMF via an off market takeover. At the same time the Company entered into a number of agreements, including a Facilitation and Property Rights Deed with the GPT Group. On 1 August 2016, GMF's Independent Board Committee announced its support for a competing offer. Also on 1 August 2016, CMA announced it would not be proceeding with its offer for GMF.

Directors' Report

For the year ended 30 June 2016

Events subsequent to the reporting date (continued)

As at the date of this report, the Group retains its 12.6% interest in GMF.

Other than the matters discussed above, there has not arisen in the interval between 30 June 2016 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 years.

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's operations are not subject to any significant environmental regulation.

Indemnification of officers and auditors

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 such 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 20 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 Management & 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; and
- none of the services undermine the general principles relating to auditor independence as set out in Code of Conduct APES 110 Code of Ethics for Professional Accountants issued by the Accounting Professional & 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.

Lead auditor's independence declaration

The lead auditor's independence declaration is set out on page 38 and forms part of the Directors' Report for the year ended 30 June 2016.

Rounding of amounts to the nearest thousand dollars

The Group is an entity of a kind referred to in the "ASIC Corporations (Rounding in Financial/ Directors' Report) Instrument 2016/191". Amounts in the Directors' Report and Financial Report have been rounded off, in accordance with that Class Order, to the nearest thousand dollars, unless otherwise indicated.

Directors' Report

For the year ended 30 June 2016

Remuneration Report - Audited

This Remuneration Report, which forms part of the Directors' Report, sets out information about the remuneration of the Company's directors and its senior management for the financial year ended 30 June 2016. The prescribed details for each person covered by this report are detailed under the following headings:

1. Director and senior management details;
2. Remuneration policy;
3. Relationship between the remuneration policy and company performance;
4. Non-executive director remuneration;
5. Remuneration of executive directors and senior management;
6. Key terms of employment contracts; and
7. Director and senior management equity holdings and other transactions.

1. Director and senior management details

The following persons acted as directors of the Company during or since the end of the financial year:

- Mr G. S. Charny (Independent Chairman) appointed as Independent Director 23 February 2016 and appointed Chairman 30 March 2016.
- Mr R. W. Dobson (Independent Chairman) retired 30 March 2016
- Mr P. J. Done (Independent Director)
- Mr J. R. Slater (Independent Director)
- Mr J. E. McBain (Group CEO- Centuria Capital and Executive Director)
- Mr J. C. Huljich (CEO – Unlisted Property Funds and Executive Director)
- Mr. N. R. Collishaw (CEO- Listed Property Funds and Executive Director)

The term 'senior management' is used in this remuneration report to refer to the following persons in addition to the directors listed above:

- Mr S. W. Holt (Chief Financial Officer), appointed 4 May 2016.

2. Remuneration policy

The Company recognises the important role people play in the achievement of its long-term objectives and as a key source of competitive advantage. To grow and be successful, the Company must be able to attract, motivate and retain capable individuals. The Company's remuneration policy focuses on the following:

- Ensuring competitive rewards are provided to attract and retain executive talent;
- Linking remuneration to performance so that higher levels of performance attract higher rewards;
- Aligning rewards of all staff, but particularly executives, to the creation of value to shareholders;
- Making sure the criteria used to assess and reward staff include financial and non-financial measures of performance;
- Ensuring the overall cost of remuneration is managed and linked to the ability of the Company to pay; and
- Ensuring severance payments due to the Chief Executive Officer 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.

3. Relationship between the remuneration policy and company performance

The main objective in rewarding the Company executives for their performances is to ensure that shareholders' wealth is maximised through the Company's continued growth. It is necessary to structure and strengthen this focus to drive this strategy so that they are aligned with the Company's objectives and successes.

Under the remuneration policy, senior management's remuneration includes a fixed remuneration component, short-term and long-term incentive arrangements. The long-term incentives are based on the Company's performance for the year

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

in reference to specific Earnings per Share (EPS) hurdles and Key Strategic Goals being met. The Group's remuneration is directly related to the performance of the Group through the linking of short and long-term incentives to these financial measures.

The short-term incentives are based on the individual's performance in the preceding 12 months compared to pre-agreed goals.

Where senior management is remunerated with shares, the Remuneration Policy places no limitations to their exposure to risk in relation to the shares. Target incentive remuneration refers to the incentive pay provided for meeting performance requirements. Actual incentive remuneration can vary for executive directors and senior management depending on the extent to which they meet performance requirements.

In accordance with the Company's corporate governance, the structure of non-executive director and executive remuneration is separate and distinct.

4. Non-executive director remuneration

Objective

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

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 amount determined is then divided between the directors as agreed. Clause 63.2 of the Constitution provides an aggregate maximum amount of not more than \$750,000 per year.

Directors' Fees

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.

5. Remuneration of executive directors and senior management

Objective

The Company aims to reward executives with a level and mix of remuneration commensurate with their position and responsibilities within the Company so as to:

- Reward executives for company, business unit and individual performance against targets set by reference to appropriate benchmarks;
- Align the interests of executives with those of stakeholders;
- Link rewards with the strategic goals and performance of the Company; and
- Ensure total remuneration is competitive by market standards.

Structure

In determining the level and make-up of executive remuneration, the CEO and Board have regard to market levels of remuneration for comparable executive roles.

Remuneration packages include a mix of fixed and variable remuneration and short and long-term performance-based incentives. The proportion of fixed and variable remuneration is established for each executive by the CEO after consultation with the Nomination & Remuneration Committee. While the allocation may vary from period to period, the table below details the approximate fixed and variable components for the executives.

	% of Total Target Annual Remuneration	
	Fixed remuneration	Variable remuneration
Executive directors		
Mr J. E. McBain	80%	20%
Mr J. C. Huljich	80%	20%
Mr N. R. Collishaw	80%	20%
Senior management		
Mr S. W. Holt	80%	20%

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

5. Remuneration of executive directors and senior management (continued)

(a) 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 including motor vehicles), as well as employer contributions to superannuation funds. This is reviewed annually by the CEO and the Nomination & Remuneration Committee. The process consists of a review of Company, business unit and individual performance as well as relevant comparative remuneration in the market. The same process is used by the Nomination & Remuneration Committee when reviewing the fixed remuneration of the CEO.

The CEO and senior management are given the opportunity to receive their fixed (primary) remuneration in a variety of forms including cash and salary sacrifice items such as motor vehicles, motor vehicle allowances and/or additional superannuation contributions.

(b) Variable Remuneration

Under the Company's Senior Management Remuneration Policy, long and short-term performance incentives may be made under the Company's incentive plans. These are discussed further below.

(i) Short-term Incentives (STI)

The objective of the STI program is to link the achievement of the Group's operational and financial targets with the remuneration received by the executives charged with meeting those targets. The total potential STI available is set at a level so as to provide sufficient incentive to the executive to achieve operational targets and such that the cost to the Group is reasonable in the circumstances.

At the Board's absolute discretion, employees may be provided with the opportunity to receive an annual, performance-based incentive, either in the form of cash or the issue of shares in the Company, or a combination of both.

During the current financial year, the Company issued Nil (FY15 320,000) ordinary shares to employees in addition to cash bonuses provided to employees.

(ii) Long-term incentive (LTI)

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.

The primary objectives of the Plan include:

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

Rights issued under the LTI Plan are issued in accordance with the thresholds approved at the 2013 AGM.

A summary of the key terms of the Performance Rights are set out below.

Term	Detail
Performance Rights ("Rights")	Each Right is a right to receive a fully paid ordinary share in the Company ("Share"), subject to meeting the Performance Conditions. Upon meeting the Performance Conditions, the Rights vest and Shares are allocated. 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.
Vesting conditions	The Rights will vest to the extent that the board determines that: <ul style="list-style-type: none">• The Performance Conditions that apply to the Rights were satisfied; and• The employee was continuously employed by the Company until the end of the Performance Period.
Vesting date	The date on which the Board determines the extent to which the Performance Conditions are satisfied and the Rights vest.
Performance Conditions	The Performance Conditions set out in the LTI Plan relate to: <ul style="list-style-type: none">• Growth in Earnings Per Share ("EPS hurdle");• Growth in property and friendly society funds under management ("Growth in FUM Hurdle"); and• Absolute Total Shareholder Return Performance ("Absolute TSR Hurdle").

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

5. Remuneration of executive directors and senior management (continued)

There have been three tranches of Rights granted under the LTI plan to date:

Tranche	Grant Date	Performance Period
1	1 January 2014	1 July 2013 to 30 June 2016
2	1 February 2015	1 July 2014 to 30 June 2017
3	1 February 2016	1 July 2015 to 30 June 2018

The Performance Conditions and their associated weighting applicable to each tranche is summarised in the following table:

EPS Hurdle

The percentage of Rights subject to the EPS Hurdle that vest, if any, will be determined as follows:

	Compound Annual Growth Rate	Portion of Rights that vest	Compound Annual Growth Rate	Portion of Rights that vest
	Tranche 1 (70%)		Tranches 2 and 3 (45%)	
Maximum % or above	12.5% or greater	100%	10% or greater	100%
Between threshold % and maximum %	More than 7.5%, less than 12.5%	Pro-rata between 50% to 100%	More than 6%, less than 10%	Pro-rata between 50% to 100%
			More than 4%, less than 6%	Pro-rata between 25% to 50%
Threshold %	7.5%	50%	4%	25%
Less than the threshold %	Less than 7.5%	0%	Less than 4%	0%

The Board has discretion to adjust the EPS performance hurdle to ensure that participants are neither advantaged nor disadvantaged by matters outside managements' control that affect EPS (for example, by excluding one-off non-recurrent items or the impact of significant acquisitions or disposals).

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

5. Remuneration of executive directors and senior management (continued)

Growth in FUM Hurdle

The percentage of Rights subject to the Growth in FUM Hurdle that vest, if any, will be determined as follows:

	Compound Annual Growth Rate	Portion of Rights that vest	Compound Annual Growth Rate	Portion of Rights that vest
	Tranche 1 (15%)		Tranches 2 and 3 (15%)	
Maximum % or above	25% or greater	100%	18% or greater	100%
Between threshold % and maximum %	More than 15%, less than 25%	Pro-rata between 50% to 100%	More than 14%, less than 18%	Pro-rata between 50% to 100%
			More than 10%, less than 14%	Pro-rata between 25% to 50%
Threshold %	15%	50%	10%	25%
Less than the threshold %	Less than 15%	0%	Less than 10%	0%

Absolute TSR Hurdle

The percentage of Rights subject to the Absolute TSR Hurdle that vest, if any, will be determined as follows:

	Compound Annual Growth Rate	Portion of Rights that vest	Compound Annual Growth Rate	Portion of Rights that vest
	Tranche 1 (15%)		Tranches 2 and 3 (40%)	
Maximum % or above	18% or greater	100%	18% or greater	100%
Between threshold % and maximum %	More than 12%, less than 18%	Pro-rata between 50% to 100%	More than 15%, less than 18%	Pro-rata between 50% to 100%
			More than 12%, less than 15%	Pro-rata between 25% to 50%
Threshold %	12%	50%	12%	25%
Less than the threshold %	Less than 12%	0%	Less than 12%	0%

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

5. Remuneration of executive directors and senior management (continued)

Rights Granted

The following Rights were granted to key management personnel.

