JUNE 2026

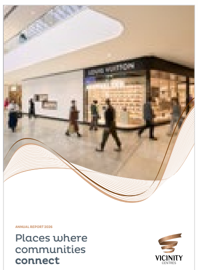
Direct Portfolio Property Book

VICINITY
CENTRES

Queen Victoria Building, NSW

Reporting suite

The June 2026 Direct Portfolio Property Book forms part of Vicinity's broader reporting suite in relation to Vicinity's financial and non-financial performance for FY26 including:

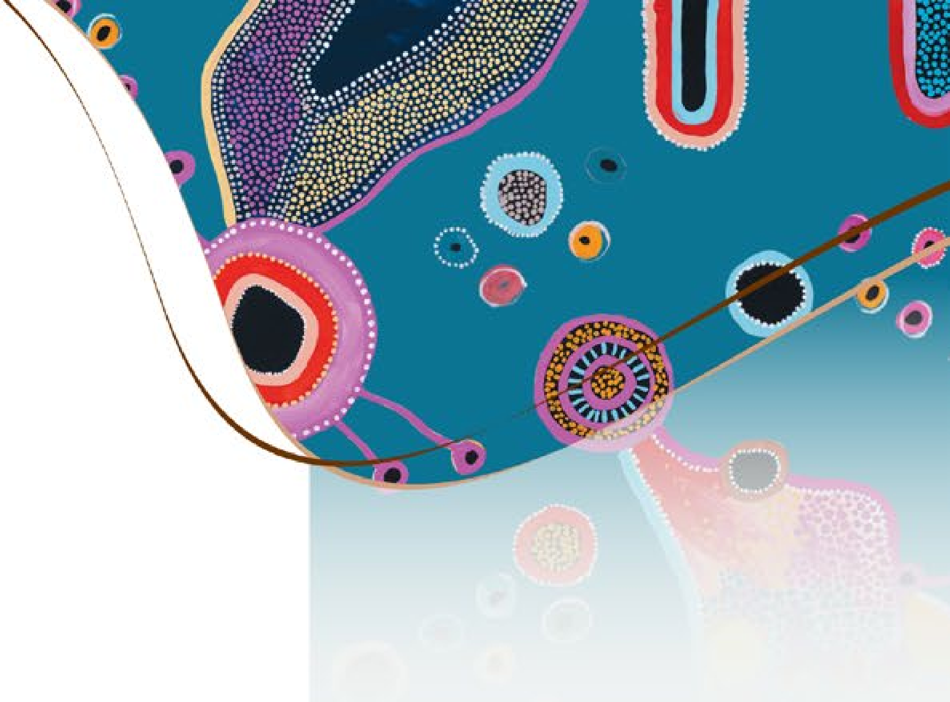


2026 Annual Report

2026 Corporate Governance Statement

2026 Modern Slavery Statement
(to be released in December 2026)

FY26 Annual Results Investor Presentation



Our retail centres play an essential role in their communities, providing a wide range of discretionary and non-discretionary retail, dining, leisure, entertainment and services that deliver engaging experiences for our consumers.

We shape meaningful places where communities connect.

Vicinity Centres (**Vicinity, ASX:VCX**) is a leading Australian retail property group with a fully integrated asset management platform. As a top 50 ASX listed entity, we own and manage a differentiated portfolio of retail assets across Australia's major metropolitan and regional markets, with 49[1] assets under management, valued at $26.0 billion and 2.3 million sqm of gross lettable area.

Vicinity's asset portfolio hosts approximately 380 million customer visits per annum and generates annual portfolio sales of approximately $18.4 billion.

Spanning the full spectrum of retail assets, Vicinity's differentiated asset portfolio provides retail partners with a platform to enter, grow and scale in Australia. This pathway often begins at Chadstone, extending through Vicinity's CBD and Outlet portfolios and over time, into its strong regional and convenience assets.

Our directly-owned portfolio (**Direct Portfolio**) comprises 48 shopping centres valued at $16.5 billion[2].

We remain focused on delivering strong ESG outcomes, reflected in our #1 ranking in the Listed, Oceania category by GRESB and 4.5 Star NABERS[3] Energy Rating.

Acknowledgement of Country

Vicinity Centres acknowledges the Traditional Custodians of the land and pays respect to Elders past and present.

As a business that operates in many locations across the nation, we recognise and respect the cultural heritage, beliefs, and relationship with the land, which continue to be important to the Traditional Custodians living today.

'Looking Forward' by Emma Hollingsworth, featured in Vicinity's Innovate Reconciliation Action Plan

Contents

Authorisation: Vicinity Centres' Disclosure Committee has authorised that this document be given to ASX.

Disclaimer: This document includes information regarding the past performance of Vicinity Centres' property portfolio. Past performance of the property portfolio should not be relied upon as being indicative of future performance. It is information in a summary form and does not purport to be complete. It is to be read in conjunction with the 2026 Annual Report lodged with the Australian Securities Exchange on 20 August 2026.

This document contains forward-looking statements, including statements, indications and guidance regarding future performance. The forward-looking statements are based on information available to Vicinity Centres as at the date of this document (20 August 2026). These forward-looking statements are not guarantees or predictions of future results or performance expressed or implied by the forward-looking statements and involve known and unknown risks, uncertainties, assumptions and other factors, many of which are beyond the control of Vicinity Centres. The actual results of Vicinity Centres may differ materially from those expressed or implied by these forward-looking statements, and you should not place undue reliance on such forward-looking statements. Except as required by law or regulation (including the ASX Listing Rules), we do not undertake to update these forward-looking statements.

Cover image: Chatswood Chase, NSW

1. Vicinity's Direct Portfolio comprises 48 centres, excluding Roxburgh Village in Victoria, which is managed but not owned.
2. Reflects ownership share in investment properties and equity accounted investments.
3. National Australian Built Environment Rating System (**NABERS**) Sustainable Portfolio Index 2026, based on Vicinity's ownership interest and ratings as at 31 December 2025, with 94% portfolio coverage.

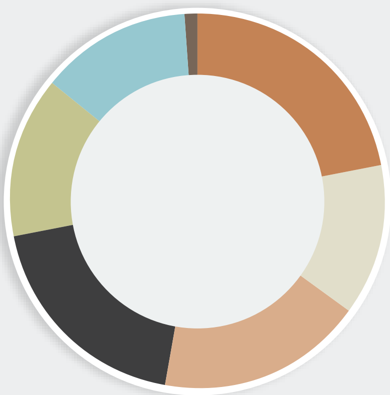
DFO Homebush, NSW

Direct Portfolio

Key statistics by centre type

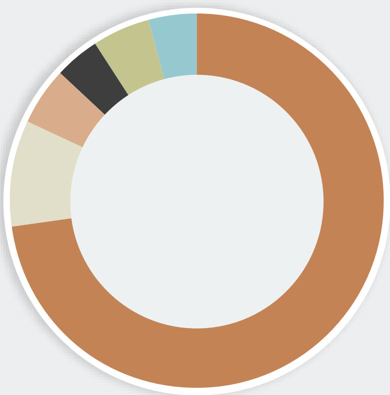
	Total portfolio	Chadstone	Premium CBDs/SC[1,2]	Outlet Centres[3]	Core
Number of retail assets	**48**	1	9	9	29
Gross lettable area (000s) (sqm)[4]	**2,262**	269	388	284	1,320
Total value[5] ($m)	**16,493**	3,631	3,933	3,043	5,887
Portfolio weighting by value (%)	**100**	22	24	18	36
Capitalisation rate (weighted average) (%)	**5.48**	4.25	5.23	5.85	6.24
Specialty occupancy cost (%)[4]	**14.4**	14.6	16.4	12.9	14.2
Occupancy rate (%)[4]	**99.6**	99.7	99.6	99.7	99.6

Valuation by centre type



- Super Regional 22%
- City Centre 13%
- Outlet Centre 18%
- Major Regional 19%
- Regional 14%
- Sub Regional 13%
- Neighbourhood 1%

Income by store type



- Specialties and Mini Majors 73%
- Non Retail 9%
- Supermarkets 5%
- Discount Department Stores 4%
- Other Retail 5%
- Department Stores 4%

Note: Totals may not sum due to rounding.
1. Shopping centres (**SC**).
2. Premium CBDs/SC includes the CBD centres, Lakeside Joondalup and Chatswood Chase.
3. Includes DFO Brisbane business, Harbour Town Premium Outlets Gold Coast and DFO Eastern Creek, which settled on 30 June 2026.
4. Excludes DFO Eastern Creek, which settled on 30 June 2026.
5. Reflects ownership share in investment properties and equity accounted investments.

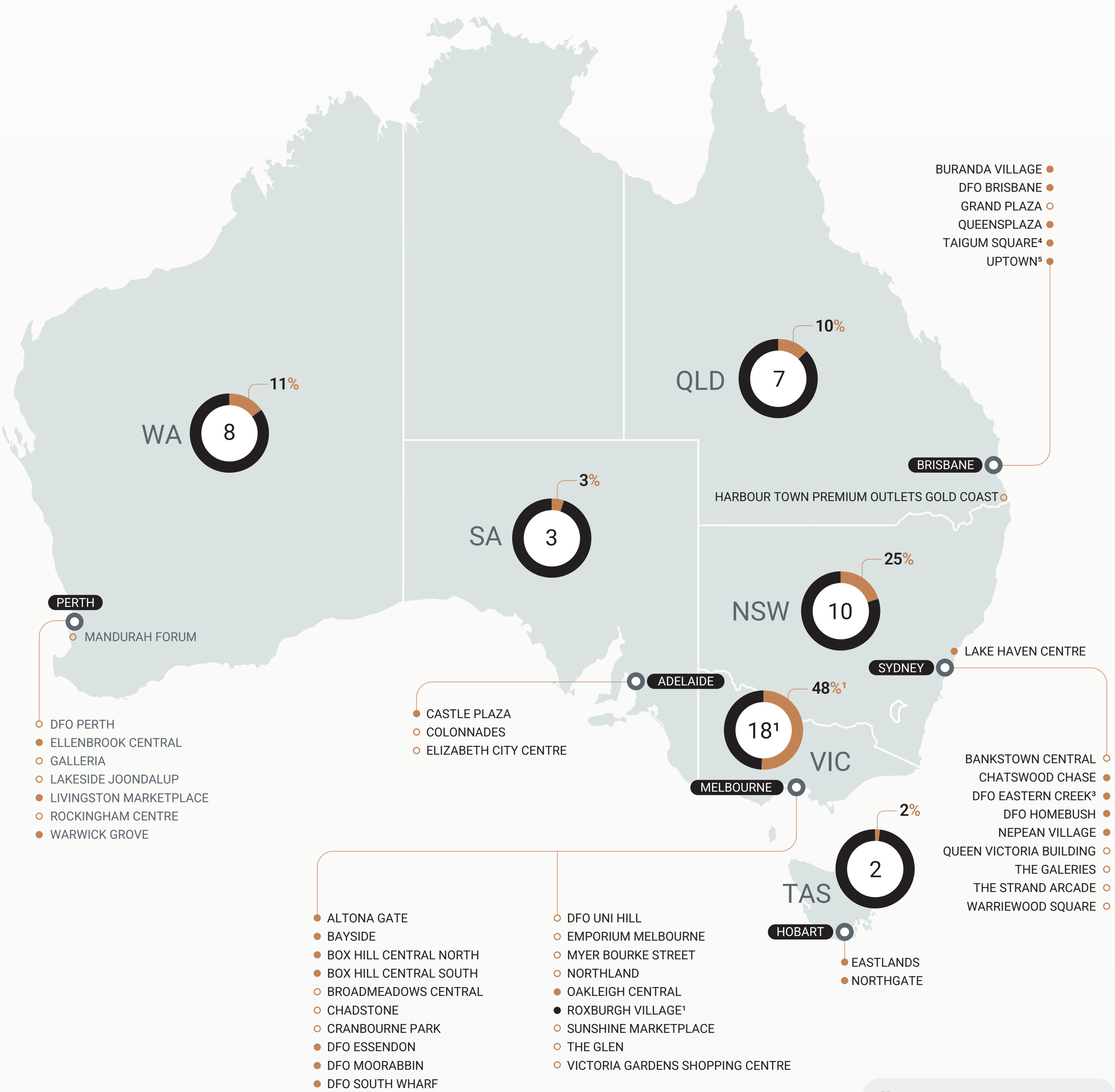
Direct Portfolio[1]

48[1]
Shopping centres

$16.5b
Total value[2]

2.3m sqm[3]
Gross lettable area

4.7m sqm[3]
Total land area



Note:
Totals may not sum due to rounding
- ● Wholly-owned
- ○ Co-owned
- ● Managed only
- ◉ Number of shopping centres
- % Portfolio value (%)

1. Vicinity's directly-owned portfolio comprises 48 centres, excluding Roxburgh Village in Victoria, which is managed but not owned.
2. Reflects ownership share in investment properties and equity accounted investments.
3. Excludes DFO Eastern Creek, which settled on 30 June 2026.
4. Vicinity entered into binding arrangements in August 2026 to divest Taigum Square in Queensland, with settlement expected in September 2026.
5. Acquisition of the remaining 75% interest in Uptown in Queensland, settled on 14 August 2026.

Asset Summaries

	Centre type	Ownership interest (%)	Valuation[1] ($m)	Capitalisation rate[1] (%)	Discount rate[1] (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) ($m)	MAT/sqm Total ($)	MAT/sqm Specialty ($)	Specialty occupancy costs[2] (%)	Page number
New South Wales												
Bankstown Central	Major Regional	50	322.0	5.75	7.00	78,577	100.0	556.5	8,013	9,225	16.8	**11**
Chatswood Chase Sydney[3]	Major Regional	100	1,323.5	5.00	6.50	67,541	99.7	N.C.	N.C.	N.C.	N.C.	**12**
DFO Eastern Creek[4]	Outlet Centre	100	351.0	6.00	7.75	29,772	N.A.	N.A.	N.C.	N.A.	N.A.	**13**
DFO Homebush	Outlet Centre	100	817.0	5.50	6.50	28,027	100.0	461.1	16,629	16,756	14.7	**14**
Lake Haven Centre	Sub Regional	100	322.0	6.50	7.25	43,215	100.0	381.3	10,889	11,711	12.0	**15**
Nepean Village	Sub Regional	100	227.0	5.50	6.75	23,263	100.0	281.3	12,620	13,481	13.4	**16**
Queen Victoria Building	City Centre	50	290.5	5.50	6.75	14,190	100.0	316.8	25,065	28,036	19.4	**17**
The Galeries	City Centre	50	177.5	5.50	6.75	14,965	100.0	260.1	16,759	26,358	14.8	**18**
The Strand Arcade	City Centre	50	120.0	5.25	6.50	5,564	100.0	170.4	36,040	32,398	13.8	**19**
Warriewood Square	Sub Regional	50	141.0	6.00	7.00	30,309	99.6	264.0	9,285	9,914	16.4	**20**
Queensland												
Buranda Village	Sub Regional	100	N.P.	N.P.	N.P.	11,579	98.5	73.8	7,474	12,926	11.0	**23**
DFO Brisbane	Outlet Centre	100	87.0	8.00	8.00	26,145	100.0	326.0	12,637	12,240	11.7	**24**
Grand Plaza	Regional	50	219.5	6.00	6.75	53,214	100.0	499.9	10,501	13,195	13.7	**25**
Harbour Town Premium Outlets Gold Coast	Outlet Centre	50	417.5	5.50	7.00	55,785	100.0	626.7	12,040	13,442	12.7	**26**
QueensPlaza	City Centre	100	750.0	5.00	6.75	39,179	100.0	324.0	8,958	23,138	15.8	**27**
Taigum Square[5]	Sub Regional	100	N.P.	N.P.	N.P.	22,470	98.9	140.0	7,375	8,534	11.8	**28**
Uptown[3,6]	City Centre	25	70.7	6.50	7.75	63,017	N.C.	N.C.	N.C.	N.C.	N.C.	**29**

1. Valuation reflects Vicinity's ownership interest. Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons. Vicinity's Premium asset portfolio comprises Chadstone, Outlet Centres, CBDs and Premium shopping centres.
2. Inclusive of marketing levy and based on GST inclusive sales.
3. Non-comparable (**N.C.**).
4. Acquisition of DFO Eastern Creek, settled on 30 June 2026.
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South Australia												
Castle Plaza	Sub Regional	100	182.0	6.25	7.50	22,789	99.3	177.7	8,858	9,825	13.6	**32**
Colonnades	Regional	50	161.5	7.00	7.75	86,440	100.0	499.4	7,157	8,736	12.7	**33**
Elizabeth City Centre	Regional	50	190.0	7.00	7.75	80,045	99.8	464.4	7,769	9,771	13.5	**34**
Tasmania												
Eastlands	Regional	100	207.0	6.50	7.25	33,527	100.0	326.0	10,181	11,212	12.0	**37**
Northgate	Neighbourhood	100	N.P.	N.P.	N.P.	19,403	100.0	193.0	10,980	11,189	12.2	**38**
Victoria												
Altona Gate	Sub Regional	100	N.P.	N.P.	N.P.	25,223	100.0	175.4	7,292	8,306	13.2	**41**
Bayside	Regional	100	498.0	6.25	7.00	90,415	99.0	467.0	7,026	8,791	16.4	**42**
Box Hill Central North[3]	Sub Regional	100	N.P.	N.P.	N.P.	14,706	N.C.	N.C.	N.C.	N.C.	N.C.	**43**
Box Hill Central South	Sub Regional	100	310.0	6.00	7.00	25,499	100.0	245.4	13,034	15,978	14.3	**44**
Broadmeadows Central	Regional	50	150.4	6.75	7.25	55,615	99.6	370.8	7,042	7,403	17.1	**45**
Chadstone	Super Regional	50	3,630.5	4.25	6.75	268,726	99.7	2,735.5	15,387	28,134	14.6	**46**
Cranbourne Park	Regional	50	140.5	6.75	7.50	46,179	100.0	329.3	7,968	11,016	13.8	**47**
DFO Essendon[4]	Outlet Centre	100	200.0	6.75	7.25	52,426	100.0	340.2	11,949	11,523	14.1	**48**
DFO Moorabbin	Outlet Centre	100	79.0	9.00	10.25	24,417	97.5	203.4	8,562	8,666	13.8	**49**
DFO South Wharf[4]	Outlet Centre	100	830.0	5.50	7.50	54,679	100.0	524.6	14,466	13,030	12.8	**50**
DFO Uni Hill	Outlet Centre	50	108.5	6.00	7.00	19,502	98.0	144.4	7,718	7,557	13.5	**51**
Emporium Melbourne	City Centre	50	595.0	5.00	6.75	44,079	98.7	533.7	13,976	15,936	17.2	**52**
Myer Bourke Street[3]	City Centre	33	144.0	5.50	6.25	39,924	100.0	N.C.	N.C.	N.C.	N.C.	**53**
Northland	Major Regional	50	406.0	6.25	7.00	98,188	99.8	698.4	7,508	10,788	15.9	**54**
Oakleigh Central	Neighbourhood	100	N.P.	N.P.	N.P.	14,216	98.9	134.6	9,999	7,382	15.7	**55**
Sunshine Marketplace	Sub Regional	50	N.P.	N.P.	N.P.	34,014	100.0	150.2	4,950	9,914	12.7	**56**
The Glen	Major Regional	50	330.0	6.25	7.25	76,481	99.9	580.6	8,947	9,520	16.3	**57**
Victoria Gardens Shopping Centre	Sub Regional	50	170.0	5.75	6.75	37,982	100.0	260.7	8,769	12,172	13.5	**58**

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2. Inclusive of marketing levy and based on GST inclusive sales.
3. Non-comparable (**N.C.**).
4. Occupancy rate; MAT/sqm Total; MAT/sqm Specialty and Specialty occupancy cost data excludes Homemaker retailers.

