

Update Summary

Entity name

VICINITY CENTRES

Security on which the Distribution will be paid

VCX - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Announcement Type

Update to previous announcement

Date of this announcement

4/9/2026

Reason for the Update

Update to announce the DRP Price, the AUD/NZD exchange rate and NZD equivalent distribution amount for security holders receiving their distributions in NZD

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

VICINITY CENTRES

1.2 Registered Number Type

other

Registration Number

ACN 114 757 783

ARSN 104 931 928

1.3 ASX issuer code

VCX

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Update to announce the DRP Price, the AUD/NZD exchange rate and NZD equivalent distribution amount for security holders receiving their distributions in NZD

1.4b Date of previous announcement(s) to this update

20/8/2026

1.5 Date of this announcement

4/9/2026

1.6 ASX +Security Code

VCX

ASX +Security Description

FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of six months

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

30/6/2026

2A.4 +Record Date

26/8/2026

2A.5 Ex Date

25/8/2026

2A.6 Payment Date

16/9/2026

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form	Estimated or Actual?
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Actual

AUD 0.06200000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

Yes

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 2B - Currency Information

2B.1 Does the entity default to payment in certain currencies dependent upon certain attributes such as the banking instruction or registered address of the +securityholder? (For example NZD to residents of New Zealand and/or USD to residents of the U.S.A.).

Yes

2B.2 Please provide a description of your currency arrangements

Distributions are ordinarily paid in AUD. Securityholders may have their distributions paid in NZD directly to their NZD bank account provided they have submitted a valid request to the Vicinity Centres Security Registry in Australia by close of business on the record date for the distribution.

2B.2a Other currency/currencies in which the dividend/distribution will be paid:

Currency	Payment currency equivalent amount per security
NZD - New Zealand Dollar	NZD 0.07477200

2B.2b Please provide the exchange rates used for non-primary currency payments

AUD 1.00 = NZD 1.206

2B.2c If payment currency equivalent and exchange rates not known, date for information to be released

Estimated or Actual?

Actual

4/9/2026

2B.3 Can the securityholder choose to receive a currency different to the currency they would receive under the default arrangements?

Yes

2B.3a Please describe what choices are available to a securityholder to receive a currency different to the currency they would receive under the default arrangements

New Zealand Dollar

2B.3b Date and time by which any document or communication relating to the above arrangements must be received in order to be effective for this dividend/distribution

Wednesday August 26, 2026 17:00:00

2B.3c Please provide, or indicate where relevant forms can be obtained and how and where they must be lodged

Any questions on electing to receive distributions in NZD can be directed to MUFG Corporate Markets (AU) Limited (+61 1300 887 890 or online at au.investorcentre.mpms.mufg.com)

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.06200000

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.06200000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

The 'Fund payment notice for non-resident securityholders' for the six months to 30 June 2026 will be available on the Vicinity Centres website at <https://www.vicinity.com.au/investors/tax-information> in September 2026.

The taxation components for the 30 June 2026 income year will be sent to securityholders in September 2026 and will also be available on the Vicinity Centres website.

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79		
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97		
Managed investment trust fund payments	9.105		
Franked distributions from trusts	9.120		
Gross cash distribution	9.121		
Interest exempt from withholding	9.122		
Capital Gains discount method Non-Taxable Australian property	9.124		
Capital gains other Non-Taxable Australian property	9.126		
Other income	9.130		
Royalties	9.135		
NCMI			
Excluded from NCMI			

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?

Do not participate in DRP (i.e. cash payment)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Thursday August 27, 2026 17:00:00

4A.3 DRP discount rate

1.0000 %

4A.4 Period of calculation of reinvestment price

Start Date

28/8/2026

End Date

3/9/2026

4A.5 DRP price calculation methodology

The DRP price is calculated as the arithmetic average of the daily volume weighted average market price for stapled securities sold through normal trade from 28 August 2026 to 3 September 2026 less any discount applied.

4A.6 DRP Price (including any discount):

AUD 2.46860

4A.7 DRP +securities +issue date

16/9/2026

4A.8 Will DRP +securities be a new issue?

Yes

4A.8a Do DRP +securities rank pari passu from +issue date?

Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

No

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

No

4A.11 Are there any other conditions applying to DRP participation?

Yes

4A.11a Conditions for DRP participation

Eligible securityholders are those having a registered address in Australia or New Zealand.

4A.12 Link to a copy of the DRP plan rules

<https://www.vicinity.com.au/investors/dividends-and-distributions>

4A.13 Further information about the DRP

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary