

Vicinity Centres ¹

Appendix 4E – Results for announcement to the market

Financial reporting for the year ended 30 June 2025 (FY25)

	30-Jun-25 \$m	30-Jun-24 \$m	Increase/(Decrease)	
			\$m	%
Revenue from ordinary activities	1,321.9	1,317.2	4.7	0.4
Net profit from ordinary activities after tax attributable to securityholders	1,004.6	547.1	457.5	83.6
Funds from operations (FFO) ²	673.8	664.6	9.2	1.4

	30-Jun-25 \$	30-Jun-24 \$	Increase/(Decrease)	
			\$ ³	% ³
Net tangible assets per security (NTA) ⁴	2.40	2.30	0.10	4.4
Net assets per security (NA)	2.44	2.34	0.10	4.4

Distribution per stapled security ⁵

	Cents ⁶	Record date	Payment date
Interim distribution (unfranked)	5.95	25-Feb-25	13-Mar-25
Final distribution (unfranked)	6.05	26-Aug-25	16-Sep-25

Review of results

For further commentary on these results, refer to the following documents released to ASX today: FY25 Annual Results Announcement, FY25 Annual Results Presentation and FY25 Annual Report (**Annual Report**).

Details of associates and joint venture entities (equity accounted investments) and entities over which control has been gained or lost during the period

Refer to Note 5 of the FY25 Financial Report contained within the Annual Report.

The information presented above is based upon the Financial Report which has been audited. The independent auditor's report is included within the Financial Report.

The remaining disclosures required to comply with listing rule 4.3A are contained within the Operating and Financial Review and Financial Report sections of the Annual Report.



Rohan Abeyewardene
Group Company Secretary
20 August 2025

¹ Vicinity Centres is a stapled group comprising Vicinity Limited ABN 90 114 757 783 and Vicinity Centres Trust ARSN 104 931 928 (the **Trust**). The Responsible Entity of the Trust is Vicinity Centres RE Ltd ABN 88 149 781 322.

² A reconciliation between FFO and net profit from ordinary activities after tax attributable to securityholders is provided in Note 1(b) of the 30 June 2025 Financial Report.

³ Calculated based on NTA and NA rounded to four decimal points.

⁴ Calculated as Balance Sheet net assets less intangible assets, divided by the number of stapled securities on issue at period end. Includes right of use assets.

⁵ The Vicinity Centres Distribution Reinvestment Plan (**DRP**) will apply to the final distribution for the six-month period to 30 June 2025. Election to participate in the DRP must be received by 27 August 2025. In accordance with the DRP rules, the acquisition price will be equal to the arithmetic average of the daily volume weighted average market price for stapled securities traded from 28 August to 3 September 2025. The DRP will operate at a 1% discount. Stapled securities issued under the DRP will rank equally with existing stapled securities.

⁶ Details of the full year tax components of distributions per stapled security will be sent to securityholders in September 2025.