

28 October 2026

Market Announcements Office
Australian Securities Exchange
39 Martin Place
SYDNEY NSW 2000

2026 Annual General Meeting Addresses and September Quarterly Update

Please find attached the addresses and presentation to be delivered by the Chairman, Trevor Gerber, and the CEO and Managing Director, Peter Huddle, including the September quarterly update, at the 2026 Annual General Meeting of Vicinity Limited and meeting of the unitholders of Vicinity Centres Trust to be held concurrently today at 10.30am (AEDT) (together, the **AGM**).

As set out in the Notice of Meeting released to ASX on 24 September 2026, the AGM will be held in hybrid format. Securityholders may attend the AGM in person at:

Hotel Chadstone
Altus Events Room
1341 Dandenong Road
Chadstone VIC 3148,

or access the AGM online at meetings.openbriefing.com/VCX26.

Authorised for lodgement by the Disclosure Committee.

Yours faithfully



Rohan Abeyewardene
Group Company Secretary

ASX Announcement

28 October 2026

2026 AGM Addresses

Chairman's address – Trevor Gerber

Slide 1 – Introduction

Good morning Securityholders, fellow Directors, employees, and guests.

My name is Trevor Gerber, and I am the Chairman of Vicinity Centres.

On behalf of the Board, it is my pleasure to welcome you to the 2026 Annual General Meeting of Vicinity Limited and concurrent meeting of the unitholders of Vicinity Centres Trust.

It is just past 10:30am and, as there is a quorum, I declare the meetings open.

Slide 2 – Acknowledgement of Country

In doing so, I would like to acknowledge the traditional custodians of the various lands on which we meet today, and pay my respects to their Elders, past and present.

I recognise and respect their cultural heritage, beliefs, and relationship with the land, which continue to be important to the traditional custodians living today, and I extend that respect to Aboriginal and Torres Strait Islander peoples attending this meeting today.

Slide 3 – Welcome

Today, I will share my reflections on Vicinity's performance and strategic progress during the 2026 financial year.

I will then ask our CEO and Managing Director, Peter Huddle, to address you and provide an update on the first quarter of the 2027 financial year.

Slide 4 – Your Board

Joining Peter and me today are your Directors, Tiffany Fuller, Tim Hammon, Peter Kahan, Janette Kendall, Georgina Lynch, Angus McNaughton and Dion Werbeloff.

I would particularly like to welcome Patrick Allaway, Vicinity's Chair-elect.

In addition to the Board, here with us today are:

- Rohan Abeyewardene, our Group Company Secretary
- Our audit partner, Kylie Bodenham of Ernst & Young
- Jane Kenny, our General Manager, Investor Relations & Corporate Communications, who will relay any online questions to me today, and
- members of Vicinity's Management team.

The returning officer for today's meeting is Jim Kompogiorgas from MUFG Corporate Markets, our Security Registry.

Slide 5 – Chairman's Address

Before we proceed, I would appreciate it if all mobile phones in the room could be set to silent. Recording devices and cameras must not be used during the meeting and, in the event of an emergency, please follow the emergency exit signs and instructions of the venue staff.

Today's meeting is being held in a hybrid format here at Hotel Chadstone in Melbourne, and on our Online Meeting Platform.

We will address any securityholder questions during the discussion on relevant items of business. Questions submitted online may be moderated to avoid repetition and, in the interest of time, lengthy questions may be summarised.

I encourage online participants to submit your votes, and any questions you may have, earlier in the meeting via the Online Platform. This will ensure they are received, and questions can be addressed, at the relevant time.

If we experience any technical issues today, a short recess or an adjournment may be required.

For those in the room, if you were issued a YELLOW or BLUE card, you are entitled to speak at the meeting. If you need assistance, please see a MUFG Corporate Markets team member at the registration desk.

The Notice of Meeting outlines the items of business before the meeting today and has been made available to all securityholders. I will take the Notice as read.

Voting on each resolution will be decided on a poll. I now declare the poll open.

Following the conclusion of today's meeting, I invite the securityholders here today to join the Board and Executive Leadership Team for some light refreshments just outside the room.

Slide 6 – FY26 Year in Review

It gives me great pleasure to share my reflections on Vicinity's performance and strategic progress during FY26.

FY26 was an important year. Disciplined investment, portfolio repositioning and operational execution became increasingly apparent in the quality of our assets, income resilience and growth prospects.

