

11 April 2017

Company Announcements Office
Australian Securities Exchange
Level 4, 20 Bridge Street
SYDNEY NSW 2000



Dear Sir/Madam

MONTHLY NET TANGIBLE ASSETS PER SHARE

The unaudited Net Tangible Asset Backing ("NTA") for Century Australia Investments Limited ("Century Australia") is as follows:

	31 March 2017	28 February 2017
NTA per share	97.9 cents	94.8 cents
Deferred tax asset on carry forward realised losses	6.5 cents	6.6 cents
Deferred tax asset/(liability) on unrealised income and gains/losses	(1.6 cents)	(1.0 cent)
NTA per share after all tax balances	102.8 cents	100.4 cents

In addition to the deferred tax asset (DTA) of 6.5 cents per share recorded in the accounts **there is a further \$2.94m or 3.60 cents per share of tax benefit on realised losses which is not carried on the Company's balance sheet** and is available to be offset against future taxation liabilities.

In total there is approximately \$25.9m of carried forward tax losses as at 31 March 2017. Until all carried forward tax losses are recouped, Century Australia will not be paying tax.

The fact that Century Australia is currently not liable to pay tax means that the level of franked dividends paid is restricted by the level of franking credits received by way of fully franked dividend income. Once the total carry forward tax losses are utilised, Century Australia will return to paying tax on any realised gains. Tax payments will generate additional franking credits from which franked dividends can be paid.

Notes:

1. The Net Tangible Asset Backing calculation is based on the Company's interpretation of law relating to ASX Listing Rule 4.12.
2. 'NTA per share after all tax balances' represents investments at market value, less associated selling costs and less all other accrued expenses.
3. 'NTA per share' this is the value per share should the Company be liquidated at the relevant month end.



PORTFOLIO PERFORMANCE

March 2017	Return	Benchmark	Excess
1 Month	3.12%	3.28%	-0.16%
1 Year	19.24%	20.24%	-1.00%

PERENNIAL VALUE MANAGEMENT COMMENTARY

Market Review

Global markets were subdued, with the S&P500 flat, FTSE100 up 0.8%, Nikkei 225 down 0.6% and Shanghai Composite down 1.1%. Commodity prices were generally softer, with iron ore down 11.0%, reversing the previous month's rally, oil down 5.0% and coking coal down 6.0%, while thermal coal rose 1.0% and gold declined 1.0%. The Federal Reserve raised rates by 25 basis points, lifting the target range to between 0.75% - 1.00%. The Reserve Bank of Australia left the cash rate steady at 1.5% and the Australian Dollar finished the month unchanged at 77 US cents.

During March, strength was broad-based, with utilities (up 6.3%), healthcare (up 5.6%), consumer staples (up 5.5%), consumer discretionary (up 4.7%), industrials (up 4.3%), energy (up 4.3%), financials (up 3.9%) information technology (up 3.6%), REITs (up 4.1%), healthcare (up 3.9%) and industrials (up 3.4%) all up, while metals & mining (down 0.8%) was the only sector to deliver a negative return.

Portfolio Review

The Century Australia Investment Portfolio (the Portfolio) delivered a return of 3.1% for March, marginally underperforming the Index by 0.2%.

Portfolio holdings which performed strongly included Brickworks (up 18.2%), which delivered a strong first half result, with growth in the building products division and strong profits from their industrial property development activities. Washington H. Soul Pattinson (up 12.1%), which owns 44.0% of Brickworks, also rallied on the back of this, as well as its inclusion in the ASX300 Index. Ansell (up 13.1%) outperformed with ongoing positive indicators of global manufacturing activity and Nufarm (up 9.6%) rose after delivering a solid first half result, which showed ongoing operational improvement. Nufarm is a significant player in the global crop protection industry, which is currently undergoing significant consolidation from which Nufarm may be a beneficiary. AGL Energy (up 9.3%) gained on the back of continuing rises in wholesale electricity prices and QBE (up 7.4%) lifted on the prospect of further increases in US interest rates. Other outperformers included Amcor (up 7.2%), Caltex (up 6.6%), Clydesdale Bank (up 6.6%) and Henderson Group (up 6.4%).

Stocks which detracted from performance included our large cap resources holdings, with Rio Tinto (down 2.5%) and BHP (down 1.7%) due to the softer commodity prices. Other stocks which lagged included Gateway Lifestyle (down 2.3%), Stockland (down 1.7%) and Vocus (down 1.4%). We remain comfortable with the outlook for these stocks and see significant value in each.



During the month, we took profits and exited our holding in QBE Insurance. This stock has performed very strongly, having rallied over 50.0% from its November lows, on the back of rising US interest rates and stabilised operating performance. We also took profits and reduced our holdings in AGL Energy, Boral, Stockland, Washington H. Soul Pattinson and Woolworths. Proceeds were used to increase our holdings in a number of good value opportunities, including Caltex, Henderson Group, NewsCorp, Rio Tinto and Vocus Group.

Investment Outlook

While there is a high level of ongoing uncertainty, the global growth outlook appears to be incrementally improving and markets continue to respond positively to the prospect of more pro-growth fiscal policies as opposed to ongoing monetary easing. Should this eventuate, the Portfolio will likely benefit from being overweight in the large-cap, low-cost, financially-sound resources companies as well as in a range of quality industrial and financial companies where we see attractive valuations. This would also see continued upwards pressure on interest rates which would benefit the Portfolio through its underweight position in the expensive defensive sectors such as healthcare, REITs and infrastructure.

The Portfolio continues to exhibit Perennial Value's true to label value characteristics, with the Portfolio offering better value than the overall market on each of our four valuation characteristics: price to earnings, price to free cash flow, gross dividend yield and price to net tangible assets.

As always, our focus will continue to be on investing in quality companies which are offering attractive valuations and have the ability to deliver high levels of franked dividend income to investors.



Top 10 Equity Holdings – 31 March 2017

The top ten equity holdings of the Century Australia Portfolio as at 31 March 2017 were as follows:

Security Name	% of Portfolio
Commonwealth Bank of Australia	7.5
BHP Billiton Limited	6.2
Westpac Banking Corporation	6.1
ANZ Banking Group Limited	5.1
National Australia Bank	4.9
Macquarie Group Limited	3.8
Rio Tinto Limited	3.5
Henderson Group	3.5
Woodside Petroleum	3.3
Crown Resorts Limited	3.3

At month end, stock numbers were 37 and cash was 5.0%.

Performance returns

March 2017	Return	Benchmark	Excess
1 Month	3.12%	3.28%	-0.16%
1 Year	19.24%	20.24%	-1.00%
2 Years (p.a)	2.90%	4.45%	-1.55%