	Centre type	Ownership interest (%)	Valuation[1] ($m)	Capitalisation rate[1] (%)	Discount rate[1] (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) ($m)	MAT/sqm Total ($)	MAT/sqm Specialty ($)	Specialty occupancy costs[2] (%)	Page number
Western Australia												
DFO Perth	Outlet Centre	50	152.5	6.00	7.50	23,464	100.0	239.1	10,660	10,923	10.6	**61**
Ellenbrook Central	Regional	100	283.0	6.25	7.25	47,085	99.8	374.9	9,026	11,187	10.6	**62**
Galleria[3]	Major Regional	50	217.0	6.00	7.25	75,373	N.C.	N.C.	N.C.	N.C.	N.C.	**63**
Lakeside Joondalup	Major Regional	50	461.5	6.00	7.00	99,943	99.5	838.4	9,105	13,460	14.5	**64**
Livingston Marketplace	Sub Regional	100	N.P.	N.P.	N.P.	15,592	100.0	143.7	10,069	10,489	11.9	**65**
Mandurah Forum	Regional	50	232.0	6.50	7.25	65,425	99.6	502.0	8,373	10,060	13.2	**66**
Rockingham Centre	Regional	50	222.5	6.50	7.50	61,878	97.6	549.8	10,401	10,898	13.0	**67**
Warwick Grove	Sub Regional	100	180.0	6.75	7.50	31,796	99.5	308.8	10,455	9,963	11.9	**68**

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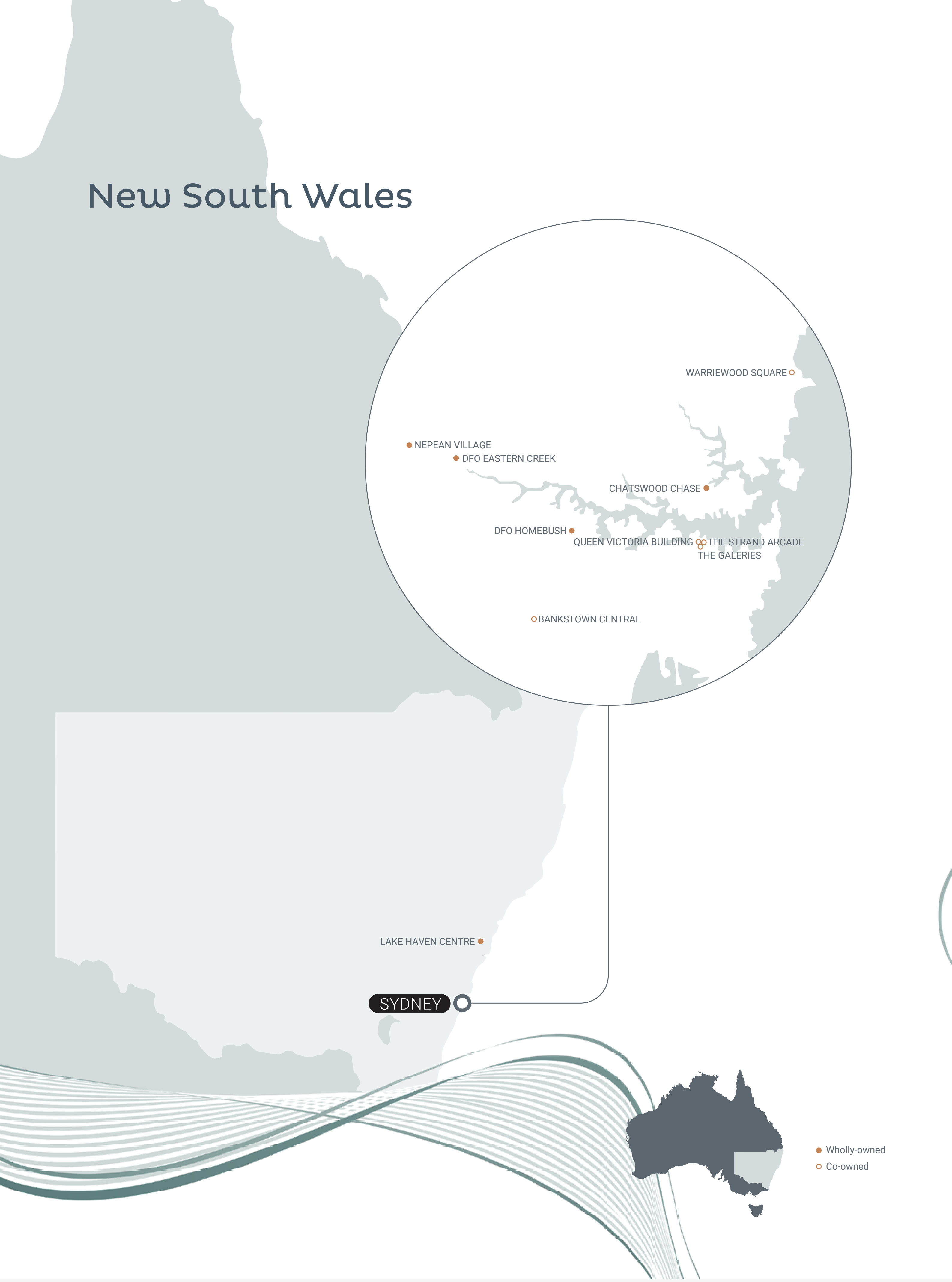
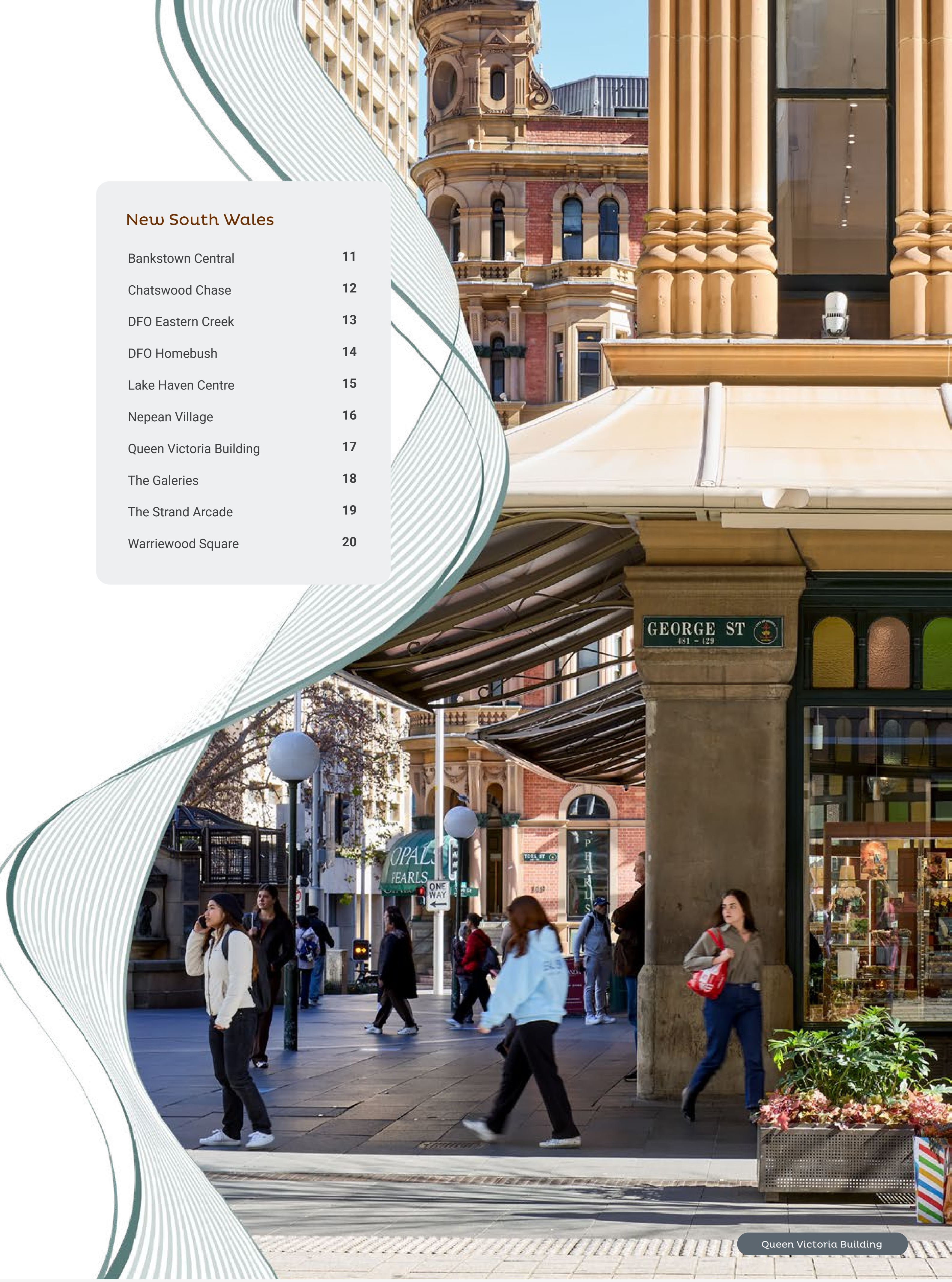
New South Wales



New South Wales



Queen Victoria Building

Bankstown Central

Dharug Country

North Terrace, Bankstown NSW 2200

bankstowncentral.com.au

Bankstown Central is a three level Major Regional shopping centre located approximately 24 kilometres south-west of the Sydney CBD. It is anchored by Myer, Big W, Kmart, Coles and Woolworths. The centre is situated in the heart of the Bankstown CBD, a strategic centre in the Greater Sydney plans and part of the Sydenham to Bankstown Urban Renewal Corridor. It is also home to the 'Grand Market' fresh food precinct, as well as Sephora, Foot Locker, Uniqlo, JB Hi-Fi and Services Australia. The centre includes more than 195 specialty retailers.

Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	JY Group – 50
Date acquired	2003
Centre first opened	1966
Latest redevelopment	2022
Valuation External/Internal	Internal
Valuation ($m)[1]	644.0
Valuation date	Jun-26
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

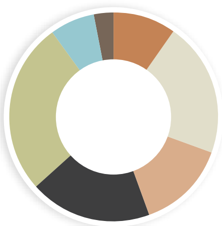
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

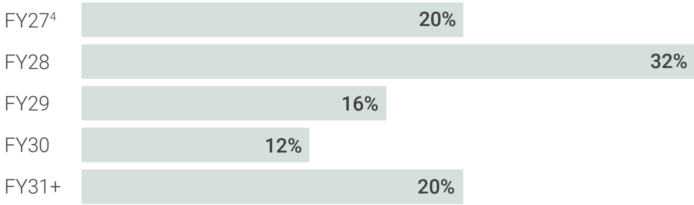
Gross lettable area (**GLA**) (sqm)	78,577
Number of tenants	243
Total Trade Area (000's)	510
Major tenants[2]	Big W, Coles, Kmart, Myer, Woolworths
Car spaces	3,224
Moving Annual Turnover (**MAT**) ($m)	556.5
MAT/sqm – Total ($)	8,013
MAT/sqm – Specialty ($)	9,225
Specialty occupancy cost (%)[3]	16.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.5
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3 Star

Tenant mix by GLA

Supermarkets	10%
Discount department stores	21%
Department stores	14%
Mini majors	19%
Specialties	27%
Other retail	7%
Non retail	3%



Specialty store lease expiry profile by income



Chatswood Chase

Gamaragal Country

345 Victoria Avenue, Chatswood NSW 2067

chatswoodchase.com.au

Chatswood Chase is a four level Major Regional shopping centre located approximately 11 kilometres north of the Sydney CBD in the heart of Chatswood. It is anchored by David Jones, Kmart and Coles. Completed in April 2026, the $625 million redevelopment repositioned the centre as Northern Sydney's leading luxury and premium retail destination, with more than 20 luxury brands including Louis Vuitton, Hermès and Chanel (opening in the second half of 2026), alongside a premium fashion, dining and fresh food offer. The centre includes 140 specialty retailers.

Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	100
Date acquired*	2003
Centre first opened	1980
Latest redevelopment	2026
Valuation External/Internal	External
Valuation ($m)[1]	1,323.5
Valuation date	Jun-26
Capitalisation rate (%)	5.00
Discount rate (%)	6.50

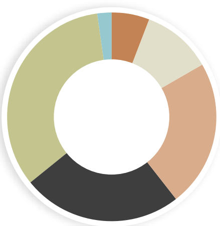
* Acquired 50% in 2003, acquired 50% in 2007, divested 49% in 2018, and reacquired 49% in 2024.
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Non-comparable (**N.C.**).
4 Inclusive of marketing levy and based on GST inclusive sales.
5 Includes holdovers.

Property metrics

Gross lettable area (**GLA**) (sqm)	67,541
Number of tenants	170
Total Trade Area (000's)	450
Major tenants[2]	Coles, David Jones, Kmart
Car spaces	2,342
Moving Annual Turnover (**MAT**) ($m)[3]	N.C.
MAT/sqm – Total ($)[3]	N.C.
MAT/sqm – Specialty ($)[3]	N.C.
Specialty occupancy cost (%)[3,4]	N.C.
Occupancy rate by GLA (%)[3]	99.7
Weighted average lease expiry by GLA (years)	7.5
Green Star Performance	3 Star
NABERS Energy rating	N.A.
NABERS Water rating	N.A.

Tenant mix by GLA

Supermarkets	6%
Discount department stores	11%
Department stores	23%
Mini majors	25%
Specialties	34%
Other retail	2%



Specialty store lease expiry profile by income

DFO Eastern Creek

Dharug Country

159 Rooty Hill Road South, Eastern Creek NSW 2766

easterncreekquarter.shopping

DFO Eastern Creek is a single level hybrid Outlet Centre located approximately 39 kilometres west of the Sydney CBD in one of Australia's fastest-growing industrial and residential corridors. Acquired in June 2026, the centre combines outlet and traditional retail, anchored by Woolworths and complemented by dining, entertainment and a broad mix of outlet brands. This dual offering attracts both convenience and destination customers, supporting a diversified customer base. The centre includes more than 120 specialty retailers.

Property overview

State	NSW
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired*	Jun-26
Centre first opened	2020
Latest redevelopment	2026
Valuation External/Internal	External
Valuation ($m)[1]	351.0
Valuation date	Jun-26
Capitalisation rate (%)	6.00
Discount rate (%)	7.75

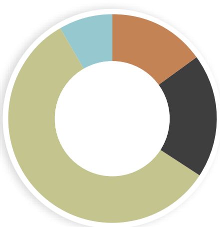
* Acquisition of DFO Eastern Creek (formerly Eastern Creek Quarter), settled on 30 June 2026.
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

Gross lettable area (**GLA**) (sqm)	29,772
Number of tenants	141
Total Trade Area (000's)	N.A.
Major tenants[2]	Woolworths
Car spaces	1,977
Moving Annual Turnover (**MAT**) ($m)	N.A.
MAT/sqm – Total ($)	N.A.
MAT/sqm – Specialty ($)	N.A.
Specialty occupancy cost (%)[3]	N.A.
Occupancy rate by GLA (%)	N.A.
Weighted average lease expiry by GLA (years)	5.9
Green Star Performance	N.A.
NABERS Energy rating	N.A.
NABERS Water rating	N.A.

Tenant mix by GLA

Supermarkets	15%
Mini majors	19%
Specialties	57%
Other retail	8%



Specialty store lease expiry profile by income

DFO Homebush

Wangal Country

3-5 Underwood Road, Homebush NSW 2140

homebush.dfo.com.au

DFO Homebush is a two level Outlet Centre located approximately 15 kilometres west of the Sydney CBD. The centre features an extensive line-up of premium fashion brands including Burberry, Boss, Max Mara, Versace, Armani Outlet, Ferragamo, Jimmy Choo, Coach and Michael Kors. The centre also offers major athleisure and lifestyle retailers such as Nike, Adidas, Asics, Puma and New Balance. The centre includes 105 specialty retailers.

Property overview

State	NSW
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2002
Latest redevelopment	2014
Valuation External/Internal	Internal
Valuation ($m)[1]	817.0
Valuation date	Jun-26
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

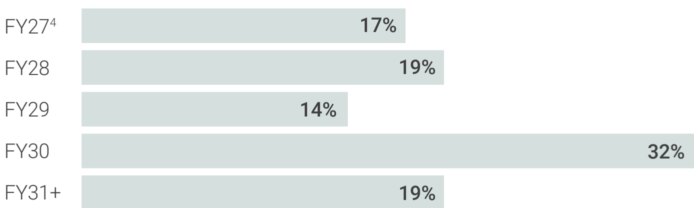
Property metrics

Gross lettable area (**GLA**) (sqm)	28,027
Number of tenants	123
Total Trade Area (000's)	3,196
Major tenants[2]	–
Car spaces	2,020
Moving Annual Turnover (**MAT**) ($m)	461.1
MAT/sqm – Total ($)	16,629
MAT/sqm – Specialty ($)	16,756
Specialty occupancy cost (%)[3]	14.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.5
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4 Star

Tenant mix by GLA

Mini majors	45%
Specialties	55%

Specialty store lease expiry profile by income



Lake Haven Centre

Darkinjung Country

Corner Lake Haven Drive and Goobarabah Avenue, Lake Haven NSW 2263

lakehavencentre.com.au

Lake Haven Centre is a single level Sub Regional shopping centre located approximately 12 kilometres north-east of Wyong, on the Central Coast. It is anchored by Kmart, Aldi, Coles and Woolworths, and includes an adjoining business park. The centre includes more than 80 specialty retailers.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1986
Latest redevelopment	2009
Valuation External/Internal	Internal
Valuation ($m)[1]	322.0
Valuation date	Jun-26
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

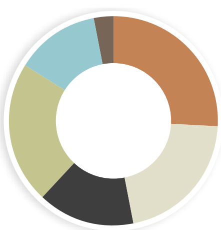
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

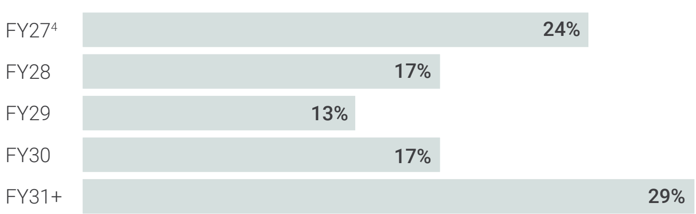
Gross lettable area (**GLA**) (sqm)	43,215
Number of tenants	122
Total Trade Area (000's)	106
Major tenants[2]	Aldi, Coles, Kmart, Woolworths
Car spaces	1,590
Moving Annual Turnover (**MAT**) ($m)	381.3
MAT/sqm – Total ($)	10,889
MAT/sqm – Specialty ($)	11,711
Specialty occupancy cost (%)[3]	12.0
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.7
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	4.5 Star

Tenant mix by GLA

Supermarkets	26%
Discount department stores	21%
Mini majors	15%
Specialties	22%
Other retail	13%
Non retail	3%



Specialty store lease expiry profile by income



Nepean Village

Dharug Country

Corner Station and Woodriff Streets, Penrith NSW 2750

nepeanvillage.com.au

Nepean Village is a single level Sub Regional shopping centre located in Penrith, at the foothills of the Blue Mountains, approximately 57 kilometres west of the Sydney CBD. It is anchored by Kmart and Coles. The centre includes more than 45 specialty retailers.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1984
Latest redevelopment	2024
Valuation External/Internal	Internal
Valuation ($m)[1]	227.0
Valuation date	Jun-26
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

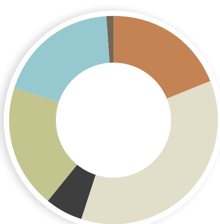
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

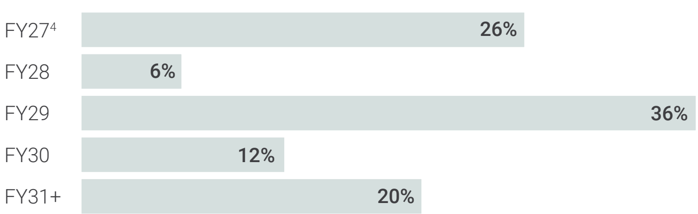
Gross lettable area (**GLA**) (sqm)	23,263
Number of tenants	66
Total Trade Area (000's)	167
Major tenants[2]	Coles, Kmart
Car spaces	861
Moving Annual Turnover (**MAT**) ($m)	281.3
MAT/sqm – Total ($)	12,620
MAT/sqm – Specialty ($)	13,481
Specialty occupancy cost (%)[3]	13.4
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.2
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	2 Star

Tenant mix by GLA

Supermarkets	19%
Discount department stores	36%
Mini majors	6%
Specialties	19%
Other retail	19%
Non retail	1%



Specialty store lease expiry profile by income



Queen Victoria Building

Gadigal Country

455 George Street, Sydney NSW 2000

qvb.com.au

Queen Victoria Building (**QVB**) is a five level City Centre shopping destination located in the heart of Sydney's CBD on George Street. Opened in 1898, the QVB is an iconic heritage landmark attracting both local and international visitors. The centre is home to a curated mix of unique specialty retailers and leading Australian and international brands, including Arc'teryx, R.M. Williams, Oroton, Kenzo, Polo Ralph Lauren, Boss and Jimmy Choo, complemented by premium dining experiences such as Manon Brasserie and renowned The Tea Room.

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Link REIT – 50
Date acquired	2018
Centre first opened	1898
Latest redevelopment	2008
Valuation External/Internal	External
Valuation ($m)[1]	581.0
Valuation date	Jun-26
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

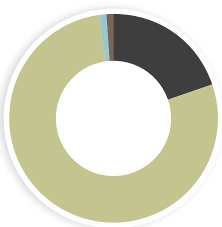
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

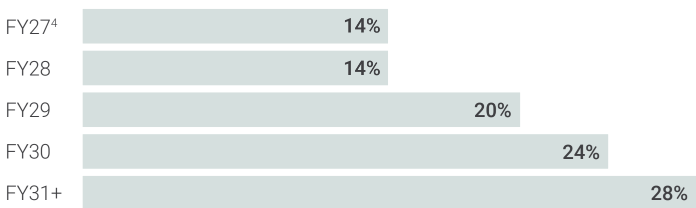
Gross lettable area (**GLA**) (sqm)	14,190
Number of tenants	166
Total Trade Area (000's)	2,643
Major tenants[2]	–
Car spaces	669
Moving Annual Turnover (**MAT**) ($m)	316.8
MAT/sqm – Total ($)	25,065
MAT/sqm – Specialty ($)	28,036
Specialty occupancy cost (%)[3]	19.4
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.8
Green Star Performance	2 Star
NABERS Energy rating	N.A.
NABERS Water rating	N.A.

Tenant mix by GLA

Mini majors	20%
Specialties	79%
Other retail	1%
Non retail	1%



Specialty store lease expiry profile by income



The Galeries

Gadigal Country

500 George Street, Sydney NSW 2000

thegaleries.com

The Galeries is a four level City Centre located on George Street in the heart of Sydney's CBD. Positioned as a hub for fashion, culture and dining, the centre features a diverse mix of retailers, hospitality and cultural experiences including The Grounds of the City, Black Star Pastry, Venchi, The Arthouse Hotel, Books Kinokuniya, Muji, JB Hi-Fi, Incu, Carhartt, Salomon, July, A.P.C. and Ganni. The Galeries offers a distinctive retail environment that reflects Sydney's creative and contemporary urban culture. The centre includes more than 60 specialty retailers.

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Link REIT – 50
Date acquired	2018
Centre first opened	2000
Latest redevelopment	N.A.
Valuation External/Internal	External
Valuation ($m)[1]	355.0
Valuation date	Jun-26
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

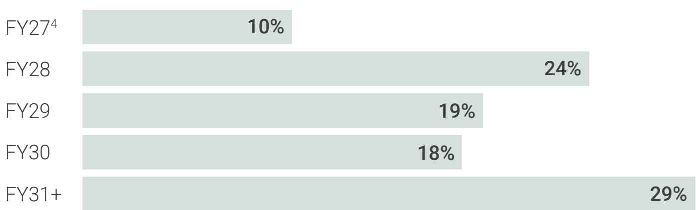
Property metrics

Gross lettable area (**GLA**) (sqm)	14,965
Number of tenants	68
Total Trade Area (000's)	2,230
Major tenants[2]	–
Car spaces	–
Moving Annual Turnover (**MAT**) ($m)	260.1
MAT/sqm – Total ($)	16,759
MAT/sqm – Specialty ($)	26,358
Specialty occupancy cost (%)[3]	14.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.0
Green Star Performance	3 Star
NABERS Energy rating	N.A.
NABERS Water rating	N.A.

Tenant mix by GLA

Mini majors	39%
Specialties	36%
Other retail	25%

Specialty store lease expiry profile by income



The Strand Arcade

Gadigal Country

412-414 George Street, Sydney NSW 2000

strandarcade.com.au

The Strand Arcade is a multi-level City Centre retail destination located in the heart of Sydney's CBD at Pitt Street Mall. Established in 1891, it is the only remaining Victorian shopping arcade in Australia to retain its original architectural form. The Strand Arcade is Sydney's home of Australian designers, featuring a curated selection of fashion, beauty and lifestyle retailers including Camilla and Marc, Dinosaur Designs, Scanlan Theodore, Viktoria & Woods, Rebecca Vallance, Sarah & Sebastian, P. Johnson, Creed, Parfums de Marly, Jo Loves, Aesop and Santa Maria Novella. The Strand Arcade also offers premium dining experiences, including Chef's Hat awarded The Restaurant Pendolino. The centre includes more than 70 specialty retailers.

Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Link REIT – 50
Date acquired	2018
Centre first opened	1891
Latest redevelopment	1997
Valuation External/Internal	External
Valuation ($m)[1]	240.0
Valuation date	Jun-26
Capitalisation rate (%)	5.25
Discount rate (%)	6.50

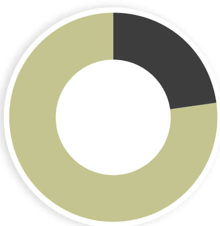
1. Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

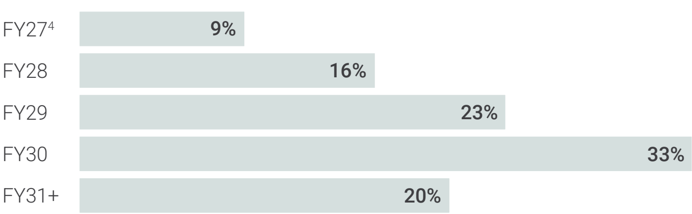
Gross lettable area (**GLA**) (sqm)	5,564
Number of tenants	78
Total Trade Area (000's)	1,293
Major tenants[2]	–
Car spaces	–
Moving Annual Turnover (**MAT**) ($m)	170.4
MAT/sqm – Total ($)	36,040
MAT/sqm – Specialty ($)	32,398
Specialty occupancy cost (%)[3]	13.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.6
Green Star Performance	3 Star
NABERS Energy rating	N.A.
NABERS Water rating	N.A.

Tenant mix by GLA

Mini majors	23%
Specialties	77%



Specialty store lease expiry profile by income



Warriewood Square

Guringai Country

12 Jacksons Road, Warriewood NSW 2102

warriewoodsquare.com.au

Warriewood Square is a single level Sub Regional shopping centre located in Sydney's northern beaches, approximately 29 kilometres north-east of the Sydney CBD. It is anchored by Kmart, Aldi, Coles and Woolworths. The centre includes 85 specialty retailers.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	JY Group – 50
Date acquired	1996
Centre first opened	1980
Latest redevelopment	2016
Valuation External/Internal	External
Valuation ($m)[1]	282.0
Valuation date	Jun-26
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

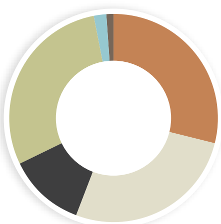
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

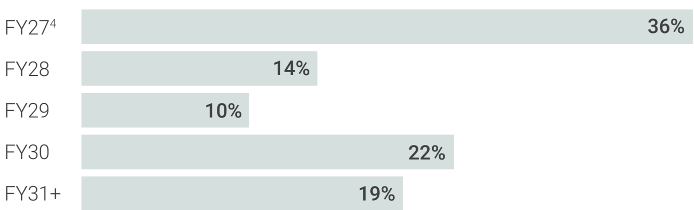
Gross lettable area (**GLA**) (sqm)	30,309
Number of tenants	105
Total Trade Area (000's)	96
Major tenants[2]	Aldi, Coles, Kmart, Woolworths
Car spaces	1,437
Moving Annual Turnover (**MAT**) ($m)	264.0
MAT/sqm – Total ($)	9,285
MAT/sqm – Specialty ($)	9,914
Specialty occupancy cost (%)[3]	16.4
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	6.2
Green Star Performance	3 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	2.5 Star

Tenant mix by GLA

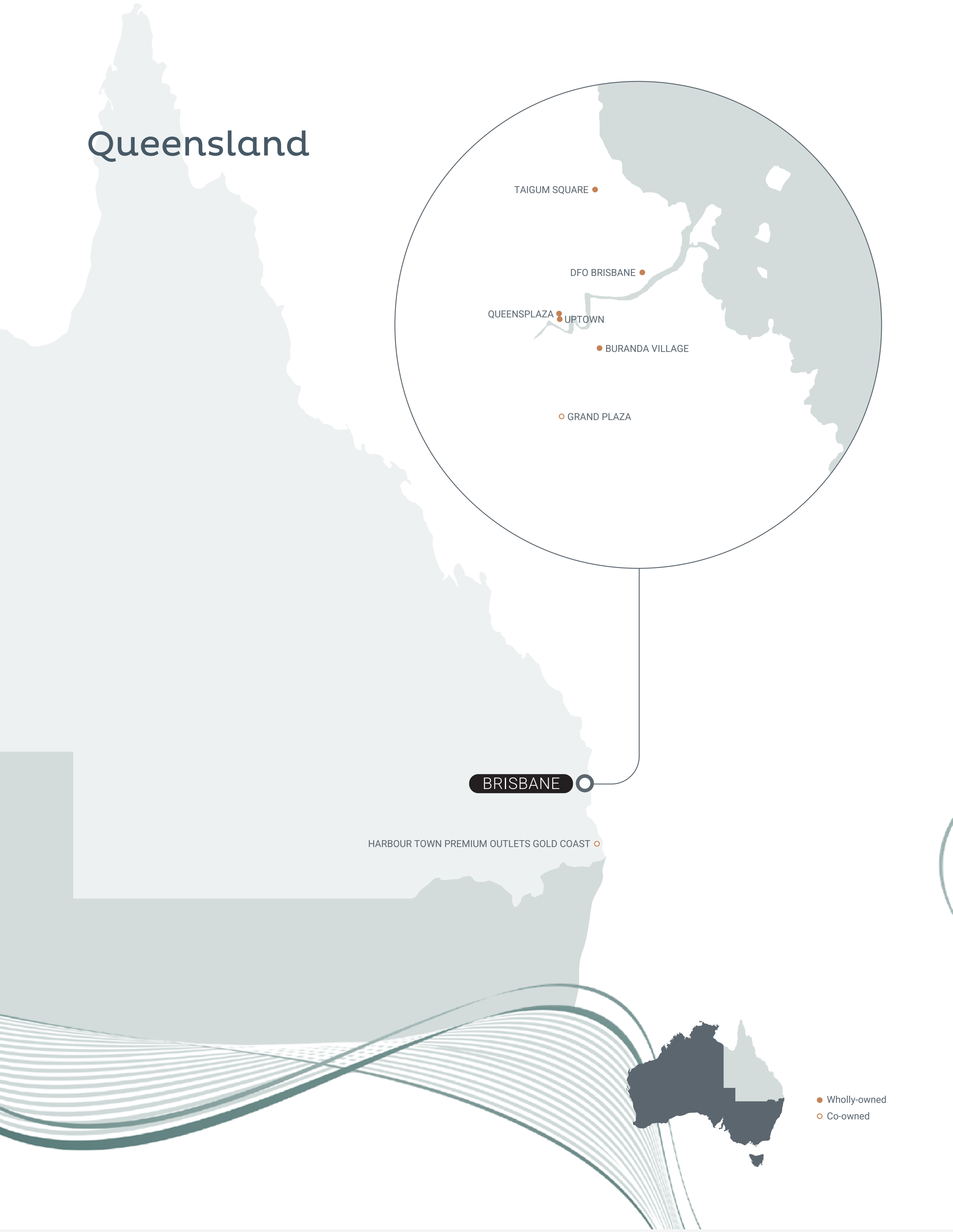
Supermarkets	29%
Discount department stores	27%
Mini majors	12%
Specialties	29%
Other retail	2%
Non retail	1%



Specialty store lease expiry profile by income



Queensland


TAIGUM SQUARE
DFO BRISBANE
QUEENSPLAZA
UPTOWN
BURANDA VILLAGE
GRAND PLAZA
BRISBANE
HARBOUR TOWN PREMIUM OUTLETS GOLD COAST
Wholly-owned
Co-owned

Queensland

1. Vicinity entered into binding arrangements in August 2026 to divest Taigum Square in Queensland, with settlement expected in October 2026.