Employee	No. of Rights Granted	Vesting Conditions	Fair value at Grant Date
Tranche 1 (grant date of 1 January 2014)			
Mr J.E. McBain	376,903 80,765 80,765	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.73 \$0.73 \$0.18
Mr J.C. Huljich	231,837 49,679 49,680	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.73 \$0.73 \$0.18
Mr N. R. Collishaw	231,837 49,679 49,680	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.73 \$0.73 \$0.18
Total	1,200,825		
Tranche 2 (grant date of 1 February 2015)			
Mr J.E. McBain	216,496 72,165 192,441	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.81 \$0.81 \$0.28
Mr J.C. Huljich	135,000 45,000 120,000	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.81 \$0.81 \$0.28
Mr N. R. Collishaw	135,000 45,000 120,000	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.81 \$0.81 \$0.28
Mr M. J. Coy	60,037 20,012 53,366	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.81 \$0.81 \$0.28
Mr D. B. Govey	44,270 14,757 39,350	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.81 \$0.81 \$0.28
Other executives	233,564 77,855 207,613	EPS Hurdle FUM Growth Hurdle Absolute TSR Growth Hurdle	\$0.81 \$0.81 \$0.28
Total	1,831,926		

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

5. Remuneration of executive directors and senior management (continued)

Rights Granted

During the year ended 30 June 2016, the following rights lapsed due to the resignation of the

Tranche 2 – lapsed grants (grant date of 1 February 2015)

Mr M. J. Coy	60,037	EPS Hurdle	\$0.81
	20,012	FUM Growth Hurdle	\$0.81
	53,366	Absolute TSR Growth Hurdle	\$0.28
Mr D. B. Govey	44,270	EPS Hurdle	\$0.81
	14,757	FUM Growth Hurdle	\$0.81
	39,350	Absolute TSR Growth Hurdle	\$0.28
Other executives	94,143	EPS Hurdle	\$0.81
	31,381	FUM Growth Hurdle	\$0.81
	83,683	Absolute TSR Growth Hurdle	\$0.28
Total	440,999		

Tranche 3 (grant date of 1 February 2016)

Mr J.E. McBain	216,496	EPS Hurdle	\$0.87
	72,165	FUM Growth Hurdle	\$0.87
	192,441	Absolute TSR Growth Hurdle	\$0.19
Mr J.C. Huljich	135,000	EPS Hurdle	\$0.87
	45,000	FUM Growth Hurdle	\$0.87
	120,000	Absolute TSR Growth Hurdle	\$0.19
Mr N. R. Collishaw	135,000	EPS Hurdle	\$0.87
	45,000	FUM Growth Hurdle	\$0.87
	120,000	Absolute TSR Growth Hurdle	\$0.19
Other executives	317,976	PS Hurdle	\$0.87
	105,993	FUM Growth Hurdle	\$0.87
	282,645	Absolute TSR Growth Hurdle	\$0.19
Total	1,787,715		

relevant employee:

Subject to the Boards' overriding discretion, unvested Rights lapse upon the earliest of ceasing employment, corporate restructuring, divestment of a material business or subsidiary, change of control, clawback and lapse for fraud and breach, failure to satisfy the Performance Conditions and the 7th anniversary of the date of the grant.

The Company's overall objective is to reward senior management based on the Company's performance and build on shareholders' 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.

5 year summary	30 June 2016	30 June 2015	30 June 2014	30 June 2013	30 June 2012
	\$'000	\$'000	\$'000	\$'000	\$'000
Net profit after tax	12,123	8,561	9,078	7,338	1,967
Share price at start of year	\$0.93	\$0.80	\$0.82	\$0.42	\$0.57
Share price at end of year	\$1.05	\$0.93	\$0.80	\$0.82	\$0.42
Interim dividend	2.25cps	2.0cps	1.25cps	1.25cps	1.25cps
Final dividend	3.00cps	2.75cps	1.50cps	-	-
Basic earnings per share	15.8cps	11.0cps	11.6cps	9.4cps	2.5cps
Diluted earnings per share	15.1cps	10.8cps	11.6cps	9.4cps	2.5cps

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

5. Remuneration of executive directors and senior management (continued)

Remuneration for the year ended 30 June 2016

	Short-term employee benefits			Post employment benefits		Other long-term benefits		Share-based payments		Total
	Salaries \$	Fees \$	Bonus \$	Superannuation \$	Long service leave \$			\$	\$	
Directors										
G. Charny	-	53,308	-	5,064	-	-	-	-	-	58,372
R.W. Dobson	-	113,400	-	10,773	-	-	-	-	-	124,173
P.J. Done	-	129,600	-	12,312	-	-	-	-	-	141,912
J.R. Slater	-	97,200	-	9,005	-	-	-	-	-	106,205
J.E. McBain	621,000	-	375,000	24,000	30,947	257,668	257,668	1,308,615		
J.C. Huljich	530,692	-	250,000	19,308	17,763	159,857	159,857	977,620		
N.R. Collishaw ⁽ⁱ⁾	530,692	-	110,000	19,308	-	159,857	159,857	819,857		
Sub-total	1,682,384	393,508	735,000	99,770	48,710	577,382	577,382	3,536,754		
Senior management										
S.W. Holt	66,576	-	20,000	3,218	-	-	-	-	-	89,794
Sub-total	66,576	-	20,000	3,218	-	-	-	-	-	89,794
Grand total	1,748,960	393,508	755,000	102,988	48,710	577,382	577,382	3,626,548		

(i) As part of his employment agreement, Mr Collishaw is entitled to receive a one-off \$500,000 incentive payment upon successful listing of a listed property fund once the fund reaches \$500 million of assets under management. Mr Collishaw is not currently entitled nor has any remuneration been paid in relation to this incentive.

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

5. Remuneration of executive directors and senior management (continued)

No directors or senior management person appointed during the period received a payment as part of his or her consideration for agreeing to hold the position.

Remuneration for the year ended 30 June 2015

	Short-term employee benefits			Post employment benefits	Other long-term benefits	Share-based payments	Total
	Salaries \$	Fees \$	Bonus \$				
Directors							
R.W. Dobson	-	140,000	-	13,300	-	-	153,300
P.J. Done	-	120,000	-	11,400	-	-	131,400
J.R. Slater	-	90,000	-	8,550	-	-	98,550
J.E. McBain	541,199	-	150,000	24,000	11,549	215,387	942,134
J.C. Huljich	490,431	-	100,000	18,783	10,505	133,298	753,018
N.R. Collishaw ⁽ⁱ⁾	493,716	-	100,000	18,783	-	133,298	745,797
Sub-total	1,525,346	350,000	350,000	94,817	22,054	481,983	2,824,199
Senior management							
M.J. Coy ⁽ⁱⁱ⁾	359,967	-	-	18,783	7,137	45,248	431,136
D.B. Govey	321,286	-	30,000	25,000	7,144	19,610	403,040
Sub-total	681,253	-	30,000	43,783	14,282	64,858	834,176
Grand total	2,206,599	350,000	380,000	138,600	36,336	546,841	3,658,376

(i) As part of his employment agreement, Mr Collishaw is entitled to receive a one-off \$500,000 incentive payment upon successful listing of a listed property fund once the fund reaches \$500 million of assets under management. Mr Collishaw is not currently entitled nor has any remuneration been paid in relation to this incentive.

(ii) Mr Coy was awarded 20,000 shares during the year as a short-term incentive in recognition of the achievement of a strategic objective of the Group to monetise a large portion of the reverse mortgage portfolio. The expense is included in the share-based payment amount disclosed in the table above.

Directors' Report

For the year ended 30 June 2016

Remuneration Report – Audited (continued)

5. Remuneration of executive directors and senior management (continued)

6. Key terms of employment contracts

CEO

Mr John McBain, was appointed as CEO of the Company in April 2008. He is also an executive director of the Company. Mr McBain is employed under contract. The summary of the major terms and conditions of Mr McBain's employment contract are as follows:

- Fixed Compensation plus superannuation contributions;
- Car parking within close proximity to the Company's office;
- Eligible to participate in the bonus program determined at the discretion of the Board;
- The Company may terminate this employment contract by providing 6 months written notice or provide payment in lieu of the notice period. Any payment in lieu of notice will be based on the Total Fixed Compensation Package; and
- The Company may terminate the employment contract at any time without notice if serious misconduct has occurred. When termination with cause occurs the CEO is only entitled to remuneration up to the date of termination.

7. Director and senior management equity holdings and other transactions

Other executives (standard contracts)

All executives are employed under contract. The Company may terminate the executive's employment agreement by providing between 1 and 6 months written notice or providing payment in lieu of the notice period (based on the Total Fixed Compensation package).

(a) 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.

Number of shares	Balanced at 1 July	Shares purchased /Issued as Part of Remuneration	Shares sold	Balance at 30 June
2016				
G. Charny	-	1,627	-	1,627
P.J. Done	500,000	-	-	500,000
J.R. Slater	1,630,000	70,000	-	1,700,000
J.E. McBain	4,600,040	4,509	-	4,604,549
J.C. Huljich	2,342,715	-	-	2,342,715
N.R. Collishaw	850,051	-	-	850,051
2015				
R.W. Dobson	997,728	201,614	-	1,199,342
P.J. Done	400,000	100,000	-	500,000
J.R. Slater	1,402,297	227,703	-	1,630,000
J.E. McBain	4,590,286	9,754	-	4,600,040
J.C. Huljich	2,387,715	-	(45,000)	2,342,715
N.R. Collishaw	850,051	-	-	850,051
M.J. Coy	583,311	37,360	-	620,671
D.B. Govey	715,272	-	-	715,272

(b) Transactions with key management personnel

As a matter of Board policy, all transactions with directors and director-related entities are conducted on arms-length commercial or employment terms.

During the financial year, the following transactions occurred between the Company and key management personnel:

- Wolseley Corporate Pty Ltd, a related party of G. Charny, was paid \$88,000 (inclusive of GST) for corporate advisory fees.
- Henry Davis York, a related party of R. Dobson, was paid \$16,374 (inclusive of GST) (2015: \$806,856) for legal consultancy fees.
- Mr J. R. Slater (personally) and Riviera Capital Pty Ltd, a related party of Mr. Slater, were paid a total of \$141,840 (inclusive of GST) (2015: \$141,643) for consultancy services.

Directors' Report

For the year ended 30 June 2016

This Directors' Report is signed in accordance with a resolution of the Directors.



G. Charny
Chairman



P. J. Done
Director
Chairman- Audit, Risk Management &
Compliance Committee

Sydney
18 August 2016

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 for the financial year ended 30 June 2016 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.

A handwritten signature in black ink, appearing to read 'kpmh'.

KPMG

A handwritten signature in black ink, appearing to read 'Nigel Virgo'.

Nigel Virgo
Partner

Sydney

18 August 2016

Consolidated Statement of Comprehensive Income

For the year ended 30 June 2016

	Note	2016 \$'000	2015 \$'000
Profit attributable to shareholders			
Revenue	6(a)	46,009	37,201
Gains on sales of non-core assets	6(b)	-	5,194
Unrealised gain arising from fair value movements of derivative financial instruments	23(c)(iv)	5,493	1,148
Expenses		(29,252)	(24,930)
Finance costs	8	(2,707)	(3,890)
Profit before tax attributable to shareholders		19,543	14,723
Income tax expense ⁽ⁱ⁾	9(a)	(7,420)	(6,162)
Benefit funds			
Revenue attributable to Benefit Funds ⁽ⁱⁱ⁾	16(a)	20,927	22,015
Expenses attributable to Benefit Funds ⁽ⁱⁱ⁾	16(a)	(19,578)	(20,395)
Income tax expense relating to Benefit Funds ^{(i), (ii)}	16(a)	(1,349)	(1,620)
Benefit funds contribution to profit, net of tax		-	-
Profit after tax for the period		12,123	8,561
Other comprehensive income:			
Gain on cash flow hedges taken to equity		-	54
Income tax expense on other comprehensive income		-	(16)
Other comprehensive income for the year (net of tax)		-	38
Total comprehensive income for the period		12,123	8,599

	Note	2016 \$'000	2015 \$'000
Profit attributable to:			
Owners of the Company		12,303	8,566
Non-controlling interests		(180)	(5)
12,123			
Total comprehensive income attributable to:			
Owners of the Company		12,303	8,604
Non-controlling interests		(180)	(5)
12,123			
Earnings per share			
From continuing operations:			
Basic (cents per share)	10	15.8	11.0
Diluted (cents per share)	10	15.1	10.8

(i) Total consolidated income tax expense including the benefit funds is \$8.8 million (FY15: \$7.8 million).

(ii) A subsidiary of the Company, Centuria Life Limited (CLL), is a friendly society in accordance with the Life Insurance Act 1995 ("the Act"). The funds operated by CLL, and any trusts controlled by those funds, are treated as statutory funds in accordance with the Act. These statutory funds are required to be consolidated in accordance with accounting standards and are shown separately from shareholder funds in the financial statements.

Notes to the consolidated financial statements are included on pages 43 to 78.

Consolidated Statement of Financial Position

For the year ended 30 June 2016

	Note	30 June 2016 \$'000	30 June 2015 \$'000
Assets			
Cash and cash equivalents	22(a)	13,157	25,487
Trade and other receivables	11	19,656	8,619
Assets classified as held for sale	21(d)(iii)	-	1,040
Prepayments		1,054	797
Income tax receivable	9(b)	-	1,804
Financial assets at fair value	12	47,194	5,456
Property held for development		35,716	23,011
Reverse mortgages at fair value	12	51,561	43,754
Plant and equipment		863	1,134
Deferred tax assets	9(c)	-	819
Intangible assets	13	53,025	53,025
		222,226	164,945
Assets in respect of benefit fund policy holders	16(b)	353,528	386,401
Total assets		575,754	551,346
Liabilities			
Trade and other payables	14	9,190	6,343
Provisions		1,155	1,264
Borrowings	15	59,951	20,912
Interest rate swap at fair value	23(c)(iv)	20,778	17,576
Income tax payable	9(b)	985	-
Deferred tax Liability	9(c)	2,500	-
		94,559	46,095
Liabilities in respect of Benefit Funds policy holders	16(b)	353,528	386,401
Total liabilities		448,087	432,496
Net assets		127,667	118,851

	Note	30 June 2016 \$'000	30 June 2015 \$'000
Equity			
Contributed equity	17	88,058	88,112
Retained earnings		28,452	19,982
Share-based payment reserve		1,459	784
Equity attributable to equity holders of the Company		117,969	108,878
Non-controlling interests		9,698	9,973
Total equity		127,667	118,851

The consolidated financial statements include the financial position of the Benefit Funds of Centuria Life Limited (refer to the footnote on page 39).