Over the past four years, premium assets have increased from 51% of portfolio value to approximately 67% on a pro forma basis, reflecting investment in opportunities with stronger growth potential.

During FY26, we added DFO Eastern Creek to our established Outlet platform and acquired the remaining interest in Uptown in the Brisbane CBD.

At the same time, we continued to recycle capital from assets with lower prospective returns into opportunities with stronger growth potential and greater strategic relevance.

The \$625 million transformation of Chatswood Chase in Sydney was another significant milestone, demonstrating the value created when Vicinity's investment, development, leasing and asset management capabilities are harnessed.

The centre has been repositioned as Northern Sydney's pre-eminent retail destination, bringing together luxury retailers, international and Australian brands, fresh food and dining.

Delivered in a difficult construction market while the centre continued to trade, the project is expected to generate more than \$250 million in development profit, all this without adding incremental retail floorspace.

To my knowledge, this is an unprecedented outcome that reflects disciplined execution and the sophisticated management of key luxury tenant relationships, amid significant global disruption across the category.

It also provides a strong platform for sustained income and value growth and is a credit to Peter and the team.

Galleria in Perth is largely complete, with its major opening occurring on November 5, and Uptown in Brisbane is now the next major milestone in our development program.

Meanwhile, the team continues to invest across the portfolio to ensure our assets remain contemporary, productive and relevant to their communities.

These investments are supported by favourable structural conditions. Quality retail floorspace per capita continues to contract, while leading retailers are concentrating their investment in high-quality, productive destinations.

There is little doubt that the strategy is working, but we are not complacent.

The operating environment remains uncertain, with cost-of-living pressures from inflation and interest rates at a 15 year high, together with structural shifts as businesses adapt to rapid technological change.

And while high occupancy, contracted income, long-term leases and good covenants provide protection, we remain alert and prepared.

Touching on the FY26 results themselves.

Funds From Operations increased to \$700.1 million or 15.21 cents per security, which was at the top end of guidance.

Comparable Net Property Income grew by 4.2%, and the Board declared a full-year distribution of 12.40 cents per security.

On a full year basis, net portfolio valuation gains were \$700 million, contributing to a 19 cent, or 7.7%, increase in Net Tangible Assets.

With gearing remaining at the lower end of our target range and investment-grade credit ratings preserved, the balance sheet remains positioned for competitive advantage.

Having balance sheet capacity is useful in both good times and more challenged times. It provides a defensive buffer against unpredictability as well as the flexibility to act when compelling opportunities arise.

The Board and Management will continue allocating capital carefully whilst balancing risk-adjusted returns.

How we deliver these outcomes is also important.

Together with my fellow Directors, I have seen first-hand the energy, professionalism and genuine pride our people bring to their work. It was therefore not surprising to observe Vicinity's employee engagement score increase to 8.0 in FY26.

This strong engagement supports better decisions, stronger execution and the adaptability needed as markets, technology, retailer needs and shopper behaviour change.

In recent weeks, Patrick Allaway and I have had the opportunity to meet with a number of our large, institutional securityholders, the Australian Shareholders Association and proxy advisers.

I know I speak on behalf of Patrick when I convey the strong support expressed for Vicinity's strategy, management capability, governance and the orderly Chair transition.

In many of our discussions, the Board was encouraged to continue to ensure the strategy remains future fit, to maintain discipline in capital allocation and to remain vigilant on safety, retailer health, cyber security, artificial intelligence and the more uncertain macroeconomic environment.

Constructive challenge improves decision-making and reinforces the importance of maintaining a Board with the right balance of experience, independence, continuity and fresh thinking.

This brings me to Board renewal.

Tim Hammon will retire from the Board at the conclusion of today's meeting after almost 15 years of service.

Tim helped guide Vicinity through the merger that created Vicinity Centres, the COVID-19 pandemic and the execution of our portfolio repositioning strategy.

He has brought seasoned judgement, thoughtful oversight and a strong commitment to governance and the long-term interests of securityholders. On behalf of the Board, I sincerely thank Tim for his outstanding contribution and wish him every success.

As securityholders know, I will also retire from the Board at the conclusion of today's meeting.

I joined the Vicinity Board in June 2015, when Federation Centres and Novion Property Group merged, and became Chairman in 2019, shortly before the onset of COVID-19.

Those years proved the resilience of high-quality retail assets and the importance of a strong balance sheet, sound judgement and decisive leadership.

It has been a genuine privilege to serve as Chairman of Vicinity.