Harbour Town Premium Outlets

Buranda Village

Turrbal and Yuggera Country

Corner Ipswich Road and Cornwall Street, Buranda QLD 4102

burandavillage.com.au

Buranda Village is a single level Sub Regional shopping centre located approximately 3.5 kilometres south of the Brisbane CBD. It is anchored by Target and Woolworths. The centre includes more than 20 specialty retailers.

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1978
Latest redevelopment	2005
Valuation External/Internal	External
Valuation ($m)[1]	N.P.
Valuation date	Jun-26
Capitalisation rate (%)[1]	N.P.
Discount rate (%)[1]	N.P.

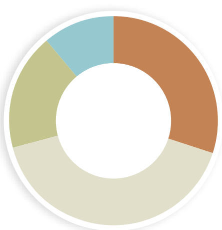
1 Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

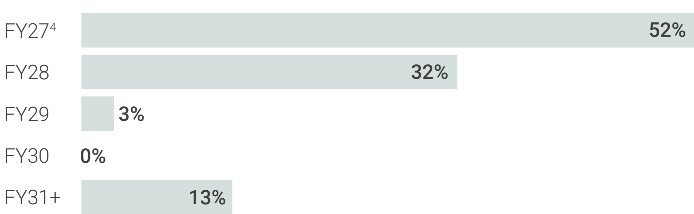
Gross lettable area (**GLA**) (sqm)	11,579
Number of tenants	29
Total Trade Area (000's)	141
Major tenants[2]	Target, Woolworths
Car spaces	520
Moving Annual Turnover (**MAT**) ($m)	73.8
MAT/sqm – Total ($)	7,474
MAT/sqm – Specialty ($)	12,926
Specialty occupancy cost (%)[3]	11.0
Occupancy rate by GLA (%)	98.5
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	4 Star

Tenant mix by GLA

Supermarkets	30%
Discount department stores	41%
Specialties	18%
Other retail	11%



Specialty store lease expiry profile by income



DFO Brisbane

Turrbal and Yuggera Country

18th Avenue, Brisbane Airport QLD 4008

brisbane.dfo.com.au

DFO Brisbane is a single level Outlet Centre located approximately 13 kilometres north-east of the Brisbane CBD within the Brisbane Airport precinct. The centre features a strong line-up of international and Australian brands including Nike, Adidas, Tommy Hilfiger, Calvin Klein, Polo Ralph Lauren and Oroton. The centre includes 120 specialty retailers.

Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2016
Centre first opened	2005
Latest redevelopment	2015
Valuation External/Internal	External
Valuation ($m)[1]	87.0
Valuation date	Jun-26
Capitalisation rate (%)	8.00
Discount rate (%)	8.00

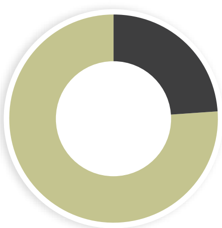
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

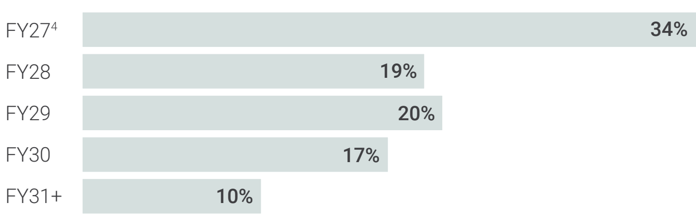
Gross lettable area (**GLA**) (sqm)	26,145
Number of tenants	132
Total Trade Area (000's)	1,651
Major tenants[2]	–
Car spaces	2,600
Moving Annual Turnover (**MAT**) ($m)	326.0
MAT/sqm – Total ($)	12,637
MAT/sqm – Specialty ($)	12,240
Specialty occupancy cost (%)[3]	11.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.3
Green Star Performance	3 Star
NABERS Energy rating	4 Star
NABERS Water rating	5 Star

Tenant mix by GLA

Mini majors	24%
Specialties	76%



Specialty store lease expiry profile by income



Grand Plaza

Yugambeh and Yuggera Country

27-49 Browns Plains Road, Browns Plains QLD 4118

grandplaza.com.au

Grand Plaza is a single level Regional shopping centre located approximately 27 kilometres south of the Brisbane CBD. It is anchored by Big W, Kmart, Target, Aldi, Coles and Woolworths. The centre is refreshing its retail and dining offer, highlighted by the introduction of a new Rebel store. The centre includes more than 115 specialty retailers.

Property overview

State	QLD
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	EG Funds Management – 50
Date acquired	2002
Centre first opened	1994
Latest redevelopment	2026
Valuation External/Internal	Internal
Valuation ($m)[1]	439.0
Valuation date	Jun-26
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

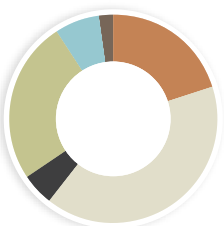
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

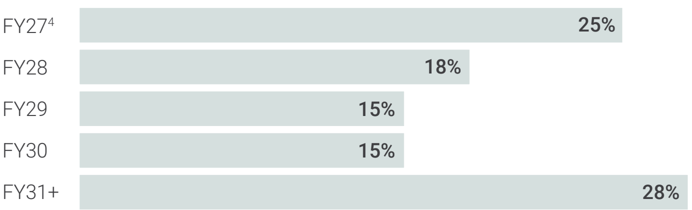
Gross lettable area (**GLA**) (sqm)	53,214
Number of tenants	148
Total Trade Area (000's)	307
Major tenants[2]	Aldi, Big W, Coles, Kmart, Target, Woolworths
Car spaces	2,666
Moving Annual Turnover (**MAT**) ($m)	499.9
MAT/sqm – Total ($)	10,501
MAT/sqm – Specialty ($)	13,195
Specialty occupancy cost (%)[3]	13.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.6
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4.5 Star

Tenant mix by GLA

Supermarkets	20%
Discount department stores	40%
Mini majors	5%
Specialties	25%
Other retail	7%
Non retail	2%



Specialty store lease expiry profile by income



Harbour Town Premium Outlets Gold Coast

Yugambeh Country

147-189 Brisbane Road, Biggera Waters QLD 4216

harbourtowngoldcoast.com.au

Harbour Town Premium Outlets Gold Coast is a single level hybrid Outlet Centre located approximately 10 kilometres north of Surfers Paradise in Biggera Waters. Anchored by Woolworths and Reading Cinemas, the centre combines outlet retail with everyday convenience. Harbour Town features a strong line-up of international and Australian brands including Polo Ralph Lauren, Tommy Hilfiger, Calvin Klein, Boss, Nike, Adidas, Asics and Peter Alexander. The centre is complemented by a vibrant entertainment and dining precinct, making it a popular destination for both locals and visitors. The centre includes 175 specialty retailers.

Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Lewis Land Group – 50
Date acquired	2021
Centre first opened	1999
Latest redevelopment	2019
Valuation External/Internal	Internal
Valuation ($m)[1]	835.0
Valuation date	Jun-26
Capitalisation rate (%)	5.50
Discount rate (%)	7.00

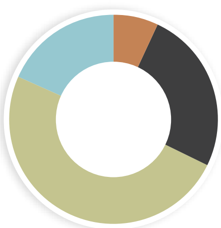
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

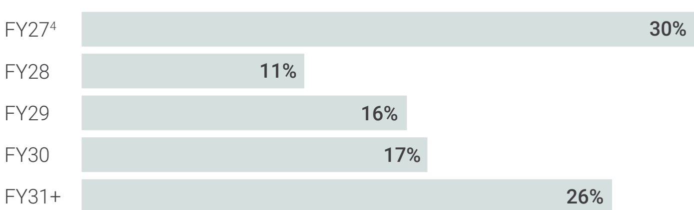
Gross lettable area (**GLA**) (sqm)	55,785
Number of tenants	209
Total Trade Area (000's)	1,186
Major tenants[2]	Reading Cinemas, Woolworths
Car spaces	3,022
Moving Annual Turnover (**MAT**) ($m)	626.7
MAT/sqm – Total ($)	12,040
MAT/sqm – Specialty ($)	13,442
Specialty occupancy cost (%)[3]	12.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.6
Green Star Performance	N.A.
NABERS Energy rating	3.5 Star
NABERS Water rating	3 Star

Tenant mix by GLA

Supermarkets	7%
Mini majors	25%
Specialties	49%
Other retail	18%



Specialty store lease expiry profile by income



QueensPlaza

Turrbal and Yuggera Country

226 Queen Street, Brisbane QLD 4000

queensplaza.com.au

QueensPlaza is a three level City Centre shopping destination located in the heart of Brisbane's CBD on Queen Street Mall. Anchored by David Jones, the centre is Brisbane's premier luxury retail destination, featuring a curated mix of leading international fashion and luxury brands including Balenciaga, Burberry, Bvlgari, Chanel, Dior, Fendi, Ferragamo, Gucci, Saint Laurent and Tiffany & Co. QueensPlaza offers a premium shopping experience complemented by high-end dining and strong connectivity to Brisbane's core retail precinct. The centre includes more than 50 specialty retailers.

Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	100
Date acquired	2001
Centre first opened	2005
Latest redevelopment	2019
Valuation External/Internal	Internal
Valuation ($m)[1]	750.0
Valuation date	Jun-26
Capitalisation rate (%)	5.00
Discount rate (%)	6.75

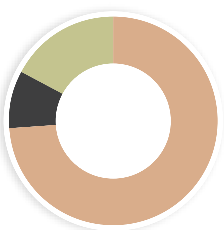
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

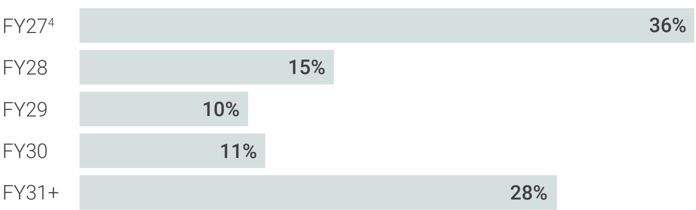
Gross lettable area (**GLA**) (sqm)	39,179
Number of tenants	62
Total Trade Area (000's)	2,457
Major tenants[2]	David Jones
Car spaces	595
Moving Annual Turnover (**MAT**) ($m)	324.0
MAT/sqm – Total ($)	8,958
MAT/sqm – Specialty ($)	23,138
Specialty occupancy cost (%)[3]	15.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	9.5
Green Star Performance	3 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	2.5 Star

Tenant mix by GLA

Department stores	74%
Mini majors	9%
Specialties	17%



Specialty store lease expiry profile by income



Taigum Square[1]

Turrbal and Yuggera Country

Corner Church and Beams Roads, Taigum QLD 4018

taigumsquare.com.au

Taigum Square is a single level Sub Regional shopping centre located approximately 15 kilometres north of the Brisbane CBD. It is anchored by Big W and Woolworths. The centre includes more than 45 specialty retailers.

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1998
Centre first opened	1982
Latest redevelopment	2001
Valuation External/Internal	Internal
Valuation ($m)[2]	N.P.
Valuation date	Jun-26
Capitalisation rate (%)[2]	N.P.
Discount rate (%)[2]	N.P.

1 Vicinity entered into binding arrangements in August 2026 to divest Taigum Square, with settlement expected in September 2026.
2 Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons.
3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
4 Inclusive of marketing levy and based on GST inclusive sales.
5 Includes holdovers.

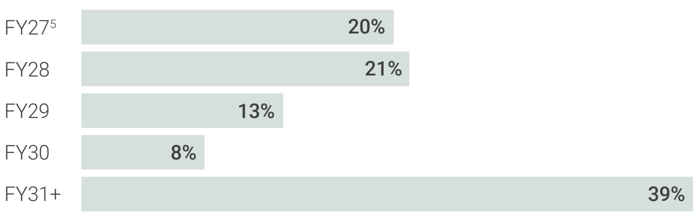
Property metrics

Gross lettable area (**GLA**) (sqm)	22,470
Number of tenants	71
Total Trade Area (000's)	90
Major tenants[3]	Big W, Woolworths
Car spaces	1,072
Moving Annual Turnover (**MAT**) ($m)	140.0
MAT/sqm – Total ($)	7,375
MAT/sqm – Specialty ($)	8,534
Specialty occupancy cost (%)[4]	11.8
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	3.5 Star

Tenant mix by GLA

Supermarkets	19%
Discount department stores	34%
Mini majors	9%
Specialties	25%
Other retail	6%
Non retail	8%

Specialty store lease expiry profile by income



Uptown

Turrbal and Yuggera Country

91 Queen Street, Brisbane QLD 4000

uptownbrisbane.com.au

Uptown is a multi-level City Centre shopping destination located on Queen Street Mall in the heart of Brisbane's CBD. It is anchored by Coles, Target and Event Cinemas, and benefits from strong public transport connectivity and a major CBD car park. Planned revitalisation from early 2027 will support Uptown's repositioning as a leading retail, dining and entertainment destination. Uptown is expected to benefit from continued growth and investment across the Brisbane CBD, including increased visitation ahead of the 2032 Brisbane Olympic and Paralympic Games. The centre includes more than 100 specialty retailers.

Property overview

State	QLD
Centre type	City Centre
Ownership interest* (%)	Vicinity Centres – 25
Co-owner* (%)	IFM Real Estate Core Fund – 75
Date acquired*	1998
Centre first opened	1988
Latest redevelopment	2006
Valuation External/Internal	Internal
Valuation ($m)[1]	282.7
Valuation date	Jun-26
Capitalisation rate (%)	6.50
Discount rate (%)	7.75

* Acquired 100% in 1998, divested 50% in 2002 and divested a further 25% in 2006. Acquisition of the remaining 75% interest in Uptown, settled on 14 August 2026.

1 Expressed on 100% basis.

2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Non-comparable (**N.C.**).

4 Inclusive of marketing levy and based on GST inclusive sales.

5 Includes holdovers.

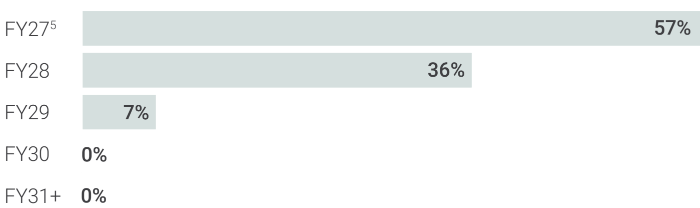
Property metrics

Gross lettable area (**GLA**) (sqm)	63,017
Number of tenants	125
Total Trade Area (000's)	3,625
Major tenants[2]	Coles, Event Cinemas,Target
Car spaces	1,450
Moving Annual Turnover (**MAT**) ($m)[3]	N.C.
MAT/sqm – Total ($)[3]	N.C.
MAT/sqm – Specialty ($)[3]	N.C.
Specialty occupancy cost (%)[3,4]	N.C.
Occupancy rate by GLA (%)[3]	N.C.
Weighted average lease expiry by GLA (years)	2.2
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	4 Star

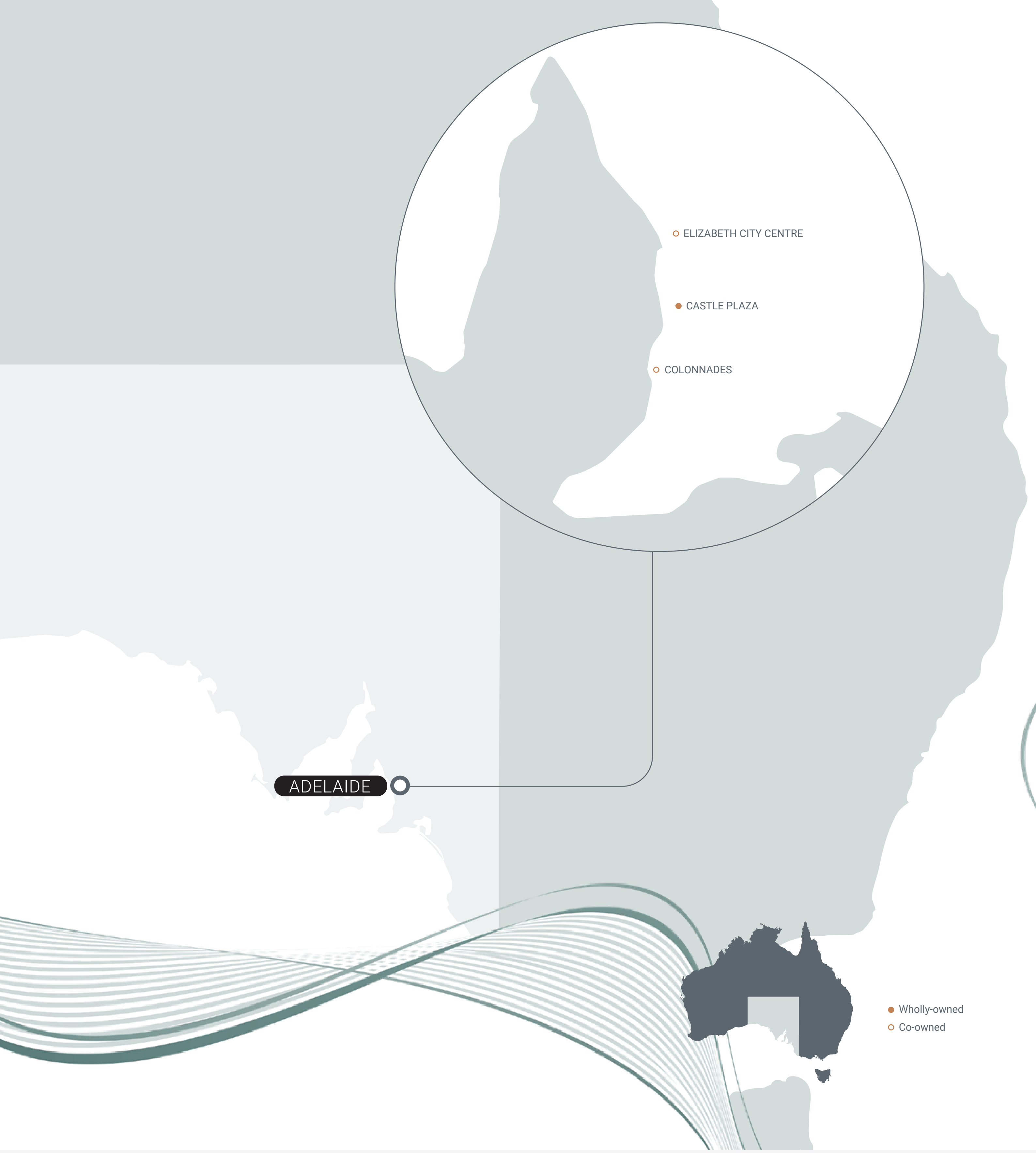
Tenant mix by GLA

Supermarkets	8%
Discount department stores	28%
Mini majors	18%
Specialties	33%
Other retail	14%

Specialty store lease expiry profile by income



South Australia



South Australia

Elizabeth City Centre

Castle Plaza

Kaurna Country

992 South Road, Edwardstown SA 5039

castleplaza.com.au

Castle Plaza is a single level Sub Regional shopping centre located approximately 8 kilometres south of the Adelaide CBD. It is anchored by Target and Coles. A repositioning of the centre will deliver a new full-line Woolworths supermarket and additional specialty stores, enhancing the retail offer. The centre includes 50 specialty retailers.