Notes to the consolidated financial statements are included on pages 43 to 78.

Consolidated Statement of Changes in Equity

For the year ended 30 June 2016

	Contributed equity \$'000	Retained earnings \$'000	Cash flow hedge reserve \$'000	Share-based payment reserve \$'000	Attributable to equity holders of the parent \$'000	Non-controlling interests \$'000	Total equity \$'000
Balance at 30 June 2014	89,167	14,151	(38)	164	103,444	-	103,444
Profit for the year	-	8,566	-	-	8,566	(5)	8,561
Other comprehensive income for the period	-	-	38	-	38	-	38
Total comprehensive income for the period	-	8,566	38	-	8,604	(5)	8,599
Acquisition of subsidiary with NCI	-	-	-	-	-	9,978	9,978
Share-based payment	-	-	-	620	620	-	620
Employee share scheme	284	-	-	-	284	-	284
Dividends paid	-	(2,735)	-	-	(2,735)	-	(2,735)
Share buy-back/shares cancelled	(1,339)	-	-	-	(1,339)	-	(1,339)
Balance at 30 June 2015	88,112	19,982	-	784	108,878	9,973	118,851
Balance at 1 July 2015	88,112	19,982	-	784	108,878	9,973	118,851
Profit for the year	-	12,303	-	-	12,303	(180)	12,123
Total comprehensive income for the period	-	12,303	-	-	12,303	(180)	12,123
Fund Establishment costs	-	-	-	-	-	(95)	(95)
Share-based payment	-	-	-	675	675	-	675
Employee share scheme	57	-	-	-	57	-	57
Dividends paid	-	(3,833)	-	-	(3,833)	-	(3,833)
Share buy-back/shares cancelled	(111)	-	-	-	(111)	-	(111)
Balance at 30 June 2016	88,058	28,452	-	1,459	117,969	9,698	127,667

Notes to the consolidated financial statements are included on pages 43 to 78.

Consolidated Statement of Cash Flows

For the year ended 30 June 2016

	Note	2016 '000	2015 '000
Cash flows from operating activities			
Management fees received		25,310	29,734
Rent, trust distributions and other income received		1,275	2,392
Payments to suppliers and employees		(21,771)	(25,424)
Interest received		1,089	776
Payments for property held for development		(12,705)	(23,011)
Income tax paid		(3,199)	(6,819)
		(10,001)	(22,352)
Benefit Funds net cash used in operating activities		(35,572)	(27,855)
Net cash used in operating activities	22(b)	(45,573)	(50,207)
Cash flows from investing activities			
Benefit Funds net cash provided by investing activities		90,903	5,408
Payments for plant and equipment		(59)	(539)
Acquisition of investments in managed funds		(38,574)	(6,154)
Net proceeds from sale of insurance subsidiary		-	4,873
Net cash provided by investing activities		52,270	3,588

	Note	2016 '000	2015 '000
Cash flows from financing activities			
Payment for shares (buy-back)/issued		(111)	(1,339)
Collections from reverse mortgage holders		3,446	12,994
Repayment of borrowings (reverse mortgages)		(1,503)	(8,395)
Interest paid on reverse mortgage borrowings		(2,208)	(3,765)
Proceeds from partial sale of reverse mortgage loan portfolio		-	126,566
Repayment of borrowings on sale of reverse mortgages loan portfolio		-	(94,864)
Repayment of borrowings (corporate)		-	(12,000)
Proceeds from borrowings (corporate)		26,750	-
Proceeds from borrowings (development)		13,792	9,609
Proceeds from non-controlling interests		-	9,696
Dividends paid		(3,833)	(2,735)
Financing costs paid on corporate borrowings		(28)	776
Net cash provided by financing activities		36,304	36,543
Net (decrease)/increase in cash and cash equivalents		43,001	(10,076)
Cash and cash equivalents at the beginning of the financial year		41,324	51,400
		84,325	41,324
Less cash attributable to benefit funds	16(b)	71,168	15,838
Cash and cash equivalents attributable to shareholders at 30 June	22(a)	13,157	25,487

Notes to the consolidated financial statements are included on pages 43 to 78.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

1. General information

Centuria Capital Limited (the 'Company') is a public company listed on the Australian Stock Exchange (trading under the symbol CNI), incorporated and operating in Australia. These consolidated financial statements comprise the Company and its controlled entities (together referred to as the 'Group').

The Company is a for-profit entity and its principal activities are the marketing and management of investment products (including friendly society investment bonds and property investment funds), management of Over Fifty Guardian Friendly Society Limited and management of a reverse mortgage lending portfolio.

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 shareholders of the Company and the shareholders of the Company have no rights over the assets and liabilities held in the Benefit Funds.

The Company's registered office is Level 39, 100 Miller Street, Sydney NSW 2060.

2. Basis of accounting

The consolidated financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AASBs) 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). They were authorised for issue by the directors on 18 August 2016.

3. Basis of preparation

The financial statements have been prepared on the basis of historical cost, except for derivative financial instruments, financial assets at fair value through profit and loss and other financial assets, 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.

The Company is an entity of a kind referred to in the "ASIC Corporations (Rounding in Financial/ Directors' Report) Instrument 2016/191". Amounts in the consolidated financial statements have been rounded off, in accordance with that Class Order, to the nearest thousand dollars, unless otherwise indicated.

4. 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 expenses. 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.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

(i) Key judgements

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

- Note 13 – Intangible Assets
- Note 23 – Financial Instruments

5. Operating Segments

The Group has four reportable segments. These reportable segments are the divisions used to report to the Group's CEO and Board for the purpose of resource allocation and assessment of performance.

The operations of the reportable segments are:

- Property Funds Management: management of listed and unlisted property funds through Centuria Property Funds Limited and Centuria Strategic Property Limited.
- Investment Bonds: management of the Benefit Funds of Centuria Life Limited and management of the Guardian Over Fifty Friendly Society Limited. The Benefit Funds include a range of financial products, including single and multi-premium investments.
- Reverse Mortgages: management of a reverse mortgage lending portfolio.
- Corporate: includes returns from investment activities.

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

Following is an analysis of the Group's revenue and results by reportable segment in a format consistent with that presented to the Group's CEO and Board.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

5. Operating Segments (continued)

Financial year ended 30 June 2016	Property Funds Management \$'000	Investment Bonds \$'000	Reverse Mortgages \$'000	Corporate \$'000	Group \$'000
Revenue					
Interest, dividends and distribution revenue	101	174	2,318	1,879	4,472
Fee income	29,538	9,513	-	75	39,126
Commissions, other income and gains	78	31	17	2,285	2,411
Total segment revenue	29,716	9,718	2,335	4,239	46,009
Underlying profit before tax	16,911	4,677	(260)	(5,489)	15,839
Underlying profit after tax	11,823	2,516	(182)	(3,740)	10,417
Reconciliation to Statutory Profit after tax					
Unrealised gains of fair value movements in derivatives					5,493
Impairment charges in relation to seed capital valuations					(2,779)
Unrealised gains on non-core investments (net of costs)					990
Tax impact of above					(1,998)
Statutory Profit after tax					12,123
Additional segment information					
Finance costs	(15)	(2)	(1,949)	(741)	(2,707)
Employee benefits expense	(8,966)	(1,418)	(174)	(3,820)	(14,378)
Impairment of related party receivable	-	(2,779)	-	-	(2,779)

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

5. Operating Segments (continued)

Financial year ended 30 June 2015	Property Funds Management \$'000	Investment Bonds \$'000	Reverse Mortgages \$'000	Insurance \$'000	Corporate \$'000	Group \$'000
Revenue						
Interest, dividends and distribution revenue	139	213	5,194	-	838	6,384
Fee income	20,324	9,856	-	-	-	30,180
Commissions, other income and gains	154	9	402	287	4,979	5,831
Total segment revenue	20,617	10,078	5,596	287	5,817	42,395
Underlying profit before tax	8,774	5,803	777	244	(5,422)	10,176
Underlying profit after tax	5,977	3,420	612	170	(3,899)	6,281
Reconciliation to Statutory Profit after tax						
Unrealised gains of fair value movements in derivatives						1,148
Impairment charges in relation to seed capital valuations						(1,795)
Accounting gains on sale of non-core assets						5,194
Tax impact of above						(2,266)
Statutory Profit after tax						8,561
Additional segment information						
Finance costs	(113)	415	(3,662)	48	(578)	(3,890)
Employee benefits expense	(8,360)	(969)	(230)	-	(2,905)	(12,464)
Impairment of related party receivable	-	(2,218)	-	-	-	(2,218)

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

6. Revenue

(a) Group revenue (excluding Benefit Funds)

	2016 \$'000	2015 \$'000
Interest revenue- from reverse mortgages	2,300	5,144
Interest revenue- from other sources	1,089	776
Distribution revenue	1,083	464
Management fees from property funds	9,541	9,161
Sales fees	1,143	3,880
Incentive fees	15,813	4,741
Property acquisition fees	3,041	2,542
Management fees from Benefit Funds	9,513	9,856
Unrealised gain on listed investment	2,232	-
Other income	254	637
	46,009	37,201

(b) Gains on sale of non-core assets

	2016 \$'000	2015 \$'000
Gain on sale of Over Fifty Insurance Pty Ltd	-	4,873
Gain on sale of reverse mortgage loan portfolio	-	321
	-	5,194

In October 2014, the Group announced:

- the sale of its subsidiary, Over Fifty Insurance Pty Ltd for \$5.2 million; and
- the sale of a large portion of its reverse mortgage portfolio, releasing \$31.7 million cash to the Group (before transaction costs and taxation). The Group sold its variable rate reverse mortgages with a balance of \$124.4 million and retained a \$27.0 million portfolio of fixed rate reverse mortgages.

7. Expenses

	2016 \$'000	2015 \$'000
Employee benefits	14,378	12,464
Impairment of related party receivable	2,779	2,218
Rental expense (operating leases)	806	760
Depreciation and amortisation	330	341

8. Finance costs

	2016 \$'000	2015 \$'000
Corporate working capital facility	730	473
Reverse mortgage facility	1,949	3,662
Unwinding of discount) on non-current related party receivable	-	(423)
Other finance costs	28	178
	2,707	3,890

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

9. Income taxes

The Company is the head entity of the tax consolidated group, which includes Centuria Life Limited and the Benefit Funds. As a result of tax consolidation, the Company recognises current tax related receivables and corresponding payables from its subsidiaries and the Benefit Funds.

The tax rate used in the reconciliation following is the corporate tax rate of 30% payable by 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.

(a) Income tax recognised in profit or loss

	2016 \$'000	2015 \$'000
Profit before tax	19,543	14,723
Income tax expense calculated at 30%	5,863	4,417
Add/(deduct) tax effect of amounts which are not deductible/(assessable)		
- Non-allowable expenses- seed capital impairment	834	665
- Non-allowable expenses- other	723	1,091
- Adjustments to current tax in relation to prior years	-	(11)
Income tax expense	7,420	6,162
Current tax expense in respect of the current year	4,100	5,444
Adjustments to current tax in relation to prior years	-	(11)
	4,100	5,433
Deferred tax expense relating to the origination and reversal of temporary differences	3,320	729
Income tax expense	7,420	6,162

(b) Current tax assets and liabilities

	2016 \$'000	2015 \$'000
Current tax assets /((liabilities) attributable to:		
Benefit Funds	841	1,998
Shareholders	(1,826)	(194)
	(985)	1,804

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

9. Income taxes (continued)

(c) Deferred tax balances

Financial year ended 30 June 2016	Opening balance \$'000	Charged to income \$'000	Utilised \$'000	Closing balance \$'000
Deferred tax assets				
Provisions	1,211	584	-	1,795
Financial derivatives	3,396	(666)	-	2,730
Capital losses	92	111	-	203
Deferred tax liabilities				
Accrued income	(525)	(1,984)	-	(2,509)
Deferred capital gain on financial assets	(25)	(669)	-	(694)
Prepayments	(75)	69	-	(5)
Fair value movements in mortgage assets	(3,255)	(765)	-	(4,020)
	819	(3,320)	-	(2,500)
Financial year ended 30 June 2015	Opening balance restated \$'000	Charged to income \$'000	Utilised \$'000	Closing balance restated \$'000
Deferred tax assets				
Provisions	1,211	-	-	1,211
Financial derivatives	3,719	(323)	-	3,396
Capital losses	2,258	(111)	(2,055)	92
Deferred tax liabilities				
Accrued income	-	(525)	-	(525)
Deferred capital gain on financial assets	(189)	164	-	(25)
Prepayments	(171)	96	-	(75)
Fair value movements in mortgage assets	(3,208)	(47)	-	(3,255)
Other	(17)	17	-	-
	3,603	(729)	(2,055)	819

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

10. Earnings per share

	2016 cents	2015 cents
Basic earnings per share	15.8	11.0
Diluted earnings per share	15.1	10.8

The earnings used in the calculation of basic and diluted earnings per share is the profit for the year attributable to owners of the Company as reported in the Consolidated Statement of Comprehensive Income.

