



Board Charter

Vicinity Centres

May 2022

Board Charter

1. Role of the Board

- 1.1 The role of the Board is to demonstrate leadership, provide strategic direction and oversee the effective management and performance of Vicinity. In performing its role, the Board is accountable to Vicinity's securityholders and will have regard as appropriate to the interests of all of Vicinity's stakeholders.

2. Key responsibilities

The key responsibilities of the Board include:

Strategy

- 2.1 Setting Vicinity's strategy, purpose and vision, and overseeing management in its implementation of strategic objectives.
- 2.2 Approving and monitoring major business initiatives in excess of management's delegated authority thresholds (including major capital expenditure and capital management initiatives, acquisitions and divestments).

Governance, values and culture

- 2.3 Monitoring the effectiveness of Vicinity's corporate governance practices and approving key enterprise policies.
- 2.4 Monitoring the performance of management and, whenever required, challenging management and holding it to account.
- 2.5 Ensuring that an appropriate framework exists for relevant information to be reported by management to the Board.
- 2.6 Demonstrating leadership and setting the tone from the top, including approving Vicinity's values and code of conduct to underpin the desired culture.
- 2.7 Overseeing the process for making timely and balanced disclosure of material information concerning Vicinity to securityholders that a reasonable person would expect to have a material effect on the price or value of Vicinity's securities.

Risk

- 2.8 Setting Vicinity's risk appetite and approving the risk appetite statement.
- 2.9 Monitoring the effectiveness of the risk management framework (for both financial and non-financial risks) and whether Vicinity is operating with due regard to the risk appetite set by the Board.

Sustainability

- 2.10 Overseeing the social, ethical and environmental impact of Vicinity's activities.
- 2.11 Approving Vicinity's Sustainability Report and Modern Slavery Statement.

Financial

- 2.12 Approving Vicinity's full year and half year financial reports and associated results releases.
- 2.13 Monitoring processes designed to ensure the integrity of financial and other corporate reporting.
- 2.14 Overseeing tax and capital management strategies.
- 2.15 Approving the appointment and removal of the external auditor.
- 2.16 Approving the annual budget.
- 2.17 Approving the distribution policy and determining distributions to securityholders.

People and remuneration

- 2.18 Approving the remuneration framework and policies and ensuring that they are aligned to Vicinity's purpose, values, strategic objectives and risk appetite.
- 2.19 Appointing, removing and planning the succession of the Chief Executive Officer and Managing Director (CEO).
- 2.20 Reviewing the CEO's performance and determining all aspects of the CEO's remuneration arrangements.
- 2.21 Approving the appointment or removal of the Company Secretary.
- 2.22 Approving and assessing the measurable objectives for achieving diversity at Vicinity.

Other

- 2.23 Performing other functions prescribed by governing constitutions, the law and regulations.

3. Board structure

Composition

- 3.1 It is intended that all Directors of the Company are also Directors of the Responsible Entity and VFRE subject to the provisions of relevant constitutions and trust deeds.
- 3.2 A majority of the Directors will be Independent Non-executive Directors.
- 3.3 Collectively, Board members will have a broad range of skills and perspectives required for the Board to competently discharge its duties and periodically the Board will review its composition.

Appointment

- 3.4 The Board has appropriate processes in place regarding the selection, appointment and induction of new Directors. Directors are engaged through letters of appointment setting out Vicinity's expectations for Directors and the terms of appointment.
- 3.5 The Board will provide securityholders with material information in its possession relevant to the election or re-election of a Director.

Independence

- 3.6 The independence of each Non-executive Director will be assessed by the Board prior to appointment and then annually. In conducting these assessments, the Board considers the factors relevant to assessing the independence of a director set out in the ASX Recommendations.
- 3.7 If a Director becomes aware of any information which may affect that Director's independence, the Director must immediately disclose all relevant details in writing to the Chairman and Company Secretary. The Board will then consider whether the Director's independence status should be re-assessed.

4. Committees

- 4.1 The Board has established Committees to support it in the discharge of its duties.
- 4.2 The standing Committees established by the Board are:
 - a. Audit Committee;
 - b. Risk, Compliance and ESG Committee;
 - c. Remuneration and Human Resources Committee; and
 - d. Nominations Committee.
- 4.3 The Board has approved charters for each of the above Committees setting out matters delegated to, and other responsibilities of, the Committees.
- 4.4 The Board appoints the Chairman and members of each Committee. All Directors are entitled to attend Committee meetings (in the case of the Nominations Committee, with Committee Chairman's consent) and receive Committee papers and meeting minutes.

4.5 If required, the Committee Chairmen will report to the Board on the Committees' deliberations at the next Board meeting following a meeting of the Committee. Any significant issues or material risks to Vicinity that a Committee becomes aware of will be notified to the Board as soon as practicable.

4.6 Directors may request information from members of a Committee at any time.

4.7 The Board may also establish ad hoc Committees on an 'as needs' basis to deal with specific matters. The powers delegated to ad hoc Committees are set out in Board resolutions and associated Committee charters.