Property overview

State	SA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1987
Latest redevelopment	2026
Valuation External/Internal	External
Valuation ($m)[1]	182.0
Valuation date	Jun-26
Capitalisation rate (%)	6.25
Discount rate (%)	7.50

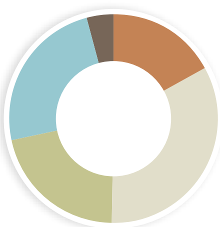
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

Gross lettable area (**GLA**) (sqm)	22,789
Number of tenants	64
Total Trade Area (000's)	152
Major tenants[2]	Coles, Target
Car spaces	1,283
Moving Annual Turnover (**MAT**) ($m)	177.7
MAT/sqm – Total ($)	8,858
MAT/sqm – Specialty ($)	9,825
Specialty occupancy cost (%)[3]	13.6
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	3.1
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	3.5 Star

Tenant mix by GLA

Supermarkets	17%
Discount department stores	33%
Specialties	21%
Other retail	24%
Non retail	4%



Specialty store lease expiry profile by income

Colonnades

Kaurna Country

Beach Road, Noarlunga Centre SA 5168

colonnades.com.au

Colonnades is a two level Regional shopping centre located in Noarlunga Centre, approximately 30 kilometres south of the Adelaide CBD. This community hub is packed with leading retail and dining, and is anchored by Big W, Kmart, Harris Scarfe, Aldi, Coles, Woolworths and Bunnings Warehouse. The centre includes more than 120 specialty retailers.

Property overview

State	SA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1979
Latest redevelopment	2019
Valuation External/Internal	External
Valuation ($m)[1]	323.0
Valuation date	Jun-26
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

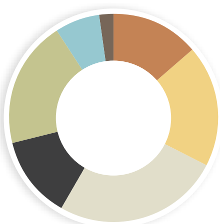
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

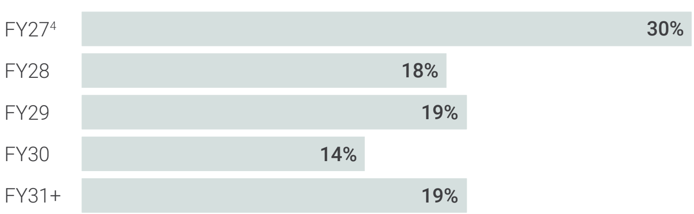
Gross lettable area (**GLA**) (sqm)	86,440
Number of tenants	178
Total Trade Area (000's)	166
Major tenants[2]	Aldi, Big W, Bunnings Warehouse, Coles, Harris Scarfe, Kmart, Woolworths
Car spaces	4,157
Moving Annual Turnover (**MAT**) ($m)	499.4
MAT/sqm – Total ($)	7,157
MAT/sqm – Specialty ($)	8,736
Specialty occupancy cost (%)[3]	12.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	5.1
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	5.5 Star

Tenant mix by GLA

Supermarkets	14%
Other majors	19%
Discount department stores	26%
Mini majors	13%
Specialties	20%
Other retail	7%
Non retail	2%



Specialty store lease expiry profile by income



Elizabeth City Centre

Kaurna Country

50 Elizabeth Way, Elizabeth SA 5112

elizabethcitycentre.com.au

Elizabeth City Centre is a single level Regional shopping centre located approximately 26 kilometres north-east of the Adelaide CBD. The centre features an entertainment precinct and is anchored by Big W, Target, Harris Scarfe, Coles, Woolworths and Reading Cinemas. The centre includes more than 135 specialty retailers.

Property overview

State	SA
Centre type	Regional
Ownership interest (%)*	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1998
Centre first opened	1960
Latest redevelopment	2015
Valuation External/Internal	Internal
Valuation ($m)[1]	380.0
Valuation date	Jun-26
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

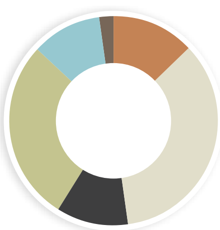
* Divested 50% in June 2025.
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

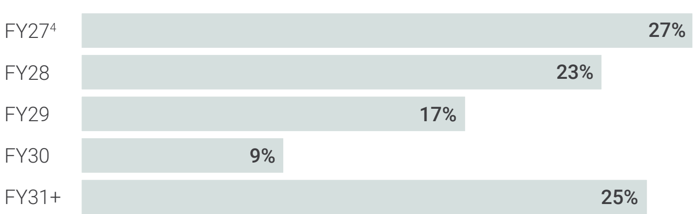
Gross lettable area (**GLA**) (sqm)	80,045
Number of tenants	194
Total Trade Area (000's)	286
Major tenants[2]	Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths
Car spaces	3,181
Moving Annual Turnover (**MAT**) ($m)	464.4
MAT/sqm – Total ($)	7,769
MAT/sqm – Specialty ($)	9,771
Specialty occupancy cost (%)[3]	13.5
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	2.8
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4 Star

Tenant mix by GLA

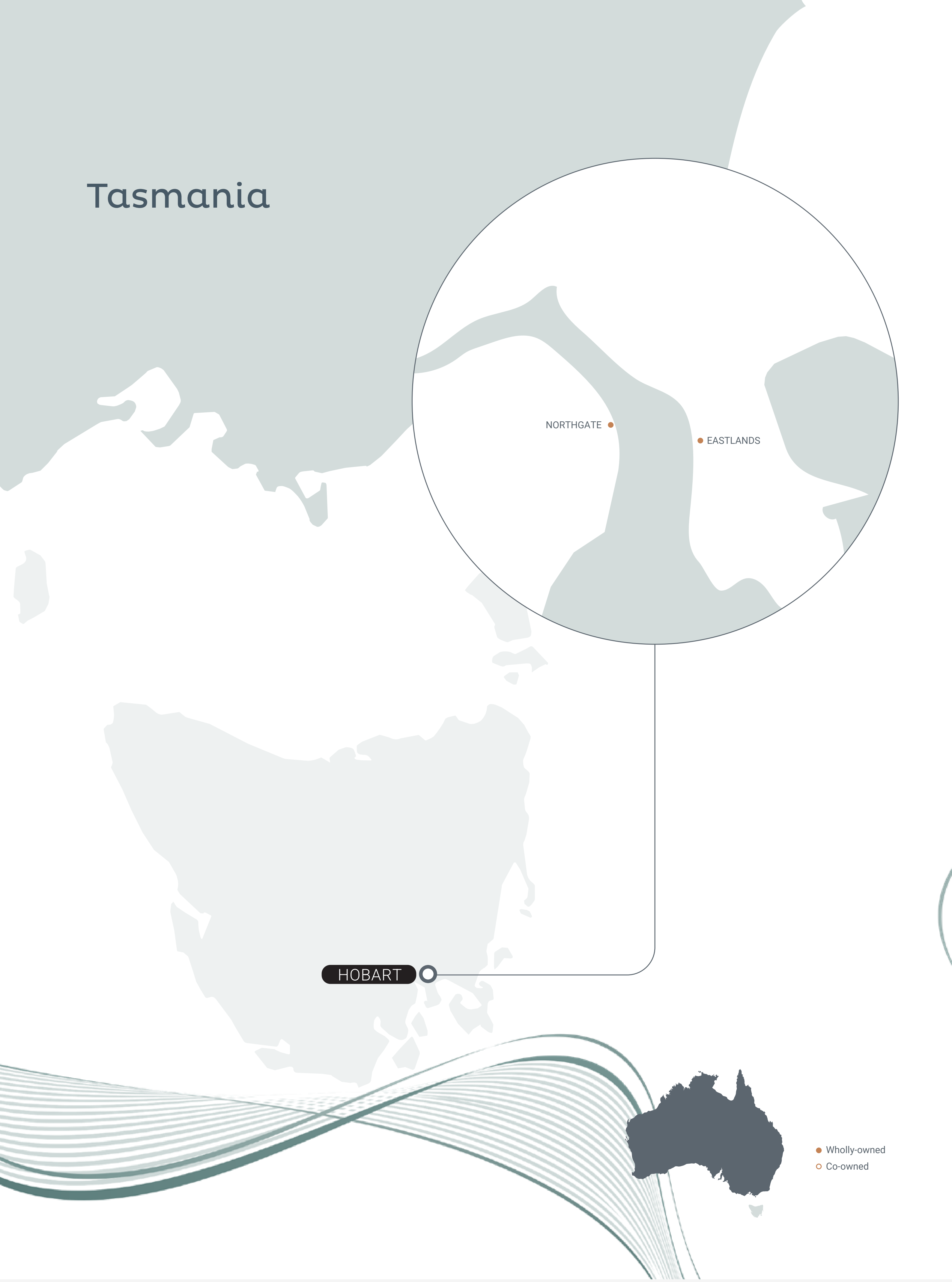
Supermarkets	13%
Discount department stores	35%
Mini majors	11%
Specialties	28%
Other retail	11%
Non retail	2%



Specialty store lease expiry profile by income



Tasmania



Tasmania

Northgate

Eastlands

Palawa/Tasmanian Aboriginal People (Palawa Country)

26 Bligh Street, Rosny Park TAS 7018

eastlandssc.com.au

Eastlands is a two level Regional shopping centre located approximately 5 kilometres east of the Hobart CBD. It is anchored by Big W, Kmart, Coles, Woolworths and Village Cinemas. The centre includes 75 specialty retailers.

Property overview

State	TAS
Centre type	Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1965
Latest redevelopment	2007
Valuation External/Internal	Internal
Valuation ($m)[1]	207.0
Valuation date	Jun-26
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

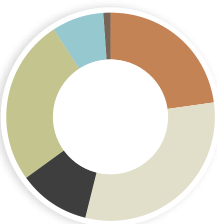
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

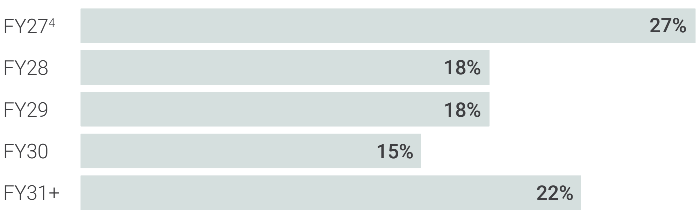
Gross lettable area (**GLA**) (sqm)	33,527
Number of tenants	95
Total Trade Area (000's)	230
Major tenants[2]	Big W, Coles, Kmart, Village Cinemas, Woolworths
Car spaces	1,441
Moving Annual Turnover (**MAT**) ($m)	326.0
MAT/sqm – Total ($)	10,181
MAT/sqm – Specialty ($)	11,212
Specialty occupancy cost (%)[3]	12.0
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4 Star

Tenant mix by GLA

Supermarkets	23%
Discount department stores	31%
Mini majors	11%
Specialties	26%
Other retail	8%
Non retail	1%



Specialty store lease expiry profile by income



Northgate

Palawa/Tasmanian Aboriginal People (Palawa Country)

387-393 Main Road, Glenorchy TAS 7010

northgatesc.com.au

Northgate is a single level Neighbourhood shopping centre located approximately 9 kilometres north-west of the Hobart CBD. It is anchored by Coles and Woolworths. The centre includes more than 45 specialty retailers.

Property overview

State	TAS
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2009
Centre first opened	1986
Latest redevelopment	2022
Valuation External/Internal	External
Valuation ($m)[1]	N.P.
Valuation date	Jun-26
Capitalisation rate (%)[1]	N.P.
Discount rate (%)[1]	N.P.

1 Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons.

2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Inclusive of marketing levy and based on GST inclusive sales.

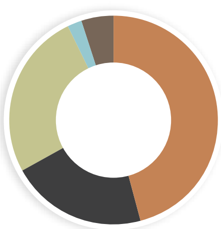
4 Includes holdovers.

Property metrics

Gross lettable area (**GLA**) (sqm)	19,403
Number of tenants	63
Total Trade Area (000's)	107
Major tenants[2]	Coles, Woolworths
Car spaces	843
Moving Annual Turnover (**MAT**) ($m)	193.0
MAT/sqm – Total ($)	10,980
MAT/sqm – Specialty ($)	11,189
Specialty occupancy cost (%)[3]	12.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	5.6
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4.5 Star

Tenant mix by GLA

Supermarkets	46%
Mini majors	21%
Specialties	26%
Other retail	2%
Non retail	5%



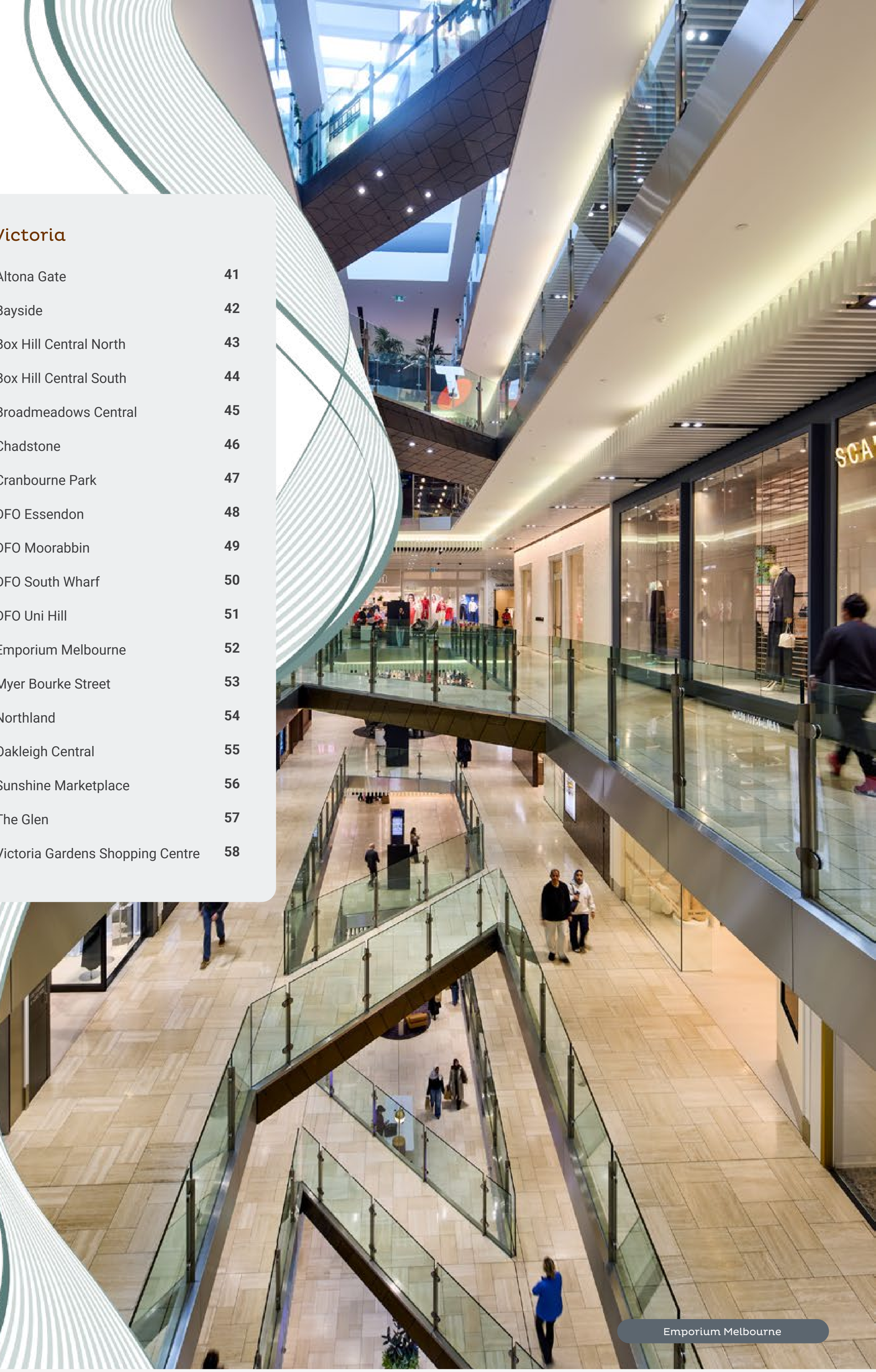
Specialty store lease expiry profile by income

FY27[4]	28%
FY28	8%
FY29	16%
FY30	20%
FY31+	29%

Victoria


BROADMEADOWS CENTRAL
DFO UNI HILL
DFO ESSENDON
NORTHLAND
VICTORIA GARDENS SHOPPING CENTRE
SUNSHINE MARKETPLACE
EMPORIUM MELBOURNE
DFO SOUTH WHARF
MYER BOURKE STREET
BOX HILL CENTRAL NORTH
BOX HILL CENTRAL SOUTH
ALTONA GATE
CHADSTONE
THE GLEN
OAKLEIGH CENTRAL
DFO MOORABBIN
CRANBOURNE PARK
BAYSIDE
MELBOURNE
Wholly-owned
Co-owned

Victoria



Emporium Melbourne

Altona Gate

Bunurong Country

124-134 Millers Road, Altona North VIC 3025

altonagate.com.au

Altona Gate is a four level Sub Regional shopping centre located approximately 13 kilometres west of the Melbourne CBD. The centre is anchored by Kmart, Aldi and Coles and includes Sacca's Fine Foods. The centre includes more than 50 specialty retailers.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1977
Latest redevelopment	2014
Valuation External/Internal	Internal
Valuation ($m)[1]	N.P.
Valuation date	Jun-26
Capitalisation rate (%)[1]	N.P.
Discount rate (%)[1]	N.P.