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

	2016 No. '000	2015 No. '000
Weighted average number of ordinary shares (basic)	76,650	77,855
Weighted average number of ordinary shares (diluted) ⁽ⁱ⁾	80,115	79,024

(i) The weighted average number of ordinary shares used in the calculation of diluted earnings per share is determined as if 30 June 2016 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 2016 was the end of the performance period are deemed to have been issued at the start of the financial year in accordance with the applicable accounting standard.

11. Trade and other receivables

	2016 \$'000	2015 \$'000
Amount owing by related entities (current) (refer to Note 21(d)(i))	18,853	8,384
Sundry debtors (current)	803	235
	19,656	8,619

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.

12. Financial assets

	2016 \$'000	2015 \$'000
Financial assets at fair value		
Unit trusts (current)	40,516	26
Unit trusts (related party) (non-current) (refer to Note 21(d)(ii))	6,678	5,430
	47,194	5,456

Reverse mortgages at fair value

Reverse mortgage receivables ⁽ⁱ⁾	26,507	26,552
Reverse mortgages (hedged item fair value adjustment) (refer to Note 23 (c) (iv)) ⁽ⁱ⁾	25,054	17,202
	51,561	43,754

(i) Whilst some mortgages are likely to be repaid during the next 12 months, Centuria does not control the repayment date and accordingly all amounts are treated as non-current.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

13. Intangible assets

	2016 \$'000	2015 \$'000
Goodwill (non-current)	53,025	53,025

There was no movement in the carrying value of goodwill during the current or prior reporting period.

Goodwill is solely attributable to the Property Funds Management business 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 5 years.

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

Revenue:

Revenues in 2017 are based on the budget for FY2017 and are assumed to increase at a rate of 7.5% (2015: 7.5%) per annum for the years 2017-2020. The directors believe this is a prudent and achievable growth rate based on past experience.

Expenses:

Expenses in 2017 are based on the budget for FY2017 and are assumed to increase at a rate of 5.0% (2015: 5.0%) per annum for the years 2017-2020. The directors believe this is an appropriate growth rate based on past experience.

Post-tax discount rate:

Discount rates are determined to calculate the present value of future cash flows. A pre-tax rate of 10.68% (2015: 11.24%) is applied to cash flow projections. In determining the appropriate discount rate, regard has been given to relevant market data as well as Company specific inputs.

Terminal growth rate:

Beyond 2020, a growth rate of 3% (2015: 3%), 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 2016, the estimated recoverable amount of goodwill relating to the property funds management business exceeded its carrying amount by \$49.7 million (2015: \$15.3 million). 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 (average)	Pre-tax discount rate	Expenses growth rate
Assumptions used in value in use calculation	7.50%	10.68%	5.00%
Rate required for recoverable amount to equal carrying value	2.40%	18.10%	11.33%

14. Trade and other payables

	2016 \$'000	2015 \$'000
Sundry creditors (current) ⁽ⁱ⁾	3,391	2,120
Accrued expenses (current)	4,958	2,225
Tax payable to Benefit Funds (current) (refer to Note 16(b))	841	1,998
	9,190	6,343

(i) Sundry creditors are non-interest bearing liabilities, payable on commercial terms of 7 to 60 days.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

15. Borrowings

	2016 \$'000	2015 \$'000
Corporate working capital facility (current)	26,750	-
Development facility (current)	23,401	9,609
Reverse mortgage bill facilities and notes- secured (non-current)	9,800	11,303
	59,951	20,912

(a) Terms and conditions

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

(i) Corporate working capital facility

The Company entered into a new revolving cash advance facility with National Australia Bank during the reporting period to replace its previous working capital facility. As at 30 June 2016, the total facility limit was \$30.0 million (including \$3.25 million of bank guarantees). \$5.0 million of the facility matures 30 November 2016, with the remaining \$25.0 million due to mature 28 February 2017.

(ii) Development facility - secured

Centuria Belmont Road Management Pty Limited has entered into a facility agreement with Commonwealth Bank of Australia. The facility is \$38.75 million across three tranches, maturing 31 August 2017. The facility is recourse only to the underlying property assets of the Belmont Road Development Fund.

(iii) Reverse mortgage bill facilities and notes – secured

At reporting date, the Group has \$9.8 million (30 June 2015: \$11.3 million) non-recourse notes on issue to the ANZ, secured over the remaining reverse mortgages held in Senex Warehouse Trust No.1 (a subsidiary of the Group) maturing on 30 September 2017.

The facility limit is \$15.0 million (30 June 2015: \$18.0 million) 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 hedge payments) are required to be applied against the facility each month. During the year ended 30 June 2016, \$1.5 million surplus funds have been applied against the facility (30 June 2015: \$8.4 million).

(b) Available facilities

The Group has access to the following lines of credit⁽ⁱ⁾:

	2016 \$'000	2015 \$'000
Corporate working capital facility	26,750	12,000
Amount used at reporting date	26,750	-
Amount unused at reporting date	-	12,000
Reverse mortgage bill facilities and notes (secured)	15,000	18,000
Amount used at reporting date	9,800	11,303
Amount unused at reporting date	5,200	6,697

(i) Excludes the undrawn portion of the development facility.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

16. Policyholders' funds

Policyholder liabilities for benefit funds, other than the Funeral Benefit Fund, are valued using the accumulation method and are equal to the contributions made by members, net of fees, together with bonus additions to date. The balance of each fund is the unvested policyholder benefit liabilities (or surplus). Each year's bonus declaration results in a movement from unvested policyholder benefit liabilities to the vested policy liability. The bonus rate is limited to ensure that the amount vesting is no more than the distributable portion of unvested policyholder benefit liabilities.

For the Funeral Benefit Fund, the policyholder liability has been taken to be the value of assets of the fund net of other liabilities less the value of the current period bonus. This liability represents the present value of guaranteed benefits (pre-bonus) plus the present value of future bonuses. Following declaration of the bonus, there would then be no surplus under this arrangement.

The main variables that determine the bonus rate for a Benefit Fund are the value of the net assets of each benefit fund at the end of the year, the amounts standing to the credit of each investment account through the previous year and the investment return (net of fees and taxes where applicable) earned by the fund throughout the year. The excess of the net assets of the benefit fund over the liabilities after meeting the prudential capital requirements is the surplus that is generally able to be distributed to members as a bonus.

There is no provision in the funds' rules for any surplus to be transferred to the Management Fund. The Management Fund receives specified fee transfers from the funds to cover expenses. All remaining assets are to be used to provide benefits to members.

Changes in economic conditions and demographics will alter the unallocated surplus. The Capital Requirements, as set by APRA, aim to ensure there is sufficient unallocated surplus to cover the effect of these changes.

Transactions with the benefit funds are shown gross on the basis that the shareholders of the company do not have access nor are exposed to the revenue, expenses, assets and liabilities of the benefit funds other than the requirement to maintain capital in the Centuria Capital Guaranteed Bond fund and the Income Accumulation Fund.

(a) Contribution to profit or loss of benefit funds

Income	2016 \$'000	2015 \$'000
Interest and dividends	11,152	11,414
Realised gains	682	3,784
Unrealised gains / (losses)	3,330	2,500
Premiums (Discretionary Participation Features only)	5,762	4,315
Other income	1	2
	20,927	22,015

Expenses	2016 \$'000	2015 \$'000
Claims (Discretionary Participation Features only)	41,705	36,559
Net movement in policyholder liabilities	(29,539)	(26,265)
Management fee expense	7,199	7,735
Bad debts- mortgage loans	213	2,366
	19,578	20,395
Profit before tax	1,349	1,620
Income tax expense	(1,349)	(1,620)
Profit after tax attributable to benefit funds	-	-

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

16. Policyholders' funds (continued)

The composition and balances of the assets and liabilities held by the Benefit Funds are as follows:

(b) Benefit fund policyholder's assets and liabilities

	2016 \$'000	2015 \$'000
Cash	71,168	15,838
Trade and other receivables	3,971	11,184
Financial assets at fair value	277,548	357,381
Income tax receivable	841	1,998
Total assets	353,528	386,401
Trade and other payables	27	-
Policyholders' funds ⁽ⁱ⁾	349,878	382,914
Deferred tax liabilities	3,623	3,487
Total liabilities	353,528	386,401

(i) Included within policyholders' funds at 30 June 2016 is \$35.2 million (30 June 2015: \$25.2 million) of reserves of which \$6.2 million (30 June 2015: \$6.2 million) is seed capital repayable to Centuria Life Limited. This seed capital receivable by Centuria Life Limited has been impaired and discounted to present value. The carrying value of the receivable in the books of Centuria Life Limited (and therefore the Group) at 30 June 2016 is \$0.4 million (30 June 2015: \$2.8 million).

(c) Movement in benefit fund policyholder's funds

	2016 \$'000	2015 \$'000
Bonus Rated Benefit Funds (with Discretionary Participation Features)		
Opening balance	297,513	328,616
Movement in seed capital	-	370
Applications received	5,762	4,315
Redemptions paid	(41,705)	(36,559)
Current period income	1,303	771
Closing balance	262,873	297,513
Unitised Benefit Funds (with non Discretionary Participation Features)		
Opening balance	85,401	80,661
Applications received	17,186	5,472
Redemptions paid	(20,681)	(5,909)
Current period income	5,099	5,177
Closing balance	87,005	85,401
Total policyholders' funds	349,878	382,914

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

16. Policyholders' funds (continued)

(d) Guarantees to Benefit Fund policyholders

Centuria Life Limited (CLL) provides a guarantee to policyholders of two of its Benefit Funds, Centuria Capital Guaranteed Bond Fund and Centuria Income Accumulation Fund as follows:

"If, when CLL, in right of the Bonds, is required under the Bond rules to pay Policy Benefits to a Policy Owner as a consequence of the termination of the Bond or the Maturity or Surrender of a Policy, and CLL determines that the sums to be paid to the Policy Owner from the Bonds shall be less than the amounts standing to the credit of the relevant Accumulation Account Balance, (or in the case of a partial surrender, the relevant proportion of the Accumulation Account Balance), CLL guarantees to take all action within its control, including making payment from its Management Fund to the Policy Owner to ensure that the total sums received by the Policy Owner as a consequence of the termination, Maturity or Surrender equal the relevant Accumulation Account Balance, (or) in the case of a partial surrender, the relevant proportion thereof."

No provision has been raised in respect of these guarantees at this time for the following reasons:

- The funds follow an investment strategy that is appropriate for the liabilities of the fund. The Fund cannot alter their investment strategy without the approval of the members and APRA, following a report from the Appointed Actuary;
- The funds must meet the Capital Adequacy standards of APRA which results in additional reserves being held within the funds to enable the funds to withstand a "shock" in the market value of assets. If the Funds can withstand a shock in asset values and still meet their liabilities from their own reserves, then this further reduces the likelihood of the Funds calling on the guarantee provided; and
- CLL also continues to meet the ongoing capital requirements set by APRA.

17. Issued Capital

	2016	2015		
	No. of shares	\$'000	No. of shares	\$'000
Balance at beginning of financial year	76,756,929	88,112	78,130,764	89,167
Employee share scheme	-	57	-	284
Share buy-back/shares cancelled	(125,230)	(111)	(1,373,835)	(1,339)
Balance at end of financial year	76,631,699	88,058	76,756,929	88,112

Fully paid ordinary shares carry one vote per share and carry the right to dividends.

Unless otherwise stated, ordinary shares have the right to receive dividends as declared and, in the event of winding up the Company, to participate in the proceeds from the sale of all surplus assets in proportion to the number and amounts paid up on shares held. Ordinary shares entitle their holder to one vote, either in person or by proxy, at a meeting of the Company.