I am deeply grateful for the trust placed in me and proud of the way the Board and Management have worked together through periods of significant change.

I am confident that I leave with the company in excellent shape: Vicinity has a clear strategy, a stronger and more differentiated portfolio, a well-capitalised balance sheet and an outstanding Management team executing with discipline and conviction.

Following a considered succession process, the Board appointed Patrick Allaway as Chair-elect.

Patrick brings formidable values, experience, wisdom and judgement to the role. Over the past five months, he has spent considerable time with me, the Board, Management, investors and other stakeholders.

The transition has been orderly and thorough. I have complete confidence in his appointment, and I thank him for the considerable effort he has invested in the transition.

I thank my fellow Directors, past and present, for their collegiality, wisdom and commitment. Serving alongside them has been one of the great pleasures of this role.

I would also like to acknowledge Peter Huddle. His strategic clarity, calm judgement and consistent execution have been central to Vicinity's progress. Appointing Peter as CEO was one of the most important decisions the Board made during my time as Chairman, and investor support reflects the confidence he and his team have earned.

To Adrian Chye, the Executive Leadership Team and every member of the Vicinity team, thank you. Your energy, professionalism and pride in the business have made my time as Chairman even more rewarding.

I am proud not only of what you've achieved but even more importantly, how you've achieved it.

I also thank our retail partners, co-owners, capital partners and other stakeholders who contribute to the success of our assets and communities.

Finally, to our securityholders, thank you for your trust, engagement and continued support.

I leave proud of what we have built together and confident in Vicinity's future.

I will now hand over to Peter Huddle.

CEO and Managing Director's address – Peter Huddle

Slide 7 – CEO and Managing Director's Address

Thank you, Chairman, and good morning.

It continues to be my privilege to lead Vicinity, and I am pleased to update you on our performance in the first quarter of FY27.

As the Chairman has outlined, Vicinity enters the year with a higher-quality portfolio, a strong balance sheet and a clear pathway for growth.

Today, I will focus on how that stronger platform is translating into current operating performance, progress against our strategic priorities and the outlook for FY27.

Slide 8 – 1Q FY27 strategic and operational update

For close to four years now, our strategy has been predicated on active curation of a differentiated retail asset portfolio that delivers superior income and value growth through cycles and importantly, delivers enduring returns for securityholders.

In this context, I am pleased to report that Occupancy across our assets remained at 99.6%, while leasing spreads were 5.1%.

Positive spreads were achieved across both our premium and core portfolios, with particularly strong tenant demand for our CBD and Outlet portfolios.

Our portfolio metrics continue to reflect constrained supply of quality retail floorspace, retailer demand concentrating in the most productive assets, and of course, the benefits of our portfolio repositioning.

Since we announced our FY26 result in mid-August, market volatility and macroeconomic uncertainty have certainly increased.

The cash rate is at a 15-year high. Unemployment has risen to 4.7%, its highest level in almost five years. Globally, capital is also becoming more selective as investors re-assess risk and return in a higher-rate environment.

While strong occupancy and leasing spreads attest to the quality of, and retailer demand for, our assets, we place equal weight on maintaining disciplined oversight of risk across the portfolio.

Encouragingly, holdovers, excluding sites held for development, remain stable at 1.6% of income and broadly in line with June.

And at 14.6%, our specialty occupancy cost ratio remains healthy, providing capacity for further rent growth, where sales and retailer profitability support it.

As a retail landlord, more than 90% of our income is contracted which provides embedded resilience and good visibility over future earnings.

Our close retailer relationships, built on mutual respect, and data-led analysis help us identify trading risks early and manage our financial exposure.

We actively manage our tenancy mix and, where performance does not meet expectations, move quickly to an offer better suited to the catchment and capable of driving stronger sales productivity.

Turning now to retail sales for the quarter.

On a total portfolio basis, sales growth remained resilient at 3.0% in the September quarter, against a strong comparable prior period which grew 4.4%. Specialty and mini-majors grew 3.6%, strengthening from 2.0% and 3.2% in the June and March quarters, respectively.

While shoppers remain deliberate in how they spend, with a focus on value, quality and convenience, discretionary spending remains evident, with jewellery, cosmetics, and Apparel & Footwear performing particularly well.

Despite near-term pressure on luxury sales from cost-of-living conditions, we are progressing projects at Chadstone that will materially expand the store footprints of several leading global luxury brands.

