Appendix 4D

Half Year Report

CENTURIA CAPITAL LIMITED

ABN: 22 095 454 336

1 **Reporting period: 6 months to 31st December 2012**

Previous period: 6 months to 31st December 2011

2	**Results for announcement to the market**	**$'000**	**% change from previous period**
2.1 (a)	Revenue from ordinary activities.	21,475	-5.85%
2.1 (b)	Revenue from shareholder activities (refer 2.6 below).	21,475	-5.85%
2.2	Profit from ordinary activities after tax attributable to members (refer 2.6 below).	2,842	190.04%
2.3	Net profit for the period attributable to members (refer 2.6 below).	2,842	190.04%
2.4	Final dividend 2012:		
	Amount per security (cents)		0.00
	Franked amount per security (cents)		0.00
	Proposed interim dividend 2013:		
	Amount per security (cents)		1.25
	Franked amount per security (cents)		1.25
2.5	Interim dividend:		
	Record date for determining entitlements to the dividend.		07 March 2013

2.6 The main sources of revenue from shareholder activities (refer 2.1(b)) were from the operations of the Centura Life division, the Property Funds Management division and the Residential Mortgages business.

3 Net tangible assets backing:

	2012	**2011**
Number of Ordinary Shares	77,625,802	81,262,172
Net tangible assets ($000's)	38,030	35,767
Net tangible assets per security	$0.49	$0.44
Net assets	91,313	89,400
Net assets per security	$1.18	$1.10

4 There were no entities over which control has been gained during the period.

5	Final dividend 2012:	
	Date dividend paid	N/A
	Amount of dividends paid ('000)	$0.00
	Amount per security of foreign sourced dividend	0.00
	Proposed Interim dividend 2013:	
	Date dividend payable	28 March 2013
	Amount of dividend payable	1.25 cents
	Amount per security of foreign sourced dividend	0.00

6 The Dividend Reinvestment Plan ("Plan") has been suspended.

7 The group owns 22% of Centuria Bulky Goods Fund 1, and 44% of Centuria Direct Property Fund.
The contribution to the group's results for the half year was:
(i) Centuria Bulky Goods Fund 1: $nil (2011: ($577,082)).
(ii) Centuria Direct Property Fund: $15,618 (2011: $250,807).

8 Centuria Capital Limited is not a foreign entity nor are any of the controlled entities.

9 This report is based on accounts, which have been reviewed by the auditors. A copy of the auditor's review report is attached.

The accounts are not subject to qualification.