18. Dividends

	2016	2015		
	Cents per share	Total \$'000	Cents per share	Total \$'000
Recognised amounts				
Interim dividend (fully franked)	2.25 ⁽ⁱ⁾	1,724	2.00 ⁽ⁱⁱⁱ⁾	1,563
Final dividend (fully franked)	2.75 ⁽ⁱⁱ⁾	2,109	1.50 ^(iv)	1,172
	5.00 ⁽ⁱⁱ⁾	3,833	3.50 ⁽ⁱⁱ⁾	2,735

(i) The Company declared an interim dividend in respect of the year ended 30 June 2016 of 2.25 cents fully franked to 100% with a record date of 26 February 2016 which was paid on 18 March 2016.

(ii) The Company declared a final dividend in respect of the year ended 30 June 2015 of 2.75 cents fully franked to 100%. The final dividend had a record date of 28 August 2015 and was paid on 18 September 2015.

(iii) The Company declared an interim dividend in respect of the year ended 30 June 2015 of 2.00 cents fully franked to 100% with a record date of 5 March 2015 which was paid on 26 March 2015.

(iv) The Company declared a final dividend in respect of the year ended 30 June 2014 of 1.50 cents fully franked to 100%. The final dividend had a record date of 12 September 2014 and was paid on 29 October 2014.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

18. Dividends (continued)

(a) Franking credits

	2016 \$'000	2015 \$'000
Franking credits available at 30% (2015: 30%) are:		
Amount of franking credits available to shareholders of the Company for subsequent financial years ⁽ⁱ⁾	8,417	7,704

(i) Before taking into account the impact of the dividend declared on 18 August 2016.

19. Commitments and contingencies

Operating leases

The Group has commercial leases with respect to its Sydney and Melbourne office premises.

Future minimum rentals payable under operating leases are as follows:

	2016 \$'000	2015 \$'000
Not longer than 1 year	770	739
Longer than 1 year and not longer than 5 years	1,769	2,539
	2,539	3,278

20. Remuneration of auditors

Amounts received or due and receivable by KPMG:

	2016 \$'000	2015 \$'000
Audit and review of the financial report	381	361
Investigating Accounts Report in respect of Centuria Metropolitan REIT	-	300
Other services ⁽ⁱ⁾	93	630
Taxation services	96	72
	570	1,363

(i) Other advisory services in the prior year include costs incurred for services provided in relation to the sale of the insurance agency and a large portion of the variable rate reverse mortgage portfolio. Refer to Note 6(b) for further details.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

21. Related party transactions

(a) Equity interests in related parties

Details of the percentage of ordinary shares held in subsidiaries are disclosed below:

Name of subsidiary	Country of incorporation	Ownership interest %	
		2016	2015
Centuria Capital Limited	Australia	100%	100%
Over Fifty Capital Pty Ltd	Australia	100%	100%
Centuria Life Limited	Australia	100%	100%
Over Fifty Seniors Equity Release Pty Ltd	Australia	100%	100%
Over Fifty Investments Pty Ltd	Australia	100%	100%
OFM Direct Property Trust No. 2 "Dominion"	Australia	100%	100%
Over Fifty Funds Management Pty Ltd	Australia	100%	100%
OFM Direct Property Trust No. 3 Chisholm	Australia	100%	100%
National Leisure Trust	Australia	100%	100%
OFM Bluegums Leisure Trust	Australia	100%	100%
Senex Warehouse Trust No. 1	Australia	100%	100%
Centuria Property Funds Limited	Australia	100%	100%
Centuria Strategic Property Limited	Australia	100%	100%
Centuria Investment Holdings Pty Limited	Australia	100%	100%
Centuria Investment Management Services Pty Ltd	Australia	100%	100%
Centuria Investment Services Pty Limited	Australia	100%	100%
Centuria Property Services Pty Limited	Australia	100%	100%
Centuria SPC West Gosford Pty Ltd	Australia	0%	100%
Centuria SPV Pty Limited	Australia	0%	100%

Name of subsidiary	Country of incorporation	Ownership interest %	
		2016	2015
Centuria Bulky Goods SPV Pty Limited	Australia	0%	100%
Centuria 4-8 Woodville Street Pty Limited	Australia	0%	100%
Centuria 100 Bennelong Road Pty Limited	Australia	0%	100%
Centuria 110 Pacific Highway Pty Limited	Australia	0%	100%
Centuria 519 Cross Keys Road Pty Limited	Australia	0%	100%
Centuria Opportunity Fund 2 Pty Limited	Australia	100%	100%
Centuria 601 Bourke Street Pty Limited	Australia	0%	100%
Centuria 339 Military Road Pty Ltd	Australia	0%	100%
Centuria DPF Pty Ltd	Australia	0%	100%
Centuria Employee Share Fund Pty Ltd	Australia	100%	100%
Strategic Property Holdings Pty Ltd	Australia	0%	100%
Strategic Property Holdings No3 Pty Limited	Australia	0%	100%
Strategic Property Holdings No. 5 Pty Ltd	Australia	0%	100%
Strategic Property Holdings No. 7 Pty Limited	Australia	100%	100%
30A Nominees Pty Ltd	Australia	0%	100%
Centuria Capital Private Limited	Singapore	100%	100%
Belmont Road Management Pty Limited	Australia	100%	100%
Belmont Road Development Pty Limited	Australia	100%	100%
Centuria Belmont Road Development Fund	Australia	27%	27%
Centuria Special Opportunities Fund	Australia	100%	0%

All subsidiaries with a 0% ownership interest as at 30 June 2016 were deregistered during the year.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

21. Related party transactions (continued)

(b) Transactions with key management personnel

As a matter of Board policy, all transactions with directors and director-related entities are conducted on arms-length commercial or employment terms.

During the financial year, the following transactions occurred between the Company and key management personnel:

- Wolseley Corporate Pty Ltd, a related party of G. Charny, was paid \$88,000 (inclusive of GST) for corporate advisory fees.
- Henry Davis York, a related party of R. Dobson, was paid \$16,374 (inclusive of GST) (2015: \$806,856) for legal consultancy fees.
- Mr J. R. Slater (personally) and Riviera Capital Pty Ltd, a related party of Mr. Slater, were paid a total of \$141,840 (inclusive of GST) (2015: \$141,643) for consultancy services.

(c) Transactions with other related parties

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

	2016	2015
	\$'000	\$'000
Management fees:		
Centuria Life Limited Benefit Funds	7,199	7,735
Over Fifty Guardian Friendly Society	2,314	2,121
Property funds managed by Centuria	29,538	20,324
	39,051	30,180

(i) Terms and conditions of transactions with related parties

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

The Company and its related parties entered into transactions, which are insignificant in amount, with directors and their director-related entities in their domestic dealings and are made in arm's length transactions at normal market prices and on normal commercial terms.

The Group pays some expenses on behalf of related entities and receives a reimbursement for these payments.

(d) Related party balances

The following balances were outstanding at the end of the financial period between the Group and other related parties:

(i) Trade and other receivables

	2016	2015
	\$'000	\$'000
Monthly management fees owing from Benefit Funds	561	630
Monthly management fees owing from Property Trusts	923	673
Acquisition fee, loan receivable and cost recoveries owing from Centuria 8 Central Avenue Fund No. 2	-	3,534
Sales Fee receivable Opportunity Fund No. 2	9,600	-
Receivable from Centuria Zenith Fund	7,072	-
Receivable from Over Fifty Guardian Friendly Society Limited	216	191
Distribution receivable from Centuria Metropolitan REIT	110	106
Present value of \$5.800m seed capital investment in Centuria Income Accumulation Fund	-	2,779
Short-term loan receivable from Property Trust	-	101
Present value of \$0.370m seed capital investment in Centuria Capital Guaranteed Bond Fund	370	370
	18,853	8,384

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

21. Related party transactions (continued)

(ii) Financial assets carried at fair value through profit or loss.

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

	2016				2015			
	Fair value \$'000	Units held	Ownership %		Fair value \$'000	Units held	Ownership %	
Financial assets held by the Group								
Centuria Opportunity Fund 2	503	141,531	0.69%		146	141,531	0.69%	
Centuria Metropolitan REIT	5,544	2,590,837	2.17%		5,231	2,539,382	2.13%	
Centuria 19 Corporate Drive Fund	74	75,452	0.48%		-	-	0.00%	
Centuria ATP Fund	500	500,000	0.81%		-	-	0.00%	
Centuria Diversified Direct Property Fund	-	-	0.00%		0	3,765	0.01%	
Centuria Australian Property and Mortgage Bond Fund	-	-	0.00%		1	395	0.03%	
Centuria 2 Wentworth Street Fund	-	18	0.00%		-	-	0.00%	
Centuria Australian Shares Bond	22	10,000	0.22%		20	10,000	0.22%	
Centuria Balanced Bond	17	9,821	0.11%		15	9,000	0.13%	
Centuria High Growth Bond	18	10,000	0.27%		17	10,000	0.28%	
	6,678				5,430			
Financial assets held by the Benefit Funds								
Centuria Balanced Bond								
Centuria Metropolitan REIT	764	357,143	0.30%		736	357,143	0.30%	
Centuria 8 Australia Avenue Fund	1,327	1,458,635	7.69%		1,307	1,458,635	7.69%	
Centuria Growth Bond Fund								
Centuria Metropolitan REIT	10,142	4,739,200	3.97%		9,763	4,739,200	3.98%	

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

21. Related party transactions (continued)

(iii) Assets classified as held for sale

During the prior reporting period the Company acquired 100% of the acquisition units in Centuria 2 Wentworth Street Fund ("the Fund") to seed the Fund and enable the acquisition of the underlying investment property.

Acquisition units rank equally with Ordinary Units, except that the proceeds from the allotment of Ordinary Units may be used to redeem any Acquisition Units.

As at 30 June 2015, the Company held 1,040,018 Acquisition Units which were value at \$1,040,018.

All Acquisition Units in the Fund (except for 18 units to be retained) were redeemed on 1 July 2015.

22. Notes to the statement of cash flows

(a) Reconciliation of cash and cash equivalents

For the purposes of the statement of cash flows, cash and cash equivalents includes cash on hand and in banks. Cash and cash equivalents at the end of the reporting period as shown in the statement of cash flows are reconciled to the related items in the statement of financial position as follows:

	2016 \$'000	2015 \$'000
Cash and cash equivalents	13,157	25,487

Included in cash and cash equivalents attributable to shareholders is \$7.2 million (2015: \$9.6 million) relating to amounts held by Centuria Life Limited and Senex Warehouse Trust No.1 which is not readily available for use by the Group.

(b) Reconciliation of profit for the period to net cash flows from operating activities

	2016 \$'000	2015 \$'000
Profit for the year	12,123	8,561
Add (deduct) non-cash items:		
Depreciation and amortisation	330	341
Impairment of related party receivable	2,779	2,218
Share-based payment expense	732	904
Gross proceeds on disposals	-	(7,050)
Fair value gain on interest rate swap	(5,493)	(1,148)
Loss on disposal of property, plant and equipment	-	95
Fair value gain on unit trusts	(2,219)	(57)
Interest revenue- from reverse mortgages	(2,300)	(5,144)
Interest expense- reverse mortgage facility	1,949	3,662
Unwinding of discount on non-current related party receivable	-	(423)
Unrealised foreign exchange loss	28	178
Changes in net assets and liabilities:		
(Increase)/decrease in assets:		
Trade receivables	(13,816)	(17)
Prepayments	(256)	(313)
Investment in Associates	-	668
Decrease in deferred income tax assets	2,623	1,507
Property held for development	(12,705)	(23,011)
Increase/(decrease) in liabilities:		
Trade and other liabilities	4,004	(3,403)
Tax provision	(172)	-
Increase in Deferred Tax Liability	2,500	-
Provisions	(109)	79
Policyholder liability	(35,572)	(27,855)
Net cash flows used in operating activities	(45,573)	(50,207)

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

23. Financial instruments

These consolidated results comprise the assets and liabilities of the Group, including the Benefit Funds as required by AASB 10 *Consolidated Financial Statements*. The assets and liabilities of the Benefit Funds do not impact the net profit after tax or the equity attributable to the shareholders of the Company and the shareholders of the Company have no rights over the assets and liabilities held in the Benefit Funds. As a result, this note does not include disclosures in respect of those financial assets and liabilities held by the Benefit Funds (as set out in Note 16).

The only risk to the shareholders of the Company in respect to the Benefit Funds is limited to capital reserving. Centuria Life Limited, (CLL), being a subsidiary of the Company, acts in the capacity of manager for two capital guaranteed benefit funds as described in Note 16(c). To mitigate the risk of these guarantees being called upon, the Benefit Funds set aside prescribed reserving which is determined upon a "1 in 400 year event" stress testing scenario. The reserving calculations are performed by an independent actuary appointed by CLL.