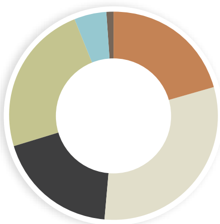
1 Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

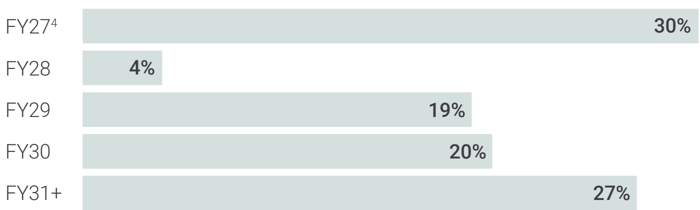
Gross lettable area (**GLA**) (sqm)	25,223
Number of tenants	67
Total Trade Area (000's)	155
Major tenants[2]	Aldi, Coles, Kmart
Car spaces	1,396
Moving Annual Turnover (**MAT**) ($m)	175.4
MAT/sqm – Total ($)	7,292
MAT/sqm – Specialty ($)	8,306
Specialty occupancy cost (%)[3]	13.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	7.0
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4.5 Star

Tenant mix by GLA

Supermarkets	21%
Discount department stores	31%
Mini majors	19%
Specialties	24%
Other retail	5%
Non retail	1%



Specialty store lease expiry profile by income



Bayside

Bunurong Country

28 Beach Street, Frankston VIC 3199

baysidesc.com.au

Bayside is a three level Regional shopping centre located in the heart of Frankston, approximately 53 kilometres south of the Melbourne CBD. It is anchored by Kmart, Target, Aldi, Coles, Woolworths and Hoyts Cinemas, and includes Uniqlo, Rebel and Foot Locker, as well as a vibrant food and entertainment precinct, featuring Holey Moley, Strike Bowling and Bounce Inc. The centre includes more than 135 specialty retailers.

Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1971
Latest redevelopment	2024
Valuation External/Internal	Internal
Valuation ($m)[1]	498.0
Valuation date	Jun-26
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

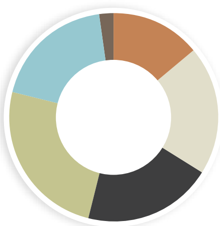
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

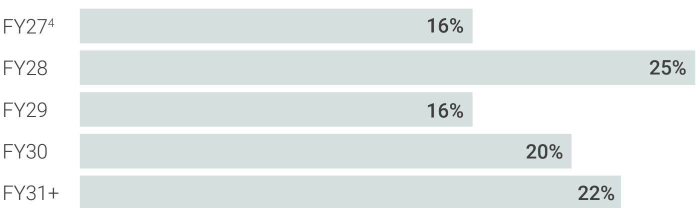
Gross lettable area (**GLA**) (sqm)	90,415
Number of tenants	180
Total Trade Area (000's)	497
Major tenants[2]	Aldi, Coles, Hoyts Cinemas, Kmart, Target, Woolworths
Car spaces	3,430
Moving Annual Turnover (**MAT**) ($m)	467.0
MAT/sqm – Total ($)	7,026
MAT/sqm – Specialty ($)	8,791
Specialty occupancy cost (%)[3]	16.4
Occupancy rate by GLA (%)	99.0
Weighted average lease expiry by GLA (years)	5.8
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	5 Star

Tenant mix by GLA

Supermarkets	14%
Discount department stores	20%
Mini majors	20%
Specialties	25%
Other retail	19%
Non retail	2%



Specialty store lease expiry profile by income



Box Hill Central North

Wurundjeri Woi Wurrung Country

17-21 Market Street, Box Hill VIC 3128

boxhillcentral.com.au

Box Hill Central North is a two level Sub Regional shopping centre located approximately 15 kilometres east of the Melbourne CBD.

Property overview	
State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1975
Latest redevelopment	2007
Valuation External/Internal	Internal
Valuation ($m)[1]	N.P.
Valuation date	Jun-26
Capitalisation rate (%)[1]	N.P.
Discount rate (%)[1]	N.P.
Green Star Performance	3 Star
NABERS Energy rating	2.5 Star
NABERS Water rating	4.5 Star

1 Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons.

Box Hill Central South

Wurundjeri Woi Wurrung Country

1 Main Street, Box Hill VIC 3128

boxhillcentral.com.au

Box Hill Central South is a single level Sub Regional shopping centre located above Box Hill train station, approximately 15 kilometres east of the Melbourne CBD. It is anchored by Coles and Woolworths and features a vibrant fresh food market, restaurants with street frontage and more than 100 specialty retailers.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1987
Latest redevelopment	2022
Valuation External/Internal	Internal
Valuation ($m)[1]	310.0
Valuation date	Jun-26
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

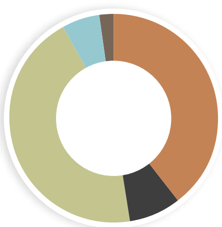
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

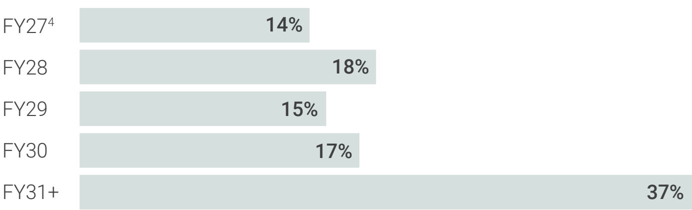
Gross lettable area (**GLA**) (sqm)	25,499
Number of tenants	121
Total Trade Area (000's)	176
Major tenants[2]	Coles, Woolworths
Car spaces	1,445
Moving Annual Turnover (**MAT**) ($m)	245.4
MAT/sqm – Total ($)	13,034
MAT/sqm – Specialty ($)	15,978
Specialty occupancy cost (%)3[3]	14.3
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	6.1
Green Star Performance	3 Star
NABERS Energy rating	N.A.
NABERS Water rating	N.A.

Tenant mix by GLA

Supermarkets	40%
Mini majors	8%
Specialties	45%
Other retail	6%
Non retail	2%



Specialty store lease expiry profile by income



Broadmeadows Central

Wurundjeri Woi Wurrung Country

1099-1169 Pascoe Vale Road, Broadmeadows VIC 3047

broadmeadowscentral.com.au

Broadmeadows Central is a single level Regional shopping centre located approximately 19 kilometres north-west of the Melbourne CBD. It is anchored by Kmart, Aldi, Coles, Woolworths and Hoyts Cinemas. The centre also features family-friendly amenities such as the 'Quiet Room', a sensory room for children and their parents. The centre includes 120 specialty retailers.

Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1994
Centre first opened	1974
Latest redevelopment	2011
Valuation External/Internal	External
Valuation ($m)[1]	298.0
Valuation date	Jun-26
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

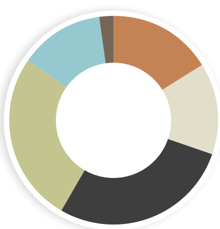
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

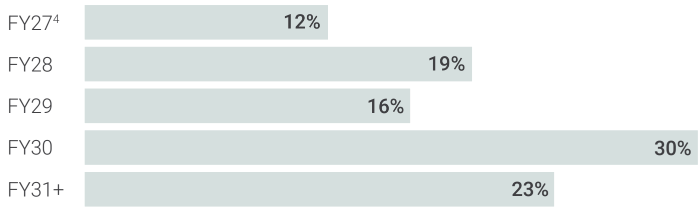
Gross lettable area (**GLA**) (sqm)	55,615
Number of tenants	161
Total Trade Area (000's)	251
Major tenants[2]	Aldi, Coles, Hoyts Cinemas Kmart, Woolworths
Car spaces	2,186
Moving Annual Turnover (**MAT**) ($m)	370.8
MAT/sqm – Total ($)	7,042
MAT/sqm – Specialty ($)	7,403
Specialty occupancy cost (%)[3]	17.1
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	5.2
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4 Star

Tenant mix by GLA

Supermarkets	16%
Discount department stores	14%
Mini majors	28%
Specialties	26%
Other retail	13%
Non retail	2%



Specialty store lease expiry profile by income



Chadstone

Wurundjeri Woi Wurrung Country

1341 Dandenong Road, Chadstone VIC 3148

chadstone.com.au, hotelchadstone.com.au

Chadstone is a two level Super Regional shopping centre located approximately 17 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Myer, Kmart, Target, Aldi, Coles, Woolworths and Hoyts Cinemas. Australia's largest and most successful shopping centre[1], Chadstone is home to more than 360 specialty retailers, a leading luxury and international retail offering, The Market Pavilion fresh food precinct, The Social Quarter entertainment precinct and Hotel Chadstone Melbourne, a 5 Star luxury hotel.

Property overview

State	VIC
Centre type	Super Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Gandel Group – 50
Date acquired	1994
Centre first opened	1960
Latest redevelopment	2025
Valuation External/Internal	External
Valuation ($m)[2]	7,261.0
Valuation date	Jun-26
Capitalisation rate (%)	4.25
Discount rate (%)	6.75

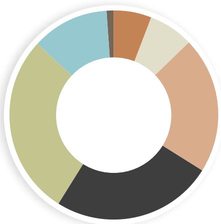
1 Reported in the Shopping Centre News Big Guns 2026 survey.
2 Expressed on 100% basis.
3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
4 Inclusive of marketing levy and based on GST inclusive sales.
5 Includes holdovers.

Property metrics

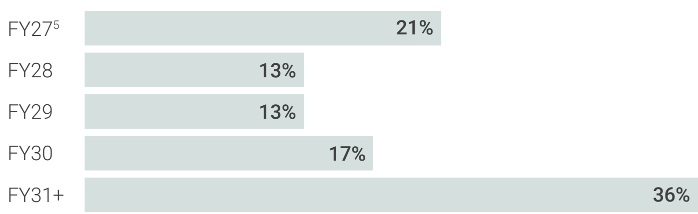
Gross lettable area (**GLA**) (sqm)	268,726
Number of tenants	482
Total Trade Area (000's)	2,432
Major tenants[3]	Aldi, Coles, David Jones, Hoyts Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	11,044
Moving Annual Turnover (**MAT**) ($m)	2,735.5
MAT/sqm – Total ($)	15,387
MAT/sqm – Specialty ($)	28,134
Specialty occupancy cost (%)[4]	14.6
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	4.7
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	1.5 Star

Tenant mix by GLA

Supermarkets	6%
Discount department stores	7%
Department stores	21%
Mini majors	25%
Specialties	28%
Other retail	12%
Non retail	1%



Specialty store lease expiry profile by income



Cranbourne Park

Bunurong Country

High Street, Cranbourne VIC 3977

cranbournepark.com.au

Cranbourne Park is a single level Regional shopping centre located approximately 51 kilometres south-east of the Melbourne CBD, anchored by Kmart, Target, Harris Scarfe and Coles. The centre includes more than 100 specialty retailers.

Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	IP Generation – 50
Date acquired	2000
Centre first opened	1979
Latest redevelopment	2015
Valuation External/Internal	External
Valuation ($m)[1]	281.0
Valuation date	Jun-26
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

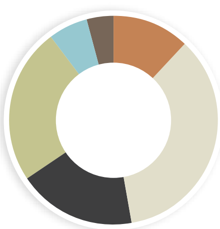
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

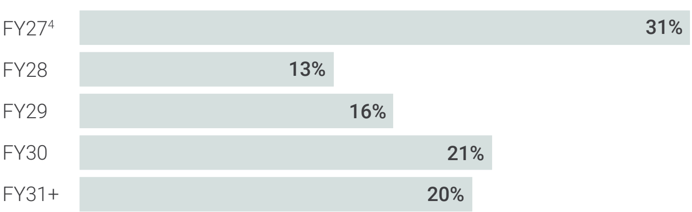
Gross lettable area (**GLA**) (sqm)	46,179
Number of tenants	131
Total Trade Area (000's)	298
Major tenants[2]	Coles, Harris Scarfe, Kmart, Target
Car spaces	1,697
Moving Annual Turnover (**MAT**) ($m)	329.3
MAT/sqm – Total ($)	7,968
MAT/sqm – Specialty ($)	11,016
Specialty occupancy cost (%)[3]	13.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.1
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	4.5 Star

Tenant mix by GLA

Supermarkets	12%
Discount department stores	35%
Mini majors	18%
Specialties	24%
Other retail	6%
Non retail	4%



Specialty store lease expiry profile by income



DFO Essendon

Wurundjeri Woi Wurrung Country

100 Bulla Road, Essendon Fields VIC 3041

essendon.dfo.com.au

DFO Essendon is a single level Outlet Centre located approximately 14 kilometres north of the Melbourne CBD at Essendon Fields. The centre offers a broad retail outlet experience with brands such as Coach, Polo Ralph Lauren, Calvin Klein, Puma and Bonds Outlet. Complementing the centre is an adjoining Homemaker Hub, featuring large format stores, JB Hi-Fi Home and Chemist Warehouse. The centre includes 100 specialty retailers.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2005
Latest redevelopment	2006
Valuation External/Internal	Internal
Valuation ($m)[1]	200.0
Valuation date	Jun-26
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 MAT/sqm – Total; MAT/sqm – Specialty; Specialty occupancy cost and Occupancy rate data excludes Homemaker retailers.
4 Inclusive of marketing levy and based on GST inclusive sales.
5 Includes holdovers.