5. Chairman

5.1 The Board will appoint one of its members as Chairman.

5.2 The Chairman will be an Independent Non-executive Director and will not be the same person as the CEO.

5.3 The Chairman is responsible for:

- a. leading the Board and ensuring that it functions effectively by:
 - i. setting the Board's agenda in consultation with the CEO and Company Secretary (including ensuring that adequate time is available for discussion on all agenda items, in particular strategic issues); and
 - ii. leading the Board's consideration of matters coming before it and facilitating open, frank and constructive discussions;
- b. encouraging effective relations between Board members and between the Board and management;
- c. maintaining an open and regular dialogue with the CEO;
- d. facilitating the Board's evaluation of the performance of the CEO with input from the Remuneration and Human Resources Committee;
- e. representing the Board to external stakeholders including securityholders; and
- f. chairing the annual general meeting and any other meetings of Vicinity's securityholders.

5.4 The Board will develop and periodically evaluate the succession plan for the Chairman.

6. CEO and management

6.1 The Board has approved delegations of authority that apply to the CEO and management. Subject to the reserved powers of the Board as set out in this charter and the delegations of authority, authority is delegated to the CEO to implement Vicinity's strategy and for the day-to-day management of Vicinity.

6.2 The CEO is accountable to the Board for the exercise of this authority and Vicinity's performance in implementing the strategy.

6.3 The CEO may sub-delegate authority to management subject to any limitations imposed by Board and Committee approved policies or the law.

6.4 The CEO must consult with the Chairman and the Board regarding matters which the CEO considers are of such a sensitive, extraordinary or strategic nature as to warrant the attention of the Board regardless of value.

6.5 The Board is reliant on management for the provision of accurate, timely and transparent information to enable the Board to perform its responsibilities.

6.6 Directors are entitled to access senior management to support the performance of their duties (within and outside of Board and Committee meetings).

7. Company Secretary

7.1 The Company Secretary of the Company and the Responsible Entity will be the same person.

7.2 The Company Secretary is accountable to the Board, through the Chairman, for all matters to do with the proper functioning of the Board.

7.3 All Directors have access to the Company Secretary.

8. Meetings, access and advice

- 8.1 The Board will meet throughout the year as required.
- 8.2 Directors will use all reasonable endeavours to attend each Board meeting. Attendance at meetings of the Board may be in person or by electronic means agreed by the Board.
- 8.3 The Board may meet periodically without the CEO or other management present.
- 8.4 A record of papers, together with minutes of meetings, is maintained and held by the Company Secretary.
- 8.5 The Board may seek independent professional advice on any matter relevant to the Board's performance of its functions and the discharge of its duties, at Vicinity's cost.
- 8.6 Each Director may seek independent professional advice, on any matter relevant to the performance of the Director's role and the discharge of the Director's duties, with the prior written approval of the Chairman (or, in the case of the Chairman, the Chairman of the Audit Committee). The costs of obtaining that advice are to be met by Vicinity in accordance with arrangements agreed between each Director and Vicinity.

9. Performance and development

- 9.1 The performance of the Board, Committees, the Chairman and individual Directors will be evaluated each year. The form of this process is recommended by the Nominations Committee.
- 9.2 Vicinity expects Directors to maintain relevant skills and hold memberships of relevant professional organisations.

10. Ethics and conflicts of interest

- 10.1 Directors must act in accordance with all applicable laws and Vicinity's policies and procedures, including the Code of Conduct which has been established to support Directors, employees and contractors in upholding the highest ethical standards, and Directors' terms of appointment.
- 10.2 In addition to the Directors' legal obligation regarding material personal interests in the Corporations Act and requirements to declare external interests where conflicts may arise at each meeting of the Directors, if any actual or potential conflict of interest between a Director's duty to Vicinity and another person arises, the Director must notify the Chairman and Company Secretary. The Board will determine whether the Director should participate in any discussions or decisions in relation to the matter.

11. Review of charter

- 11.1 The Board will review this charter from time to time to ensure its continuing appropriateness having regard to relevant corporate governance standards and practices.

12. Glossary

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| ASX Recommendations | ASX Corporate Governance Council Corporate Governance Principles and Recommendations, 4 th Edition |
| Board | the Boards of the Company, Responsible Entity and VFRE |
| Company | Vicinity Limited ACN 114 757 783 |
| Corporations Act | <i>Corporations Act 2001</i> (Cth) |
| Independent Non-Executive Director | a Non-Executive Director of Vicinity assessed as independent by the Board in accordance with clause 3.6 of this charter |
| Responsible Entity | Vicinity Centres RE Ltd ACN 149 781 322, the responsible entity of the Trust |
| Trust | Vicinity Centres Trust ARSN 104 931 928 |
| VFRE | Vicinity Funds RE Ltd ACN 084 098 180, the responsible entity of the Wholesale Funds managed by Vicinity |
| Vicinity | the Company, the Trust, the Responsible Entity, VFRE and each of their respective controlled or managed entities |