The Benefit Funds at 30 June 2016 have set aside the requisite reserving as determined by the investment profile of the two respective funds. If the required reserving under the "Capital Adequacy Test" increases, CLL may be required to inject additional seed capital.

Seed capital is later repaid to CLL when reserving is returned to a normal sustainable level. The expected recovery of, or future injection of, seed capital into the Society's Benefit Funds is dependent on the underlying performance of the Funds' assets.

(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.

CLL has also established an Investment Committee. The Investment Committee's function is to manage and oversee the Benefit Fund investments in accordance with the investment objectives and framework. Specifically, it has responsibility for setting and reviewing strategic asset allocations, reviewing investment performance, reviewing investment policy, monitoring and reporting on the performance of the investment risk management policy and performing risk management procedures in respect of the investments.

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.

The Group outsources the investment management of the Benefit Funds to specialist investment managers, who provide services to the Group, co-ordinate access to domestic and international financial markets, and manage 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 minimize 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 of actual or anticipated exposures relating to investments. The use of financial derivatives in respect of Benefit Funds is governed by the Fund's 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, primarily through subsidiary companies that are established in the markets in which the Group operates. The operations of Centuria Life Limited are regulated by APRA and the Management Fund of the Society 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 Centuria Life Limited meets the PCA requirements.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

23. Financial instruments (continued)

(b) Capital risk management (continued)

In addition, Centuria Property Funds Limited and Centuria Strategic Property Limited have AFSL 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 bank guarantees. Where necessary, the bank guarantees will be increased to ensure the net asset requirement is always met.

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 reviews regularly 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 unit holders 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 Fund's overall investment strategy remains unchanged from the prior year.

(c) Fair value of financial instruments

(i) 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 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 79 years;
- the future cash flows calculation is related to borrowers' mortality rates and mortality improvements. The data is sourced from mortality tables provided by the actuary;
- 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 is used to discount future cash flows back to 30 June 2016 to determine the fair value.

(ii) Valuation techniques and assumptions applied in determining fair value of derivatives

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-optimal derivatives, and option pricing models for optional derivatives.

The valuation technique used to determine the fair value of the Fixed for Life interest rate swaps is as follows:

- the weighted average reverse mortgage holders' age is 79 years;
- the expected future cash flows in relation to the swaps are based on reverse mortgage borrowers' expected life expectancy sourced from mortality tables provided by the actuary; and the difference between the fixed swap pay rates and forward rates as of 30 June 2016 is used to calculate the future cash flows in relation to the swaps; and year-end yield curve plus a credit margin is used to discount future cash flows back to 30 June 2016 to determine the fair value.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

23. Financial instruments (continued)

(c) Fair value of financial instruments (continued)

(iii) 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.

	Measurement basis	Fair value hierarchy	Carrying amount	Fair value
30 June 2016			\$'000	\$'000
Financial assets				
Cash and cash equivalents	Amortised cost	Not applicable	13,157	13,157
Trade and other receivables	Amortised cost	Not applicable	19,656	19,656
Financial assets at fair value	Fair value	Level 1	5,544	5,544
Financial assets at fair value	Fair value	Level 2	41,650	41,650
Reverse mortgages at fair value	Fair value	Level 3	51,561	51,561
			131,568	131,568
Financial liabilities				
Trade and other payables	Amortised cost	Not applicable	8,349	8,349
Borrowings	Amortised cost	Not applicable	59,951	59,951
Interest rate swaps	Fair value	Level 3	20,778	20,778
			89,078	89,078
30 June 2015				
Financial assets				
Cash and cash equivalents	Amortised cost	Not applicable	25,487	25,487
Trade and other receivables	Amortised cost	Not applicable	8,619	8,619
Assets classified as held for sale	Fair value	Level 2	1,040	1,040
Financial assets at fair value	Fair value	Level 1	5,456	5,456
Reverse mortgages at fair value	Fair value	Level 3	43,754	43,754
			84,356	84,356
Financial liabilities				
Trade and other payables	Amortised cost	Not applicable	4,345	4,345
Borrowings	Amortised cost	Not applicable	20,912	20,912
Interest rate swaps	Fair value	Level 3	17,576	17,576
			42,833	42,833

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

23. Financial instruments (continued)

(c) Fair value of financial instruments (continued)

(iii) Fair value measurements recognised in the statement of financial position (continued)

The Group determines Level 2 fair values for financial assets and liabilities without an active market based on broker quotes and other observable market data. Level 2 fair values for simple over-the-counter derivatives are also based on broker quotes. Those quotes are tested for reasonableness by discounting expected future cash flows using market interest rates for a similar instrument at the measurement date. Fair values reflect the credit risk of the instrument and include adjustments to take account of the credit risk of the entity and counterparty where appropriate.

Set out below is a reconciliation of Level 3 fair value movements of financial assets and liabilities. The Level 3 financial asset held by the Group is the fair value of the reverse mortgage receivables attributable to interest rate risk. The Level 3 financial liability held by the Group is the fixed-for-life interest rate swaps.

These two items are designated in a fair value hedging relationship, with the fair value movements on the swaps, offset by the fair value movements attributable to interest rate risk in the mortgage receivables (refer to Note 23(c)(iv)). However, as the Group has only designated the fair value movements attributable to interest rate risk in the hedging relationship, any other fair value movements impact the profit and loss directly, such as movements attributable to credit risk.

(iv) Reconciliation of Level 3 fair value measurements of financial assets and liabilities

	Reverse mortgages fair value \$'000	Interest rate swaps at fair value \$'000	Total \$'000
Year ended 30 June 2016	\$'000	\$'000	\$'000
Balance at 1 July 2015	17,202	(17,576)	(374)
Total gains in profit or loss:			
Accrued interest	114	(957)	(843)
Attributable to interest rate risk	7,738	(7,738)	-
Attributable to credit risk	-	5,493	5,493
Balance at 30 June 2016	25,054	(20,778)	4,276

	Year ended 30 June 2015 \$'000	Year ended 30 June 2014 \$'000	Year ended 30 June 2015 \$'000
Balance at 1 July 2014	13,130	(14,075)	(945)
Total gains in profit or loss:			
Accrued interest	184	(761)	(577)
Attributable to interest rate risk	3,888	(3,888)	-
Attributable to credit risk	-	1,148	1,148
Balance at 30 June 2015	17,202	(17,576)	(374)

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

23. Financial instruments (continued)

(c) Fair value of financial instruments (continued)

(v) Significant assumptions used in determining fair value

The fair value of the 50 year reverse mortgage loans and 50 years 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. Use is made of discounted cash flow 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.

Mortality rates for males and females have been assumed to be consistent with 2013 Life Tables. Mortality improvements of 3% p.a. are assumed starting at age 70. 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. 53% of reverse mortgage loan portfolio consists of joint lives.

Adjusting the yield curve by an increase/(decrease) of 100 basis points as at 30 June 2016 would cause the fair value of the 50 year swaps to (decrease)/increase by \$(4,686,814)/\$5,587,039 (2015: (\$781,885)/\$943,428).

Additionally, the valuations have been calculated with an assumption of deaths (as opposed to early voluntary repayment) of mortgagees during the life of the interest rate swaps. The swap agreements provide that in the event of death of a mortgagee there is no further cost associated with the prepayment.

Accordingly, the assumption on the number of deaths and timing of such deaths will impact the valuation. If the assumption of the death rate was to increase/(decrease) by 10%, the fair value of fixed for life swaps at 30 June 2016 would (decrease)/increase by \$(781,885)/\$943,428 (2015: \$(665,804)/\$813,657).

(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.

(i) 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 paid off 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 2016, the highest loan to value ratio (LVR) of a loan in the reverse mortgage loan book is 82% (2015: 74%), and there are only 41 out of 247 (2015: 32 out of 263) reverse mortgage loans where the LVR is higher than 50%.

There are no reverse mortgage loans that are impaired.

(ii) 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. The exposure of credit risk in respect of financial assets is minimal.

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.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

23. Financial instruments (continued)

(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 following tables summarise the Group's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been drawn up 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.

The policy holders 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.

	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						
Consolidated						
2016						
Borrowings	-	26,850	23,851	9,250	-	59,951
Other payables	-	8,349	-	-	-	8,349
Total	-	35,199	23,851	9,250	-	68,300
2015						
Borrowings	-	1,040	2,724	17,962	-	21,725
Other payables	-	4,345	-	-	-	4,345
Total	-	5,384	2,724	17,962	-	26,070

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						
Consolidated						
2016						
Interest rate swaps	-	-	-	-	48,405	48,405
Total	-	-	-	-	48,405	48,405
2015						
Interest rate swaps	-	-	-	-	45,552	45,552
Total	-	-	-	-	45,552	45,552

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

23. Financial instruments (continued)

(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 product disclosure statement. There has been no change to the Group's exposure to market risks or the manner in which it manages and measures the risk.

(i) 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	Fixed rate	Total
2016		\$'000	\$'000	\$'000
Financial assets				
Cash and cash equivalents	1.51%	13,157	-	13,157
Reverse mortgage receivables	8.75%	1,130	25,377	26,507
Total financial assets		14,287	25,377	39,664
Financial liabilities				
Borrowings	4.12%	(59,951)	-	(59,951)
Total financial liabilities		(59,951)	-	(59,951)
Net interest bearing financial (liabilities)/assets		(45,664)	25,377	(20,287)
	Weighted average effective interest rate %	Variable rate	Fixed rate	Total
2015		\$'000	\$'000	\$'000
Financial assets				
Cash and cash equivalents	2.06%	9,771	15,717	25,488
Reverse mortgage receivables	8.72%	1,664	24,888	26,552
Total financial assets		11,435	40,605	52,040
Financial liabilities				
Borrowings	3.82%	(20,912)	-	(20,912)
Total financial liabilities		(20,912)	-	(20,912)
Net interest bearing financial (liabilities)/assets		(9,477)	40,605	31,128

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

23. Financial instruments (continued)

(f) Market risk (continued)

(ii) 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	
	2016	2015	2016	2015	2016	2015
Pay fixed for floating contracts designated as effective in fair value hedge	%	%	\$'000	\$'000	\$'000	\$'000
50 years swaps contracts	7.47%	7.48%	11,913	12,745	(20,778)	(17,576)
	11,913	12,745	(20,778)	(17,576)		

(iii) Interest rate sensitivity

The sensitivity analysis below has been determined based on the parent and the Group's exposure to interest rates at the reporting 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 point (1%) 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 (2015: 100) basis points higher or lower and all other variables were held constant, the impact to the Group would have been as follows:

	Effect On		
	Change in variable		Profit after tax
	2016 \$'000	2015 \$'000	
Consolidated			
Interest rate risk	+1%	(2,196)	(1,117)
Consolidated			
Interest rate risk	-1%	2,647	1,410

The methods and assumptions used to prepare the sensitivity analysis have not changed in the year. The sensitivity analysis takes into account interest-earning assets and interest-bearing liabilities attributable to the shareholders only, and does not take into account the bank bill facility margin changes.

24. Key management personnel compensation

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

	2016 \$	2015 \$
Short-term employee benefits	2,897,468	2,936,599
Post-employment benefits	102,988	138,600
Other long-term employment benefits	48,710	36,336
Share-based payments	577,382	546,841
	3,626,548	3,658,376

Detailed information on key management personnel is included in the Remuneration Report.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

25. Share-based payment arrangements

(a) Description

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 shares of the Company 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 Company 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 Company.

Performance rights granted under the plan carry no dividend or voting rights. All plans are equity-settled.

The primary objectives of the Plan include:

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

Rights issued under the LTI Plan are issued in accordance with the thresholds approved at the 2013 AGM.

There have been three tranches of Rights granted under the LTI plan to date:

Tranche	Grant date	Performance period
1	1 January 2014	1 July 2013 to 30 June 2016
2	1 February 2015	1 July 2014 to 30 June 2017
3	1 February 2016	1 July 2015 to 30 June 2018

The following table summarises the number of rights granted for each tranche:

Tranche	# of rights granted	# of rights lapsed	# of rights outstanding
1	1,200,825	-	1,200,825
2	1,831,926	440,999	1,390,927
3	1,787,715	-	1,787,715

The Performance Conditions and their associated weighting applicable to each tranche is summarised in the following table:

EPS Hurdle

The percentage of Rights subject to the EPS Hurdle that vest, if any, will be determined as follows:

	Compound Annual Growth Rate	Portion of Rights that vest	Compound Annual Growth Rate	Portion of Rights that vest
	Tranche 1 (70%)		Tranche 2 and 3 (45%)	
Maximum % or above	12.5% or greater	100%	10% or greater	100%
Between threshold % and maximum %	More than 7.5%, less than 12.5%	Pro-rata between 50% and 100%	More than 6%, less than 10%	Pro-rata between 50% and 100%
			More than 4%, less than 6%	Pro-rata between 25% and 50%
Threshold %	7.5%	50%	4%	25%
Less than the threshold %	Less than 7.5%	0%	Less than 4%	0%

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

25. Share-based payment arrangements (continued)

(a) Description (continued)

The Board has discretion to adjust the EPS performance hurdle to ensure that participants are neither advantaged nor disadvantaged by matters outside managements' control that affect EPS (for example, by excluding one-off non-recurrent items or the impact of significant acquisitions or disposals).