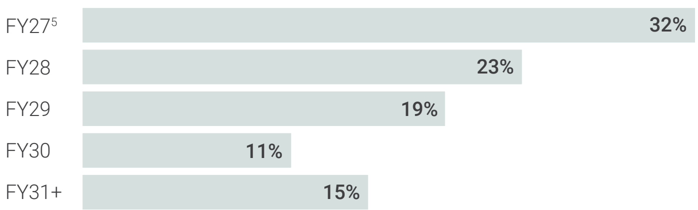
Property metrics

Gross lettable area (**GLA**) (sqm)	52,426
Number of tenants	133
Total Trade Area (000's)	1,533
Major tenants[2]	–
Car spaces	2,075
Moving Annual Turnover (**MAT**) ($m)	340.2
MAT/sqm – Total ($)[3]	11,949
MAT/sqm – Specialty ($)[3]	11,523
Specialty occupancy cost (%)[3,4]	14.1
Occupancy rate by GLA (%)[3]	100.0
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5 Star

Tenant mix by GLA

Mini majors	48%
Specialties	31%
Other retail	21%

Specialty store lease expiry profile by income



DFO Moorabbin

Bunurong Country

250 Centre Dandenong Road, Moorabbin Airport VIC 3194

moorabbin.dfo.com.au

DFO Moorabbin is a single level Outlet Centre located approximately 23 kilometres south-east of the Melbourne CBD at Moorabbin Airport. The centre includes a strong selection of international and Australian brands such as Adidas, Calvin Klein, Lululemon, Oroton, Polo Ralph Lauren, Puma and Tommy Hilfiger. The centre includes more than 105 specialty retailers.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	1994
Latest redevelopment	2007
Valuation External/Internal	External
Valuation ($m)[1]	79.0
Valuation date	Jun-26
Capitalisation rate (%)	9.00
Discount rate (%)	10.25

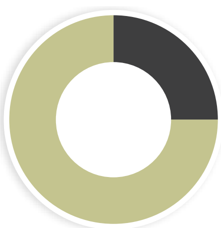
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

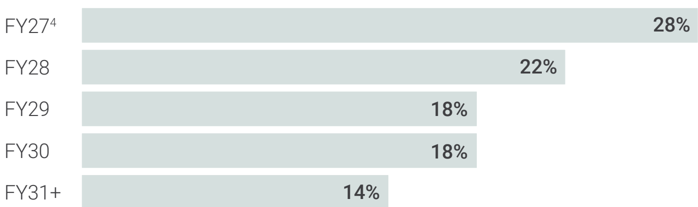
Gross lettable area (**GLA**) (sqm)	24,417
Number of tenants	121
Total Trade Area (000's)	1,688
Major tenants[2]	–
Car spaces	1,362
Moving Annual Turnover (**MAT**) ($m)	203.4
MAT/sqm – Total ($)	8,562
MAT/sqm – Specialty ($)	8,666
Specialty occupancy cost (%)[3]	13.8
Occupancy rate by GLA (%)	97.5
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4.5 Star

Tenant mix by GLA

Mini majors	25%
Specialties	75%



Specialty store lease expiry profile by income



DFO South Wharf

Wurundjeri Woi Wurrung and Bunurong Country

20 Convention Centre Place, South Wharf VIC 3006

south-wharf.dfo.com.au

DFO South Wharf is a multi-level Outlet Centre located on the Yarra River on the south-western fringe of Melbourne's CBD, close to Docklands. The centre comprises a major outlet mall, a homemaker precinct and a vibrant riverside dining and entertainment promenade. Leading brands include Armani Outlet, Polo Ralph Lauren, Calvin Klein, Tommy Hilfiger, Boss and Michael Kors, as well as key sporting and athleisure retailers, Nike, Adidas, Asics and New Balance. Large format stores include JB Hi-Fi Home and Freedom Furniture, making the centre a retail and leisure destination for both locals and tourists alike. The centre includes more than 145 specialty retailers.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired*	2010
Centre first opened	2009
Latest redevelopment	2016
Valuation External/Internal	External
Valuation ($m)[1]	830.0
Valuation date	Jun-26
Capitalisation rate (%)	5.50
Discount rate (%)	7.50

* Acquired 50% in 2010; acquired 25% in 2014 and acquired 25% in 2017.

1 Expressed on 100% basis.

2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 MAT/sqm – Total; MAT/sqm – Specialty; Specialty occupancy cost and Occupancy rate data excludes Homemaker retailers.

4 Inclusive of marketing levy and based on GST inclusive sales.

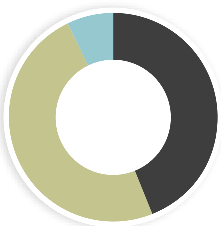
5 Includes holdovers.

Property metrics

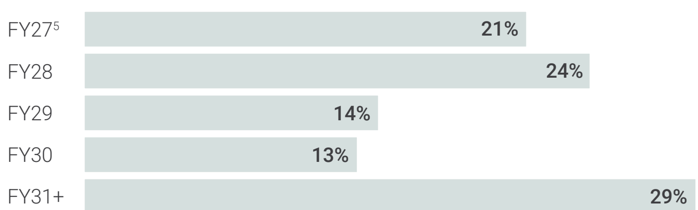
Gross lettable area (**GLA**) (sqm)	54,679
Number of tenants	186
Total Trade Area (000's)	2,862
Major tenants[2]	–
Car spaces	3,104
Moving Annual Turnover (**MAT**) ($m)	524.6
MAT/sqm – Total ($)[3]	14,466
MAT/sqm – Specialty ($)[3]	13,030
Specialty occupancy cost (%)[3,4]	12.8
Occupancy rate by GLA (%)[3]	100.0
Weighted average lease expiry by GLA (years)	3.0
Green Star Performance	3 Star
NABERS Energy rating	3 Star
NABERS Water rating	3 Star

Tenant mix by GLA

Mini majors	44%
Specialties	49%
Other retail	7%



Specialty store lease expiry profile by income



DFO Uni Hill

Wurundjeri Woi Wurrung Country

2 Janefield Drive, Bundoora VIC 3083

unihill.dfo.com.au

DFO Uni Hill is a single level Outlet Centre located approximately 20 kilometres north of the Melbourne CBD in Bundoora. The centre features a range of popular fashion and lifestyle brands including Nike, Adidas, Asics, Puma, Calvin Klein, Tommy Hilfiger and Decjuba. The centre includes more than 75 specialty retailers.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	MAB Corporation – 50
Date acquired	2020
Centre first opened	2008
Latest redevelopment	2014
Valuation External/Internal	Internal
Valuation ($m)[1]	217.0
Valuation date	Jun-26
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

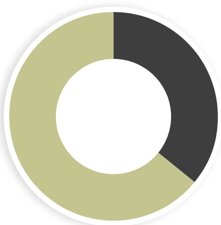
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

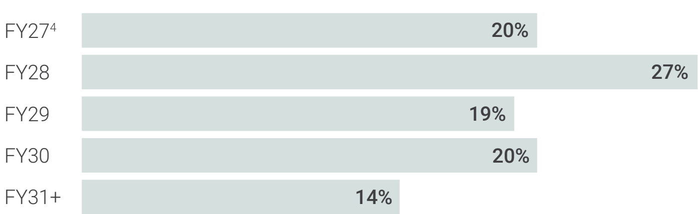
Gross lettable area (**GLA**) (sqm)	19,502
Number of tenants	88
Total Trade Area (000's)	858
Major tenants[2]	–
Car spaces	879
Moving Annual Turnover (**MAT**) ($m)	144.4
MAT/sqm – Total ($)	7,718
MAT/sqm – Specialty ($)	7,557
Specialty occupancy cost (%)[3]	13.5
Occupancy rate by GLA (%)	98.0
Weighted average lease expiry by GLA (years)	2.3
Green Star Performance	2 Star
NABERS Energy rating	0 Star
NABERS Water rating	5.5 Star

Tenant mix by GLA

Mini majors	36%
Specialties	64%



Specialty store lease expiry profile by income



Emporium Melbourne

Wurundjeri Woi Wurrung and Bunurong Country

287 Lonsdale Street, Melbourne VIC 3000

emporiummelbourne.com.au

Emporium Melbourne is a seven level City Centre shopping destination located in the heart of Melbourne's CBD. Home to more than 150 specialty retailers, the centre offers a curated mix of Australian designer and international brands, including flagship Uniqlo and Rebel stores, alongside leading retailers such as Muji, On, Nike, Zimmermann and Camilla and Marc.

Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2007
Centre first opened	2014
Latest redevelopment	2024
Valuation External/Internal	Internal
Valuation ($m)[1]	1,190.0
Valuation date	Jun-26
Capitalisation rate (%)	5.00
Discount rate (%)	6.75

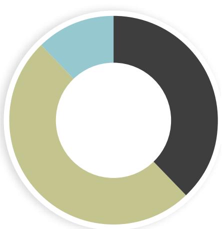
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

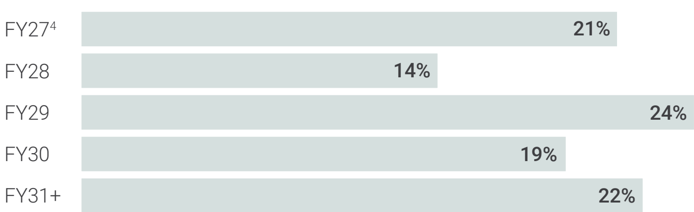
Gross lettable area (**GLA**) (sqm)	44,079
Number of tenants	172
Total Trade Area (000's)	2,825
Major tenants[2]	–
Car spaces	–
Moving Annual Turnover (**MAT**) ($m)	533.7
MAT/sqm – Total ($)	13,976
MAT/sqm – Specialty ($)	15,936
Specialty occupancy cost (%)[3]	17.2
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	4.3
Green Star Performance	3 Star
NABERS Energy rating	0 Star
NABERS Water rating	1.5 Star

Tenant mix by GLA

Mini majors	38%
Specialties	50%
Other retail	12%



Specialty store lease expiry profile by income



Myer Bourke Street

Wurundjeri Woi Wurrung and Bunurong Country

Bourke Street Mall, 314-336 Bourke Street, Melbourne VIC 3000

Myer Bourke Street is a nine level City Centre located in the heart of Melbourne's retail core on Bourke Street Mall. Operated by Myer as a department store since 1914, the flagship building was redeveloped in 2014 and features direct connections to Emporium Melbourne via multi-level walkways. The centre is a key component of Melbourne's CBD retail precinct and benefits from strong pedestrian traffic and iconic heritage appeal.

Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 33
Co-owner (%)	Abacus Funds Management Ltd – 50 Charter Hall Long WALE REIT – 17
Date acquired	2007
Centre first opened	1914
Latest redevelopment	2011
Valuation External/Internal	Internal
Valuation ($m)[1]	432.0
Valuation date	Jun-26

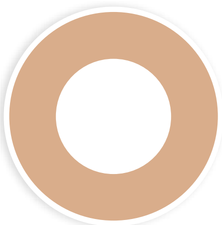
Property metrics

Gross lettable area (**GLA**) (sqm)	39,924
Number of tenants	1
Total Trade Area (000's)	2,825
Major tenants[2]	Myer
Car spaces	–
Occupancy rate by GLA (%)	100.0

1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

Tenant mix by GLA

Department stores	100%



Northland

Wurundjeri Woi Wurrung Country

2-50 Murray Road, Preston VIC 3072

northlandsc.com.au

Northland is a two level Major Regional shopping centre located approximately 13 kilometres north-east of the Melbourne CBD. It is anchored by Myer, Kmart, Target, Aldi, Coles, Woolworths and Hoyts Cinemas and includes international retailers H&M, Uniqlo, Sephora and JD Sports. The centre is complemented by an outdoor entertainment and dining precinct and features facilities such as a 'Quiet Room' and Changing Places 'High Care Lounge'. The centre includes more than 215 specialty retailers.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1994
Centre first opened	1966
Latest redevelopment	2023
Valuation External/Internal	External
Valuation ($m)[1]	812.0
Valuation date	Jun-26
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

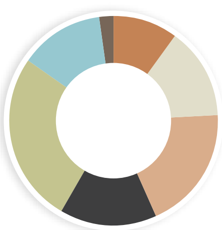
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

Gross lettable area (**GLA**) (sqm)	98,188
Number of tenants	260
Total Trade Area (000's)	543
Major tenants[2]	Aldi, Coles, Hoyts Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	4,512
Moving Annual Turnover (**MAT**) ($m)	698.4
MAT/sqm – Total ($)	7,508
MAT/sqm – Specialty ($)	10,788
Specialty occupancy cost (%)[3]	15.9
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	4.1
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	3.5 Star

Tenant mix by GLA

Supermarkets	10%
Discount department stores	14%
Department stores	19%
Mini majors	15%
Specialties	26%
Other retail	13%
Non retail	2%



Specialty store lease expiry profile by income

Oakleigh Central

Wurundjeri Woi Wurrung Country

39 Hanover Street, Oakleigh VIC 3166

oakleighcentral.com.au

Oakleigh Central is a single level Neighbourhood shopping centre located approximately 18 kilometres south-east of the Melbourne CBD. It is anchored by Coles and Woolworths. The centre includes more than 30 specialty retailers.

Property overview

State	VIC
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1987
Latest redevelopment	2008
Valuation External/Internal	External
Valuation ($m)[1]	N.P.
Valuation date	Jun-26
Capitalisation rate (%)[1]	N.P.
Discount rate (%)[1]	N.P.

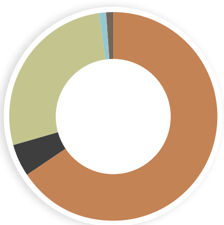
1 Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

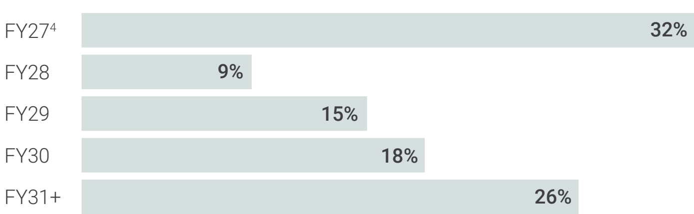
Gross lettable area (**GLA**) (sqm)	14,216
Number of tenants	42
Total Trade Area (000's)	46
Major tenants[2]	Coles, Woolworths
Car spaces	614
Moving Annual Turnover (**MAT**) ($m)	134.6
MAT/sqm – Total ($)	9,999
MAT/sqm – Specialty ($)	7,382
Specialty occupancy cost (%)[3]	15.7
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	4.4
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	2 Star

Tenant mix by GLA

Supermarkets	65%
Mini majors	5%
Specialties	27%
Other retail	1%
Non retail	1%



Specialty store lease expiry profile by income



Sunshine Marketplace

Wurundjeri Woi Wurrung Country

80 Harvester Road, Sunshine VIC 3020

sunshinemarketplace.com.au

Sunshine Marketplace is a single level Sub Regional shopping centre located approximately 14 kilometres west of the Melbourne CBD. It is anchored by Big W, Woolworths and Village Cinemas. The centre includes more than 45 specialty retailers.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Arkadia – 50
Date acquired	2003
Centre first opened	1997
Latest redevelopment	2004
Valuation External/Internal	External
Valuation ($m)[1]	N.P.
Valuation date	Jun-26
Capitalisation rate (%)[1]	N.P.
Discount rate (%)[1]	N.P.

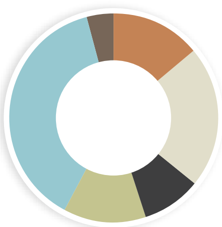
1 Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

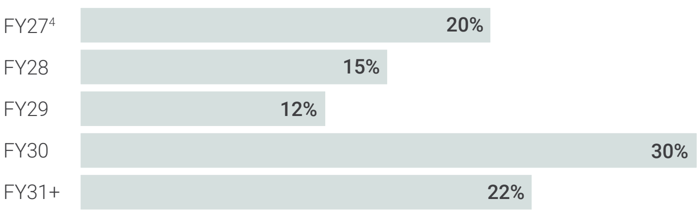
Gross lettable area (**GLA**) (sqm)	34,014
Number of tenants	68
Total Trade Area (000's)	177
Major tenants[2]	Big W, Village Cinemas, Woolworths
Car spaces	1,717
Moving Annual Turnover (**MAT**) ($m)	150.2
MAT/sqm – Total ($)	4,950
MAT/sqm – Specialty ($)	9,914
Specialty occupancy cost (%)[3]	12.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.7
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4.5 Star

Tenant mix by GLA

Supermarkets	14%
Discount department stores	22%
Mini majors	9%
Specialties	13%
Other retail	38%
Non retail	4%



Specialty store lease expiry profile by income



The Glen

Wurundjeri Woi Wurrung Country

235 Springvale Road, Glen Waverley VIC 3150

theglen.com.au

The Glen is a two level Major Regional shopping centre located in Glen Waverley, approximately 26 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Target, Aldi, Coles and Woolworths, with a fresh food market hall and a vibrant outdoor dining precinct. The centre includes more than 205 specialty retailers.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	1994
Centre first opened	1967
Latest redevelopment	2019
Valuation External/Internal	External
Valuation ($m)[1]	660.0
Valuation date	Jun-26
Capitalisation rate (%)	6.25
Discount rate (%)	7.25

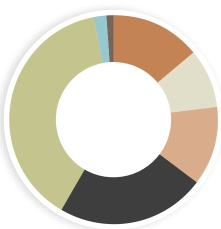
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

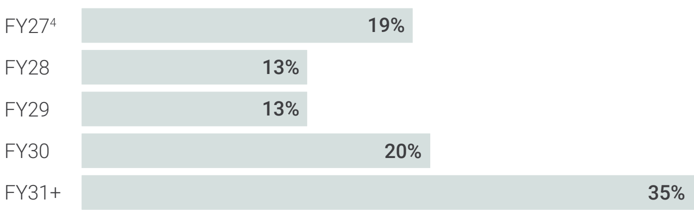
Gross lettable area (**GLA**) (sqm)	76,481
Number of tenants	254
Total Trade Area (000's)	321
Major tenants[2]	Aldi, Coles, David Jones, Target, Woolworths
Car spaces	3,321
Moving Annual Turnover (**MAT**) ($m)	580.6
MAT/sqm – Total ($)	8,947
MAT/sqm – Specialty ($)	9,520
Specialty occupancy cost (%)[3]	16.3
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	3 Star
NABERS Energy rating	3 Star
NABERS Water rating	0 Star

Tenant mix by GLA

Supermarkets	14%
Discount department stores	9%
Department stores	12%
Mini majors	23%
Specialties	38%
Other retail	2%
Non retail	1%



Specialty store lease expiry profile by income



Victoria Gardens Shopping Centre

Wurundjeri Woi Wurrung Country

620 Victoria Street, Richmond VIC 3121

vicgardenssc.com.au

Victoria Gardens Shopping Centre is a multi-level Sub Regional shopping centre located in Richmond, approximately 5 kilometres east of the Melbourne CBD. It is anchored by Kmart, Coles and Hoyts Cinemas and also includes Rebel, Freedom Furniture and JB Hi-Fi. The centre is located adjacent to an Ikea store (not owned) with access to the store provided through the centre. The centre includes more than 60 specialty retailers.

Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Salta Properties – 50
Date acquired	2003
Centre first opened	2003
Latest redevelopment	N.A.
Valuation External/Internal	External
Valuation ($m)[1]	340.0
Valuation date	Jun-26
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

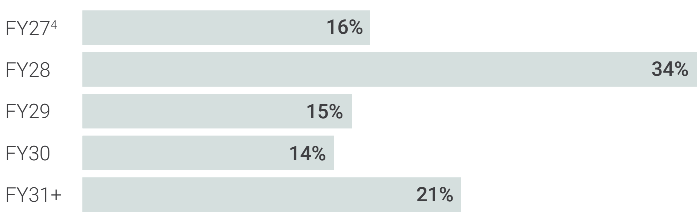
Property metrics

Gross lettable area (**GLA**) (sqm)	37,982
Number of tenants	76
Total Trade Area (000's)	118
Major tenants[2]	Coles, Hoyts Cinemas, Kmart
Car spaces	2,173
Moving Annual Turnover (**MAT**) ($m)	260.7
MAT/sqm – Total ($)	8,769
MAT/sqm – Specialty ($)	12,172
Specialty occupancy cost (%)[3]	13.5
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.2
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4.5 Star

Tenant mix by GLA

Supermarkets	14%
Discount department stores	21%
Mini majors	16%
Specialties	23%
Other retail	26%

Specialty store lease expiry profile by income



Western Australia

Western Australia

DFO Perth

DFO Perth

Whadjuk Noongar Country

11 High Street, Perth Airport WA 6105

perth.dfo.com.au

DFO Perth is a single level Outlet Centre located approximately 13 kilometres east of the Perth CBD within the Perth Airport precinct. The centre features a strong line-up of international and Australian brands, including Adidas, Calvin Klein, Coach, Gant, Kate Spade, Michael Kors, Polo Ralph Lauren, Swarovski, Industrie and Tommy Hilfiger. The centre includes more than 100 specialty retailers.

Property overview

State	WA
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perth Airport Development Group Investments P/L – 50
Date acquired	2016
Centre first opened	2018
Latest redevelopment	N.A.
Valuation External/Internal	Internal
Valuation ($m)[1]	305.0
Valuation date	Jun-26
Capitalisation rate (%)	6.00
Discount rate (%)	7.50

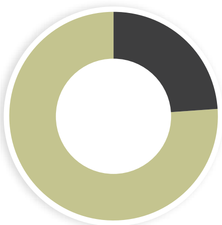
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

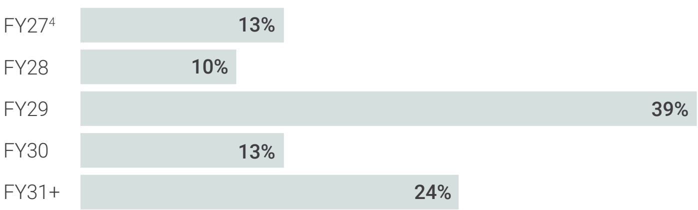
Gross lettable area (**GLA**) (sqm)	23,464
Number of tenants	113
Total Trade Area (000's)	1,960
Major tenants[2]	–
Car spaces	1,621
Moving Annual Turnover (**MAT**) ($m)	239.1
MAT/sqm – Total ($)	10,660
MAT/sqm – Specialty ($)	10,923
Specialty occupancy cost (%)[3]	10.6
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.6
Green Star Performance	3 Star
NABERS Energy rating	4 Star
NABERS Water rating	2.5 Star

Tenant mix by GLA

Mini majors	24%
Specialties	76%



Specialty store lease expiry profile by income



Ellenbrook Central

Whadjuk Noongar Country

11 Main Street, Ellenbrook WA 6069

ellenbrookcentral.com.au

Ellenbrook Central is a single level Regional shopping centre located approximately 30 kilometres north-east of the Perth CBD. It is anchored by Big W, Kmart, Aldi, Coles and Woolworths. The centre includes more than 90 specialty retailers.

Property overview

State	WA
Centre type	Regional
Ownership interest (%)	100
Date acquired	2015
Centre first opened	2004
Latest redevelopment	2019
Valuation External/Internal	Internal
Valuation ($m)[1]	283.0
Valuation date	Jun-26
Capitalisation rate (%)	6.25
Discount rate (%)	7.25

1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

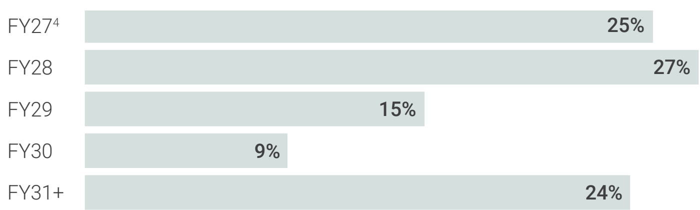
Property metrics

Gross lettable area (**GLA**) (sqm)	47,085
Number of tenants	121
Total Trade Area (000's)	84
Major tenants[2]	Aldi, Big W, Coles, Kmart, Woolworths
Car spaces	2,489
Moving Annual Turnover (**MAT**) ($m)	374.9
MAT/sqm – Total ($)	9,026
MAT/sqm – Specialty ($)	11,187
Specialty occupancy cost (%)[3]	10.6
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	3.9
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4 Star

Tenant mix by GLA

Supermarkets	23%
Discount department stores	33%
Mini majors	9%
Specialties	21%
Other retail	9%
Non retail	4%

Specialty store lease expiry profile by income



Galleria

Whadjuk Noongar Country

Corner Collier and Walter Roads, Morley WA 6062

galleriashoppingcentre.com.au

Galleria is a two level Major Regional shopping centre located approximately 8 kilometres north-east of the Perth CBD. It is anchored by Myer, Kmart, Target, Aldi, Coles and Woolworths. The centre's transformation, due for completion in November 2026, will introduce leading retailers including Mecca, JD Sports, JB Hi-Fi and a refurbished Myer store, reinforcing its position as a key retail destination in Perth's north-east. The centre includes more than 55 specialty retailers.

Property overview	
State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2003
Centre first opened	1994
Latest redevelopment	2026
Valuation External/Internal	External
Valuation ($m)[1]	434.0
Valuation date	Jun-26
Capitalisation rate (%)	6.00
Discount rate (%)	7.25
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5.5 Star

1 Expressed on 100% basis.


Artist's impression


Artist's impression

Lakeside Joondalup

Whadjuk Noongar Country

420 Joondalup Drive, Joondalup WA 6027

lakesidejoondalup.com.au

Lakeside Joondalup is a two level Major Regional shopping centre located approximately 28 kilometres north of the Perth CBD. Lakeside Joondalup, one of Perth's premium shopping destinations, is anchored by Myer, Big W, Kmart, Target, Aldi, Coles, Woolworths and Hoyts Cinemas, and also features Mecca Maxima, H&M, JB Hi-Fi, two food courts and an alfresco dining precinct. The centre includes more than 210 specialty retailers.

Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)[1]	Lendlease APPFR – 50
Date acquired	2024
Centre first opened	1994
Latest redevelopment	2014
Valuation External/Internal	Internal
Valuation ($m)[2]	923.0
Valuation date	Jun-26
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

1 On 10 August 2026, the 50% interest previously held by Lendlease-managed Australian Prime Property Fund Retail (**APPF Retail**) was acquired by Cbus Property Australian Retail Fund. Settlement is expected in 1H FY27.

2 Expressed on 100% basis.

3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

4 Inclusive of marketing levy and based on GST inclusive sales.

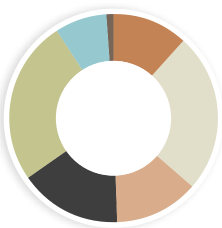
5 Includes holdovers.

Property metrics

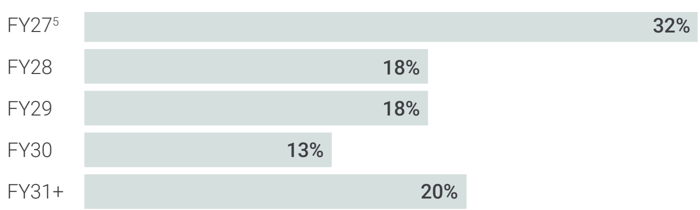
Gross lettable area (**GLA**) (sqm)	99,943
Number of tenants	276
Total Trade Area (000's)	435
Major tenants[3]	Aldi, Big W, Coles, Hoyts Cinemas, Kmart, Myer, Target, Woolworths,
Car spaces	4,836
Moving Annual Turnover (**MAT**) ($m)	838.4
MAT/sqm – Total ($)	9,105
MAT/sqm – Specialty ($)	13,460
Specialty occupancy cost (%)[4]	14.5
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	4.2
Green Star Performance	2 Star
NABERS Energy rating	5 Star
NABERS Water rating	3.5 Star

Tenant mix by GLA

Supermarkets	12%
Discount department stores	25%
Department stores	13%
Mini majors	16%
Specialties	26%
Other retail	8%
Non retail	1%



Specialty store lease expiry profile by income



Livingston Marketplace

Whadjuk Noongar Country

Corner Ranford and Nicholson Roads, Canning Vale WA 6155

livingstonmarketplace.com.au

Livingston Marketplace is a single level Sub Regional shopping centre located in the Perth suburb of Canning Vale, approximately 21 kilometres south of the Perth CBD. It is anchored by Big W and Woolworths. The centre includes more than 30 specialty retailers.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2015
Centre first opened	1998
Latest redevelopment	2004
Valuation External/Internal	External
Valuation ($m)[1]	N.P.
Valuation date	Jun-26
Capitalisation rate (%)[1]	N.P.
Discount rate (%)[1]	N.P.

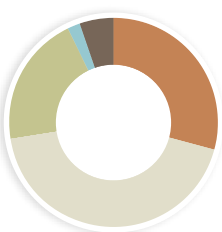
1 Assets that are not included in Vicinity's Premium asset portfolio and that are valued at less than $125 million (Vicinity share) are not published (**N.P.**) for commercial reasons.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

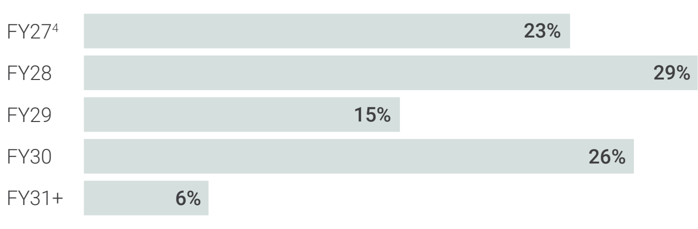
Gross lettable area (**GLA**) (sqm)	15,592
Number of tenants	48
Total Trade Area (000's)	111
Major tenants[2]	Big W, Woolworths
Car spaces	1,004
Moving Annual Turnover (**MAT**) ($m)	143.7
MAT/sqm – Total ($)	10,069
MAT/sqm – Specialty ($)	10,489
Specialty occupancy cost (%)[3]	11.9
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	6.9
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	3.5 Star

Tenant mix by GLA

Supermarkets	29%
Discount department stores	43%
Specialties	20%
Other retail	2%
Non retail	5%



Specialty store lease expiry profile by income



Mandurah Forum

Bindjareb Country

330 Pinjarra Road, Mandurah WA 6210

mandurahforum.com.au

Mandurah Forum is a single level Regional shopping centre located approximately 70 kilometres south of the Perth CBD. It is anchored by Big W, Kmart, Target and Coles. Recent enhancements include the introduction of Rebel and Timezone, strengthening the centre's sports, leisure and family entertainment offer. The centre includes 155 specialty retailers.

Property overview

State	WA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	IFM Real Estate Core Fund – 50
Date acquired	1985
Centre first opened	1983
Latest redevelopment	2018
Valuation External/Internal	Internal
Valuation ($m)[1]	464.0
Valuation date	Jun-26
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

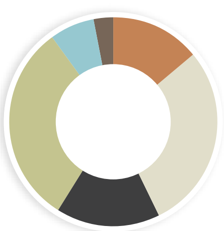
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

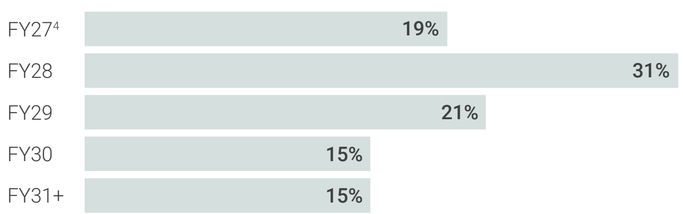
Gross lettable area (**GLA**) (sqm)	65,425
Number of tenants	191
Total Trade Area (000's)	128
Major tenants[2]	Big W, Coles, Kmart, Target, Woolworths
Car spaces	3,062
Moving Annual Turnover (**MAT**) ($m)	502.0
MAT/sqm – Total ($)	8,373
MAT/sqm – Specialty ($)	10,060
Specialty occupancy cost (%)[3]	13.2
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	4.0
Green Star Performance	3 Star
NABERS Energy rating	4 Star
NABERS Water rating	3.5 Star

Tenant mix by GLA

Supermarkets	14%
Discount department stores	29%
Mini majors	16%
Specialties	31%
Other retail	7%
Non retail	3%



Specialty store lease expiry profile by income



Rockingham Centre

Whadjuk Noongar and Binjareb Country

1 Council Avenue, Rockingham WA 6168

rockinghamcentre.com.au

Rockingham Centre is a single level Regional shopping centre located approximately 47 kilometres south-west of the Perth CBD, in the gateway to WA's growing south-west corridor. It is anchored by Kmart, Target, Coles, Woolworths and Ace Hoyts Cinemas. The centre opens out to Syren Street, the premier alfresco dining and leisure precinct for the area. The centre includes more than 140 specialty retailers.

Property overview

State	WA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	IP Generation – 50
Date acquired	2002
Centre first opened	1971
Latest redevelopment	2009
Valuation External/Internal	External
Valuation ($m)[1]	445.0
Valuation date	Jun-26
Capitalisation rate (%)	6.50
Discount rate (%)	7.50

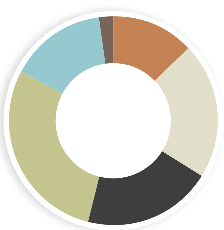
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

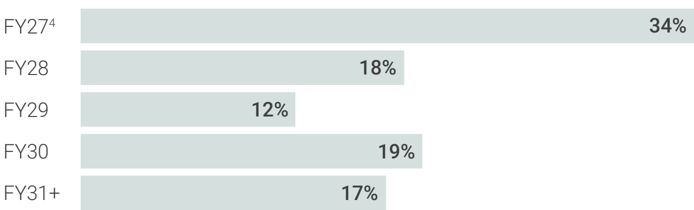
Gross lettable area (**GLA**) (sqm)	61,878
Number of tenants	189
Total Trade Area (000's)	226
Major tenants[2]	Ace Hoyts Cinemas, Coles, Kmart, Target, Woolworths
Car spaces	2,917
Moving Annual Turnover (**MAT**) ($m)	549.8
MAT/sqm – Total ($)	10,401
MAT/sqm – Specialty ($)	10,898
Specialty occupancy cost (%)[3]	13.0
Occupancy rate by GLA (%)	97.6
Weighted average lease expiry by GLA (years)	4.4
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	2.5 Star

Tenant mix by GLA

Supermarkets	13%
Discount department stores	21%
Mini majors	20%
Specialties	29%
Other retail	15%
Non retail	2%



Specialty store lease expiry profile by income



Warwick Grove

Whadjuk Noongar Country

Corner Beach and Erindale Roads, Warwick WA 6024

warwickgrove.com.au

Warwick Grove is a single level Sub Regional shopping centre located approximately 15 kilometres north of the Perth CBD. It is anchored by Kmart, Aldi, Coles, Woolworths and Hoyts Cinemas. The centre includes more than 65 specialty retailers.

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1974
Latest redevelopment	2003
Valuation External/Internal	Internal
Valuation ($m)[1]	180.0
Valuation date	Jun-26
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

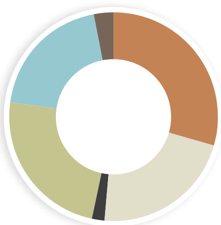
1 Expressed on 100% basis.
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
3 Inclusive of marketing levy and based on GST inclusive sales.
4 Includes holdovers.

Property metrics

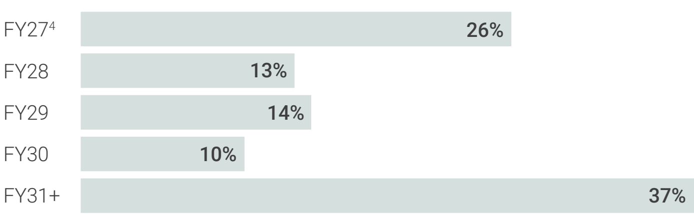
Gross lettable area (**GLA**) (sqm)	31,796
Number of tenants	91
Total Trade Area (000's)	105
Major tenants[2]	Aldi, Coles, Hoyts Cinemas, Kmart, Woolworths
Car spaces	1,543
Moving Annual Turnover (**MAT**) ($m)	308.8
MAT/sqm – Total ($)	10,455
MAT/sqm – Specialty ($)	9,963
Specialty occupancy cost (%)[3]	11.9
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	4.1
Green Star Performance	3 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3 Star

Tenant mix by GLA

Supermarkets	30%
Discount department stores	22%
Mini majors	2%
Specialties	24%
Other retail	20%
Non retail	3%



Specialty store lease expiry profile by income



VICINITY CENTRES

VICINITY.COM.AU