

Australian Retirement Trust becomes Joint Venture Partner at Westfield Mt Gravatt

Scentre Group (ASX: SCG) today announced Australian Retirement Trust (ART) will purchase a 50% interest in Westfield Mt Gravatt, Brisbane for \$882.5 million.

This transaction involves the sale of a 50% direct property interest in Westfield Mt Gravatt for \$870.0 million at a capitalisation rate of 5.50%, and a 50% interest in an adjacent parcel of sundry land for \$12.5 million. The aggregate \$882.5 million of gross proceeds represents a 3.5% premium to the book values at December 2025.

Scentre Group will continue to own 50% of Westfield Mt Gravatt and will remain the property, leasing and development manager.

Scentre Group Chief Executive Officer Elliott Rusanow said: "We are very pleased to extend our strategic partnership with Australian Retirement Trust. Westfield Mt Gravatt is one of the most popular centres in south-east Queensland, visited by more than 17 million customers last year and generating total business partner sales in excess of \$1.0 billion.

"Introducing new capital, through joint venturing our assets, forms a key part of our long-term strategic plan. In the last 13 months, we have announced approximately \$3.1 billion of new third party capital coming into the Group through the joint venturing of our assets.

"Today's announcement continues to demonstrate our ability to source capital to pursue the Group's strategic objectives of creating long term value for securityholders."

The transaction is subject to ART obtaining clearance from the Australian Competition & Consumer Commission.

Authorised by the Board.

Further information

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About Scentre Group

We acknowledge the Traditional Owners and communities of the lands on which our business operates. We pay our respect to Aboriginal and Torres Strait Islander cultures and to their Elders past and present. We recognise the unique role of Māori as Tangata Whenua of Aotearoa/New Zealand.

Scentre Group (ASX: SCG) owns 42 Westfield destinations across Australia and New Zealand encompassing 12,000 outlets. Our Purpose is creating extraordinary places and experience that connect, enrich and are essential to our communities. Our Ambition is to create the places more people choose to come, more often, for longer.

Scentre Group Limited

ABN 66 001 671 496

Scentre Management Limited

ABN 41 001 670 579

AFS Licence No: 230329 as

responsible entity of Scentre Group Trust 1

ABN 55 191 750 378

ARSN 090 849 746

RE1 Limited

ABN 80 145 743 862

AFS Licence No: 380202 as responsible

entity of Scentre Group Trust 2

ABN 66 744 282 872 ARSN 146 934 536

RE2 Limited

ABN 41 145 744 065

AFS Licence No: 380203 as responsible

entity of Scentre Group Trust 3

ABN 11 517 229 138 ARSN 146 934 652