Growth in FUM Hurdle

The percentage of Rights subject to the Growth in FUM Hurdle that vest, if any, will be determined as follows:

	Compound Annual Growth Rate	Portion of Rights that vest	Compound Annual Growth Rate	Portion of Rights that vest
	Tranche 1 (15%)		Tranche 2 and 3 (15%)	
Maximum % or above	25% or greater	100%	18% or greater	100%
Between threshold % and maximum %	More than 15%, less than 25%	Pro-rata between 50% and 100%	More than 14%, less than 18%	Pro-rata between 50% and 100%
			More than 10%, less than 14%	Pro-rata between 25% and 50%
Threshold %	15%	50%	10%	25%
Less than the threshold %	Less than 15%	0%	Less than 10%	0%

Absolute TSR Hurdle

The percentage of Rights subject to the Absolute TSR Hurdle that vest, if any, will be determined as follows:

	Compound Annual Growth Rate	Portion of Rights that vest	Compound Annual Growth Rate	Portion of Rights that vest
	Tranche 1 (15%)		Tranches 2 and 3 (40%)	
Maximum % or above	18% or greater	100%	18% or greater	100%
Between threshold % and maximum %	More than 12%, less than 18%	Pro-rata between 50% and 100%	More than 15%, less than 18%	Pro-rata between 50% and 100%
			More than 12%, less than 15%	Pro-rata between 25% and 50%
Threshold %	12%	50%	12%	25%
Less than the threshold %	Less than 12%	0%	Less than 12%	0%

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

25. Share-based payment arrangements (continued)

(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 1	Tranche 2	Tranche 3
Expected vesting date	31 August 2016	31 August 2017	31 August 2018
Share price at the grant date	\$0.80	\$0.91	\$0.96
Expected life	2.7 years	2.6 years	2.6 years
Volatility	25%	25%	20%
Risk free interest rate	2.85%	1.94%	1.85%
Dividend yield	3.4%	4.3%	5.4%

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

Performance condition	Tranche 1	Tranche 2	Tranche 3
EPS	\$0.73	\$0.81	\$0.87
Growth in FUM	\$0.73	\$0.81	\$0.87
Absolute TSR	\$0.18	\$0.28	\$0.19

During the year, share based payment expenses were recognised of \$0.675 million (FY15 \$0.620 million).

26. Parent entity disclosure

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

	2016 \$ '000	2015 \$ '000
Result of parent entity		
Profit for the period	3,399	843
Total comprehensive income for the year		
	3,399	843
Financial position of parent entity at year end		
Total assets	118,938	87,316
Total liabilities	34,213	2,610
Total equity of the parent entity comprising of:		
Share capital	88,033	88,146
Share-based incentive reserve	1,459	784
Profits reserve	2,601	2,601
Retained earnings	(7,368)	(6,825)
Total equity	84,725	84,706

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

27. Events subsequent to the reporting date

(a) Final Dividend

On 18 August 2016, the Company declared a dividend of 3.00 cents per share franked to 100%. The dividend is expected to be paid on 14 September 2016.

(b) Investment in GPT Metro Office Fund

In May 2016, the group announced the acquisition of a 12.6% stake in GPT Metro Office Fund (GMF). On 24 May 2016, the Group's subsidiary Centuria Property Funds Limited (CPFL) in its capacity as responsible entity of the Centuria Metropolitan REIT (CMA) submitted a non-binding proposal to merge CMA and GMF via a trust scheme. This was followed on 16 June 2016 with a takeover bid for GMF via an off market takeover. At the same time the Company entered into a number of agreements, including a Facilitation and Property Rights Deed with the GPT Group. On 1 August 2016, GMF's Independent Board Committee announced its support for a competing offer. Also on 1 August 2016, CMA announced it would not be proceeding with its offer for GMF. As at the date of this report, the Group retains its 12.6% interest in GMF.

Other than the matters discussed above, there has not arisen in the interval between 30 June 2016 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 years.

28. Significant accounting policies

The Group has consistently applied the following accounting policies to all periods presented in these consolidated financial statements.

(a) Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (subsidiaries). 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.

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 shareholders of the Company and the shareholders of the Company have no rights over the assets and liabilities held in the Benefit Funds. 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.

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. This excludes transactions with the Centuria Life Limited benefit funds. Transactions with the benefit funds continue to be shown gross on the basis that the shareholders of the company do not have access nor are exposed to the revenue, expenses, assets and liabilities of the benefit funds other than the requirement to maintain capital in the Centuria Capital Guaranteed Bond fund and the Income Accumulation Fund.

Unrealised gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

(b) Business combinations

Acquisitions of subsidiaries and businesses are accounted for using the acquisition method when control is transferred to the Group. The consideration for each acquisition is measured at the aggregate of the fair values (at the date of acquisition) of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree. Acquisition-related costs are recognised in profit or loss as incurred.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

28. Significant accounting policies (continued)

(c) Goodwill

Goodwill arising in a business combination is recognised as an asset at the date that control is achieved (the acquisition date). Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer previously held equity interest in the acquiree (if any) over the net of the acquisition date amounts of the identifiable assets acquired and the liabilities assumed. Goodwill is reviewed for impairment at least annually. For the purpose of impairment testing, goodwill is allocated to each of the Group's cash-generating units expected to benefit from the synergies of the combination. Cash-generating units to which goodwill has been allocated are tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro-rata on the basis of the carrying amount of each asset in the unit. An impairment loss recognised for goodwill is not reversed in a subsequent period. On disposal of a subsidiary, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

(d) Investments in associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting, except when the investment is classified as held for sale, in which case it is accounted for in accordance with AASB 5 Non-current Assets Held for Sale and Discontinued Operations. Under the equity method, investments in associates are initially carried in the consolidated statement of financial position at cost and subsequently adjusted for post-acquisition changes in the Group's share of the net assets of the associate, less any impairment in the value of individual investments.

(e) Goods and services tax

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except:

- where the amount of GST incurred is not recoverable from the taxation authority, it is recognised as part of the cost of acquisition of an asset or as part of an item of expense; or
- for receivables and payables which are recognised inclusive of GST.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables.

Cash flows are included in the statement of cash flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified within operating cash flows.

(f) Revenue

Revenue is measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured.

(i) Management fees

Management fees are recognised on an accruals basis when the Group has the right to receive payment.

(ii) Distribution revenue

Dividend revenue from investments is recognised when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Group and the amount of revenue can be measured reliably).

(iii) Interest revenue

Interest revenue is accrued on a time basis, by reference to the principal outstanding using the effective interest rate method.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

28. Significant accounting policies (continued)

(f) Revenue (continued)

(iv) Property acquisition fees, sale and performance/incentive fees

Property acquisition fees are recognised when an investment property has been acquired in a fund managed by the Group.

Sales and performance/incentive fees derived from managed funds are recognised upon satisfaction of all conditions precedent to the sale of an investment property and when significant risks and rewards have transferred.

(v) Commission and application fee income

All insurance agency commissions and application fee income is recognised on an accruals basis when the Group has the right to receive the payment.

(vi) Sale of development properties

Revenue from the sale of apartments is recognised at the fair value of the consideration receivable when the significant risks and rewards of ownership have been transferred to the purchaser and where there is no continuing management involvement, which normally coincides with settlement of the contract for sale.

(g) Finance costs

The Group's finance costs include:

- Interest expense;
- The net gain or loss on hedging instruments that are recognised in profit or loss; and
- The unwinding of the discount on the non-current receivables.

Interest expense is recognised using the effective interest method.

(h) Taxation

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

(i) Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the consolidated profit or loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable 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.

(ii) Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

Deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Group is unable to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

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 profits 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 measurement of deferred tax liabilities and assets 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.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

28. Significant accounting policies (continued)

(h) Taxation (continued)

(ii) Deferred tax (continued)

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.

(iii) Tax consolidation

The Company and all its wholly-owned Australian resident entities are part of a tax-consolidated group under Australian taxation law. The Company is the head entity in the tax-consolidated group. Tax expense/benefit, deferred tax liabilities and deferred tax assets arising from temporary differences of the members of the tax-consolidated group are recognised in the separate financial statements of the members of the tax-consolidated group using a 'stand-alone' approach based on the allocation specified in the tax funding arrangement.

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.

(iv) Current and deferred tax for the period

Current and deferred tax are recognised as an expense or income in profit or loss, except when they relate to items that are recognised outside profit or loss (whether in other comprehensive income or directly in equity), in which case the tax is also recognised outside profit or loss, or where they arise from the initial accounting for a business combination. In the case of a business combination, the tax effect is included in the accounting for the business combination.

(i) Cash and cash equivalents

Cash comprises cash on hand and demand deposits. 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 a maturity of three months or less at the date of acquisition. Bank overdrafts are shown within borrowings in the statement of financial position.

(j) Financial assets

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, and are initially measured at fair value plus transaction costs, except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value.

(i) Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

(ii) Financial assets at fair value through profit and loss

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

Financial assets at fair value through profit and loss are stated at fair value, with any gains or losses arising on re-measurement 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.

(iii) Other financial assets

Other financial assets include reverse mortgage loans. Reverse mortgage loans are held directly at amortised cost using the effective interest method except for commercial mortgage loans held by the Benefit Funds which are measured at fair value through profit and loss. An allowance for impairment loss is made at year end for specific amounts when there is objective evidence that collection of the full amount is no longer probable. Bad debts are written off when identified.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

28. Significant accounting policies (continued)

(j) Financial assets (continued)

(iv) Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

(v) Impairment of financial assets

Financial assets, other than those at fair value through profit and loss, are assessed for indicators of impairment at the end of each reporting period. Financial assets are considered to be impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

When an event occurring after the impairment was recognised causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through the profit and loss.

(vi) Loans and receivables

Trade receivables, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method less impairment.

(k) Leasing

Leases are classified as finance leases when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

(i) Group as a lessee

Operating lease payments are recognised as an expense on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

(ii) Lease incentives

Lease incentives received to enter into operating leases are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed. Lease incentives granted as part of operating leases are recognised as a reduction of rental income on a straight line basis over the life of the lease.

(l) Employee benefits

A liability is recognised for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave when it is probable that settlement will be required and they are capable of being measured reliably.

Contributions to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

(i) Short-term employee benefits

Liabilities recognised in respect of short-term employee benefits, are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

(ii) Long-term employee benefits

Liabilities recognised in respect of long-term employee benefits, are measured as the present value of the estimated future cash outflows to be made by the Group in respect of services provided by employees up to reporting date.

(iii) Share-based payment transactions

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

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

28. Significant accounting policies (continued)

(l) Employee benefits (continued)

(iii) Share-based payment transactions (continued)

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.

Equity-settled share-based payment transactions with parties other than employees are measured at the fair value of the goods and services received, except where that fair value cannot be estimated reliably, in which case they are measured at the fair value of the equity instruments granted, measured at the date the entity obtains the goods or the counterparty renders the service.

(m) Financial liabilities and equity instruments issued by the Group

(i) Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with AASB 132 *Financial Instruments*.

(ii) Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

(iii) Other financial liabilities

Other financial liabilities, including borrowings and trade and other payables, are initially measured at fair value, net of transaction costs.

Other financial liabilities are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

(n) Derivative financial instruments

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.

(i) Hedge accounting

At the inception of the hedge relationship, the Group documents the relationship between the hedging instrument and hedged item, along with its risk management objectives and its strategy for undertaking the hedge. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument that is used in a hedging relationship is highly effective in offsetting changes in cash flows of the hedged item.

The Group designates certain derivatives as either hedges of fair value of recognised assets or liabilities (fair value hedges) or hedges of highly probable forecast transactions (cash flow hedges).

(ii) Cash flow hedge

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in other comprehensive income. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss, and is included in the other expenses or other income line item. Amounts previously recognised in other comprehensive income and accumulated in equity are reclassified to profit or loss in the periods when the hedged item is recognised in profit or loss, in the same line of the statement of comprehensive income as the recognised hedged item. However, when the forecast transaction that is hedged results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously accumulated in equity are transferred from equity and included in the initial measurement of the cost of the non-financial asset or non-financial liability. Hedge accounting is discontinued when the Group revokes the hedging relationship, when the hedging instrument expires or is sold, terminated, or exercised, or when it no longer

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

28. Significant accounting policies (continued)

(n) Derivative financial instruments (continued)

qualifies for hedge accounting. Any gain or loss accumulated in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in profit or loss. When a forecast transaction is no longer expected to occur, the gain or loss accumulated in equity is recognised immediately in profit or loss.