Their commitment to invest alongside us reflects a shared long-term view and reinforces the enduring attractiveness of the Australian luxury category.

Turning now to progress against our strategy.

Our development program sustains portfolio performance and delivers income and value growth. And behind that program, is the Development, Leasing and Asset Management capability required to deliver.

That capability was demonstrated at our Capability Showcase in September, using recent developments at Chadstone and Chatswood Chase as case studies.

Central to the event was linking asset strategy to our development plans, disciplined execution to delivering project returns and Vicinity's integrated capability to whole-of-asset value creation.

In this context, I am delighted to share that the first stage opening of our \$240m redevelopment of Galleria in Morley Perth, is just eight days away.

Galleria serves one of greater Perth's largest trade areas, and the redevelopment has substantially strengthened its retail, dining and entertainment offer.

A refurbished Myer and approximately 60 retailers will open next week, followed shortly by a new Hoyts, a refurbished Coles and an entertainment and dining precinct, all trading before Christmas.

As with all major developments, we have allocated funding to support the stabilisation of trade throughout FY27, and we will look forward to reporting on the first few months of trading at our interim results in February next year.

Earlier this month, we submitted development applications for the approval of our development of Uptown, in Brisbane's thriving CBD as well as our exciting residential projects adjacent to our recently completed Chatswood Chase.

The redevelopment will establish Uptown as the CBD's only full-line retail destination. It will benefit from population growth, more people living in the CBD, major infrastructure investment and significantly improved public transport connections.

Uptown's retail mix will complement the luxury offer at QueensPlaza, strengthening the appeal of our two Brisbane CBD assets.

At Chatswood Chase, our proposed premium residential development builds on our retail investment in one of Australia's most affluent and well-connected catchments.

The residential development will complement the luxury retail offer, broaden the centre's customer base and create further value alongside our retail investment.

We remain mindful of recent changes in Australia's residential market. Our priority is to secure the necessary approvals while retaining full flexibility over the capital structure and timing of delivery.

Our ability to pursue transformational developments, invest across the broader portfolio and acquire strategically aligned assets is underpinned by the strength of our balance sheet.

This strength enables us to keep our assets well capitalised, productive and relevant as customer needs evolve, while providing greater resilience to navigate a more uncertain operating environment.

Maintaining gearing towards the lower end of our target range and ensuring our hedging profile continues to minimise the impact of near-term interest rate volatility, are – and will remain – guiding principles for us when managing capital.

Turning now to outlook, which continues to be one of cautious confidence, as we recognise and respond to the structural drivers that support our business and remain alert to changing market conditions.

Our confidence is underpinned by clear contributors to earnings growth that are largely within our control.

These being, Chadstone is now fully stabilised, Chatswood Chase will contribute a full year of income, Galleria opens in November, and Uptown and DFO Eastern Creek provide income and future value potential.

And while it's early in the financial year, our first quarter portfolio metrics support a strong start to the year.

We are therefore pleased to reaffirm our FY27 guidance, with FFO per security expected to be between 16.0 and 16.2 cents and AFFO per security expected to be between 13.9 and 14.1 cents.

Our guidance remains subject to unforeseen circumstances and material changes in operating conditions, including retailer performance and financial circumstances.

FFO per security growth of between 5.3% and 6.6% implicit in our guidance range is perhaps the clearest expression of why we refer to FY27 as a meaningful inflection point in our earnings growth profile.

Before I hand back to Trevor, I would like to acknowledge two Directors retiring from our Board today, beginning with Tim Hammon.

As Trevor has acknowledged, Tim's service began in the Centro days, in December 2011. My own association with Tim goes back further.

I first met Tim when I was at Westfield and he was leading property for the Coles Myer Group.

We represented two substantial businesses, each with its own commercial priorities. Our negotiations were often lively and entertaining. But our relationship was grounded in mutual respect and a shared understanding that our successes were closely connected.

Our paths crossed again in late 2018, when Tim served on the committee that recruited me to Vicinity, as Chief Operations Officer.

For my family and I, joining in 2019 meant returning home to Australia from the United States.

And for Tim and I, it marked the start of working together within the same business, rather than on opposite sides of the negotiating table.

Tim, thank you for your support and friendship and most especially, thank for the part you played in bringing me to Vicinity.

It has been a privilege to share this chapter with you. And on behalf of the entire Vicinity team, I thank you for your service and wish you and Barbie continued success and every happiness in the years ahead.

I would also like to acknowledge Trevor personally.

Trevor and I both built long careers in the Westfield domestic and global business. Our time there did not overlap, but I always admired the reputation he held within that company.

I have worked closely with Trevor since I joined Vicinity in 2019. Over that time, his reputation proved well-earned.

Together we navigated COVID-19, my appointment as CEO and the decision to commit capital and reposition the portfolio at pace.

Trevor's leadership brings wise counsel, constructive challenge and strong financial and commercial acumen. He built these strengths over many years in executive and non-executive roles across multiple industries and organisations.

What I will remember most, though, is Trevor's nature. He takes a genuine interest in people. He listens closely, asks thoughtful questions and is as curious about a person's experience and aspirations as he is about the numbers. That care has shaped how our Board and our team work together, and it makes him a genuinely great person.

On behalf of the entire Vicinity team, I wish Trevor and Robbie continued happiness and success in the years ahead.

I also welcome Patrick and thank both him and Trevor for their commitment to the transition.

I have valued our time together discussing the business, our operating environment and, most importantly, our people.

Patrick, I look forward to working with you to deliver the next phase of Vicinity's strategy.

To our directors, Executive Leadership Team, and everyone at Vicinity, thank you for the dedication, precision and passion you bring to delivering our strategy every day.

To our retail partners, co-owners, and indeed, everyone connected with Vicinity, thank you for your contribution to our assets and the communities they serve.

Finally, to our securityholders, thank you for your trust, continued support and endorsement of our strategy.

We will repay that trust through disciplined execution, income growth and lasting value for securityholders and everyone connected with Vicinity.

* * *

Authorisation

Vicinity's Disclosure Committee has authorised that this document be given to ASX.

For further information please contact:

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About Vicinity Centres

Vicinity Centres (Vicinity or the Group) is one of Australia's leading retail property groups with a fully integrated asset management platform, and \$26 billion in retail assets under management across 48 shopping centres, making it the second largest listed manager of Australian retail property. The Group has a Direct Portfolio with interests in 47 shopping centres (including the DFO Brisbane business) and manages 25 assets on behalf of Strategic Partners. Vicinity is listed on the Australian Securities Exchange (ASX) under the code 'VCX' and has c.19,000 securityholders. Vicinity also has European medium term notes listed on the ASX under the code 'VCD'. For more information visit vicinity.com.au or scan the QR code.



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2026 Annual General Meeting



28 October 2026

ACKNOWLEDGEMENT OF COUNTRY

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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.



Agenda

Chairman's address

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Formal business
of the AGM

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CEO and Managing
Director's address

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Close of meeting

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Trevor Gerber
Chairman



Peter Huddle
CEO and Managing Director

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TREVOR GERBER
Chairman



PETER HUDDLE
CEO and Managing Director



PATRICK ALLAWAY
Chair-elect



TIFFANY FULLER
Director



TIM HAMMON
Director



PETER KAHAN
Director



JANETTE KENDALL AM
Director



GEORGINA LYNCH
Director



ANGUS McNAUGHTON
Director



DION WERBELOFF
Director

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Chairman's address

Trevor Gerber



LOUIS VUITTON

Chatswood Chase, NSW

FY26 YEAR IN REVIEW

Strategic execution, enhanced portfolio quality and resilient fundamentals underpin a strong FY26 result



\$1,391.2m

STATUTORY NET PROFIT

FY25: \$1,004.6m

15.2 cps

DELIVERED TOP OF GUIDANCE RANGE

FY25: 14.8cps

12.40 cps

ANNUAL DISTRIBUTION

FY25: 12.00 cps

Acquired

UPTOWN & DFO EASTERN CREEK

Invested \$563m in upweighting portfolio to CBD and Outlets in Brisbane and Sydney

Divested

NON-STRATEGIC ASSETS¹

\$327.2m, at 18.2% premium.
\$447.2m at 18.4% premium including Taigum Square

Completed

CHATSWOOD CHASE

Home to most comprehensive and compelling luxury offer in NSW outside of Sydney CBD