(iii) Fair value hedge

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recorded in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk. The change in the fair value of the hedging instrument and the change in the hedged item attributable to the hedged risk are recognised in the line of the statement of comprehensive income relating to the hedged item.

Hedge accounting is discontinued when the Group revokes the hedging relationship, the hedging instrument expires or is sold, terminated, or exercised, or when it no longer qualifies for hedge accounting. The fair value adjustment to the carrying amount of the hedged item arising from the hedged risk is amortised to profit or loss from that date.

(o) Product classification

The accounting treatment of certain transactions varies depending on the nature of the contract underlying the transaction. The major contract classifications are insurance contracts and investment contracts.

(i) Insurance contracts

Insurance contracts are those containing significant insurance risk at the inception, or those where at the inception of the contract there is a scenario with commercial substance where the level of insurance risk may be significant. Once a contract has been classified as an insurance contract, it remains an insurance contract for the remainder of its lifetime, even if the insurance risk reduces significantly during the period.

(ii) Investment contracts

Contracts not considered insurance contracts are classified as investment contracts. The accounting treatment of investment contracts depends on whether the investment has a

Discretionary Participation Feature. A Discretionary Participation Feature (DPF) means a contractual right to receive, as a supplement to guaranteed benefits, additional benefits:

- (a) that are likely to be a significant portion of the total contractual benefits;
- (b) whose amount or timing is contractually at the discretion of the issuer; and
- (c) that are contractually based on:
 - the performance of a specified pool of contracts or a specified type of contract;
 - realised and/or unrealised investment returns on a specified pool of assets held by the issuer; or
 - the profit or loss of the Company, fund or other entity that issues the contract.

Applications and redemptions on investment contracts with a DPF are accounted for through profit or loss. The gross change in the liability to these policyholders for the period, which includes any participating benefits vested in policyholders and any undistributed surplus attributed to policyholders, is also recognised through profit or loss.

Applications and redemptions on investment contracts without a DPF are accounted for through the statement of financial position as a movement in policyholder liabilities. Distributions on these contracts are charged to profit or loss as a movement in the policyholder liability. Premiums and claims relating to the investment component are accounted for as a deposit through the statement of financial position.

(p) Policyholders' funds

Assets and liabilities held by the Benefit Funds are included in the statement of financial position of the Group.

The liability to bonus fund policyholders is closely linked to the performance and value of the assets (after tax) that back those liabilities. The fair value of such liabilities is therefore the same as the fair value of those assets after tax. In accordance with the rules of the funds, any remaining surplus is attributed to the policyholders of the fund. In accordance with applicable accounting standards, applications to these funds are recorded as income, redemptions from these funds and amounts distributable to policyholders are recorded as expenses.

The policyholders' funds liability for unit linked funds is equal to the number of units held, multiplied by the unit redemption price based on market value of the fund's investments as at the valuation date. Applications to these funds are not recorded

Notes to the Consolidated Financial Statements

For the year ended 30 June 2016

28. Significant accounting policies (continued)

(p) Policyholders' funds (continued)

as income, redemptions from these funds are not recorded separately as expenses, but amounts distributable to policyholders are recorded as an expense. No guarantees are provided by the Society in respect of the unit linked funds.

Claims incurred in respect of the Benefit Funds represent investment withdrawals (redemptions) and are recognised as a reduction in policyholder liabilities. Redemptions in respect of bonus funds are also disclosed as an expense as set out above.

Benefit Fund expenses which are directly attributable to an individual policy or product are allocated directly to the benefit fund within which that class of business is conducted. The apportionment basis has been made in line with the principles set out in the Life Insurance Actuarial Standards Board (LIASB) Valuation Standard (Actuarial Standard AS1.04) and the apportionment is in accordance with Division 2 of Part 6 of the Life Act.

(q) Property held for development

Properties held for development in the ordinary course of business are carried at the lower of cost and net realisable value. Cost includes, where applicable, the cost of acquisition, construction, interest, rates, taxes and other expenses directly related to the development.

(r) New Accounting Standards and Interpretations

AASB 9 Financial Instruments and the relevant amending standards are effective for annual reporting periods beginning on or after 1 January 2018. AASB 9 will be mandatory for the Group's 30 June 2019 financial statements.

AASB 9 is a new Standard which will replace AASB 139 *Financial Instruments: Recognition and Measurement*.

AASB 9 includes revised guidance on the classification and measurement of financial instruments, however it carries over the existing derecognition requirements from AASB 139.

The Group is currently considering the financial impact of this accounting standard change.

AASB 15 Revenue from Contracts with Customers and the relevant amending standards are effective for annual reporting periods beginning on or after 1 January 2018. AASB 15 will be mandatory for the Group's 30 June 2019 financial statements.

AASB 15 establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. AASB 15 will replace AASB 118 *Revenue*, AASB 111 *Construction Contracts* and the related Interpretations when it becomes effective. The model features a contract-based five-step analysis of transactions to determine whether, how much and when revenue is recognised.

The Group is currently considering the financial impact of this accounting standard change.

AASB 16 Leases is effective for annual reporting periods beginning on or after 1 January 2019. Early application is permitted, provided the new revenue standard, AASB 15, has been applied, or is applied at the same date as AASB 16.

The Group is currently considering the financial impact of this accounting standard change.

Directors' Declaration

For the year ended 30 June 2016

In the opinion of the directors of Centuria Capital Limited:

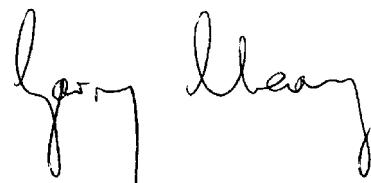
- (a) the consolidated financial statements and notes that are set out on pages 39 to 78 and the Remuneration Report set out on pages 27 to 36 in the Directors' report, are in accordance with the Corporations Act 2001, including:
- (i) giving a true and fair view of the Group's financial position as at 30 June 2016 and of its performance, as represented by the results of its operations, changes in equity and its cash flows, for the financial year ended on that date; and
 - (ii) complying with Australian Accounting Standards and the Corporations Regulations 2001; and
- (b) there are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable.

The directors have been given the declarations required by Section 295A of the Corporations Act 2001 from the chief executive officer and chief financial officer for the financial year ended on 30 June 2016.

The directors draw attention to Note 2 to the consolidated financial statements, which includes a statement of compliance with International Financial Reporting Standards.

Signed in accordance with a resolution of the directors.

For and on behalf of the Board



G. Charny
Chairman



P. J. Done

Director
Chairman- Audit, Risk Management &
Compliance Committee

Sydney
18 August 2016

Independent Auditor's Report

For the year ended 30 June 2016



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Independent auditor's report to the members of Centuria Capital Limited

Report on the financial report

We have audited the accompanying financial report of Centuria Capital Limited (the Company) and its controlled entities (the Group), which comprises the consolidated statement of financial position as at 30 June 2016, and consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year ended on that date, notes 1 to 28 comprising a summary of significant accounting policies and other explanatory information and the directors' declaration of the Group comprising the Company and the entities it controlled at the year's end or from time to time during the financial year.

Directors' responsibility for the financial report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement whether due to fraud or error. In note 2, the directors also state, in accordance with Australian Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements of the Group comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We performed the procedures to assess whether in all material respects the financial report presents fairly, in accordance with the *Corporations Act 2001* and Australian Accounting Standards, a true and fair view which is consistent with our understanding of the Group's financial position and of its performance.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independent Auditor's Report

For the year ended 30 June 2016



Corporations Act 2001.

Auditor's opinion

In our opinion:

(a) The financial report of Centuria Capital Limited is in accordance with the *Corporations Act 2001*, including:

- (i) giving a true and fair view of the Group's financial position as at 30 June 2016 and of its performance for the year ended on that date; and
- (ii) complying with Australian Accounting Standards and the Corporations Regulations 2001.

(b) the financial report also complies with International Financial Reporting Standards as disclosed in note 2.

Report on the remuneration report

We have audited the Remuneration Report included in pages 9 to 20 of the directors' report for the year ended 30 June 2016. The directors of the Company are responsible for the preparation and presentation of the remuneration report in accordance with Section 300A of the *Corporations Act 2001*. Our responsibility is to express an opinion on the remuneration report, based on our audit conducted in accordance with auditing standards.

Auditor's opinion

In our opinion, the remuneration report of Centuria Capital Limited for the year ended 30 June 2016, complies with Section 300A of the *Corporations Act 2001*.

A handwritten signature in black ink, appearing to read 'KPMG' followed by a stylized surname.

KPMG

A handwritten signature in black ink, appearing to be a stylized surname.

Nigel Virgo

Partner

Sydney

18 August 2016

Annual Stock Exchange Information

As at 30 September 2016

Additional information required by the ASX Limited Listing Rules and not disclosed elsewhere in this report is set out below.

Distribution of holders of ordinary shares

Range	Number of holders	Number of ordinary shares
1 - 1,000	845	429,090
1,001 - 5,000	4,742	11,632,525
5,001 - 10,000	818	5,582,017
10,001 - 100,000	636	16,085,836
100,001 and over	72	43,465,265
	7,113	77,194,733
Holding less than a marketable parcel	426	122,568

On-market share buy-back

The company bought-back 125,230 shares (2015; 1,373,835 shares) during the current financial year. All of the shares bought-back were settled by 30 June 2016.

Substantial shareholders

Ordinary shareholders	Number of ordinary shares held
J P MORGAN NOMINEES AUSTRALIA LIMITED	7,385,583
RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <BKCUST A/C>	5,233,237
RESOLUTE FUNDS MANAGEMENT PTY LTD <HANOVER PROPERTY S/F A/C>	4,283,440

Annual Stock Exchange Information

As at 30 September 2016

Top 20 Shareholders

Ordinary Shares		
	Number	Percentage
1. J P MORGAN NOMINEES AUSTRALIA LIMITED	7,385,583	9.57
2. RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <BKCU A/C>	5,233,237	6.78
3. RESOLUTE FUNDS MANAGEMENT PTY LTD <HANOVER PROPERTY S/F A/C>	4,283,440	5.55
4. PARITAI PTY LIMITED <PARITAI A/C>	2,044,266	2.65
5. AVANTEOS INVESTMENTS LIMITED <2412987 JRSWJH A/C>	1,700,000	2.20
6. NATIONAL EXCHANGE PTY LTD <CORP A/C>	1,401,563	1.82
7. NATIONAL NOMINEES LIMITED	1,140,265	1.48
8. AVANTEOS INVESTMENTS LIMITED <1259738 PARSONS A/C>	1,107,822	1.44
9. AVANTEOS INVESTMENTS LIMITED <1703553 JOHNSON A/C>	1,063,608	1.38
10. BRYSHAW MANAGEMENT PTY LTD <BRYSHAW ACCOUNT>	1,046,568	1.36
11. HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED- A/C 2	853,356	1.11
12. STERLING GRACE CAPITAL MANAGEMENT LP	802,550	1.04
13. STERLING GRACE INTERNATIONAL LLC	802,550	1.04
14. AVANTEOS INVESTMENTS LIMITED <2469707 N SLATER A/C>	800,000	1.04
15. PHILIP CAIRNS DIXON + JACQUELINE PATRICIA DIXON + STEPHEN THOMAS WRIGHT <DIXON FAMILY A/C>	750,000	0.97
16. MR ROGER WILLIAM DOBSON <DOBSON SUPER FUND A/C>	748,651	0.97
17. VEXDAT PTY LTD <VEXDAT SUPER FUND A/C>	714,390	0.93
18. NATIONAL EXCHANGE PTY LTD	500,000	0.65
19. STRATEGIC VALUE PTY LTD	466,832	0.60
20. MRS ROSINA ANNA BLAKE	405,658	0.53
	33,250,339	43.07

Voting rights

All ordinary shares (whether fully paid or not) carry one vote per share without restriction.

Corporate Directory

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Contact Us

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Investor Enquiries call: **1300 50 50 50**

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Company Secretary

James Lonie
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Sydney NSW 2060

Call **(02) 8923 8910**

Fax **02) 9460 2960**

Head Office

Level 39, 100 Miller Street
Sydney NSW 2060

Call **1300 50 50 50**

Fax **(02) 9460 2960**
enquiries@centuria.com.au

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Call **1300 50 50 50**

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Mail to

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CENTURIA CAPITAL
2016
ANNUAL REPORT