+4.2%

COMPARABLE NPI GROWTH²

Enhanced asset quality and strong portfolio metrics
FY25: +3.7%

99.6%

PORTFOLIO OCCUPANCY

Tight supply of quality retail floor space and retailer demand
FY25: 99.5%

8.0

EMPLOYEE ENGAGEMENT SCORE

Up by 0.2 points
78% participation rate
Feb-25: 7.8

26.1%

GEARING

Proforma gearing³: 26.5%
Jun-25: 26.6%

\$2.0_{b+}

DEBT TRANSACTIONS

WAM⁴ extended from 3.8 years to 5.1 years

NTA uplift

NET TANGIBLE ASSETS

Up 19 cents per security, or 7.7% to \$2.59 over FY26

1. Represents premia to June 2025 book values.
2. Comparable NPI growth excludes reversal of prior year provisions, transactions and development impacts.
3. Represents headline gearing adjusted for the acquisition of the residual 75% interest in Uptown (settled August 2026) and divestment of Taigum Square (settled October 2026) and ancillary land at Ellenbrook Central (due to settle in November 2026).
4. Weighted average drawn debt maturity, 3.8 years as at 30 June 2025.



Chatswood Chase, NSW



CEO and Managing Director's address

Peter Huddle



1Q FY27 strategic and operational update

Portfolio fundamentals remain resilient despite a more uncertain operating environment; FY27 guidance reaffirmed



99.6%

PORTFOLIO OCCUPANCY

Jun-26: 99.6%

+5.1%

LEASING SPREAD

FY26: +4.2%

14.6%

OCCUPANCY COST RATIO

Jun-26: 14.4%

+3.0%

TOTAL PORTFOLIO SALES GROWTH IN 1Q FY27

+3.6%

SPECIALTY & MINI MAJORS SALES GROWTH IN 1Q FY27

Reaffirmed

EARNINGS GUIDANCE FOR FY27^{1,2}

Distribution payout to be within the target range
of 95-100% of AFFO

Galleria

OPENING 5 NOVEMBER

Elevated retail, dining
and entertainment offer

Uptown acceleration

DEVELOPMENT APPLICATION SUBMITTED

Mixed-use evolution

CHATSWOOD CHASE DEVELOPMENT
APPLICATION SUBMITTED

Portfolio sales ³ (Growth versus prior year)	3Q FY26	4Q FY26 ⁴	1Q FY27	Sep-26 MAT	% of MAT
Specialty stores	2.9	0.9	1.2	2.8	42%
Mini majors	3.7	4.2	8.5	5.4	22%
Specialties and mini majors	3.2	2.0	3.6	3.7	64%
Supermarkets	2.9	2.0	2.4	2.2	18%
Discount department stores	5.1	0.3	2.8	2.8	9%
Other retail ⁵	7.1	(4.4)	3.9	4.5	7%
Department stores	(3.3)	(5.4)	(6.5)	(3.5)	3%
Total portfolio	3.4	1.2	3.0	3.2	100%
Food retail	5.9	1.4	2.6	3.7	4%
Food catering	3.1	3.5	3.4	3.3	8%
Apparel & footwear ⁶	1.7	(0.2)	3.5	2.4	29%
Jewellery	2.0	5.0	9.4	9.0	4%
Leisure ⁶	3.1	2.4	(2.0)	0.2	1%
Homewares	4.6	3.6	0.3	4.5	7%
General retail	7.3	5.5	6.1	6.9	6%
Mobile phones	0.1	0.6	(1.2)	1.9	0%
Retail services	2.7	2.6	3.8	3.9	4%
Total specialties and mini majors	3.2	2.0	3.6	3.7	64%
Total specialties and mini majors (excluding luxury)	4.4	2.6	4.2	4.2	59%

1. Funds From Operations (FFO) and Adjusted FFO per security expected to be in the ranges of 16.0-16.2 and 13.9-14.1 cents, respectively.

2. Our guidance remains subject to unforeseen circumstances and material changes in operating conditions, including retailer performance and financial circumstances.

3. Sales are reported for comparable centres, which excludes divestments and development-impacted centres in accordance with Shopping Centre Council of Australia (SCCA) guidelines.

4. 4Q FY26 retail sales impacted by earlier timing of Easter.

5. Other retail includes cinemas, travel agents, auto accessories, lotteries and other entertainment.

6. Activewear retailers recategorised from Leisure to Apparel & Footwear effective 1Q FY27.

For further information please contact:

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Authorisation

The Disclosure Committee has authorised that this document be given to ASX.

Disclaimer

This document is a presentation of general background information about the activities of Vicinity Centres (ASX:VCX) current at the date of lodgement of the presentation. It is information in a summary form and does not purport to be complete. It is to be read in conjunction with the June 2026 Annual Report lodged with the Australian Securities Exchange on 20 August 2026.

This presentation 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 presentation (28 October 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.