

ASX Announcement

16 December 2021

Improving outlook and buoyant transaction market driving uplift in preliminary December 2021 valuations

Vicinity Centres (**'Vicinity'**, ASX:VCX) today announced its preliminary asset valuations as at 31 December 2021, which indicate a \$309 million, or 2.2%, uplift in book values (representing 7 cents per security) and 13 basis point tightening of the weighted average capitalisation rate to 5.35%.

Mr Grant Kelley, CEO and Managing Director, said: "We are very pleased to see our preliminary asset valuations increase amid a buoyant capital transaction market and a resilient underlying retail sector.

"DFO valuations continue to grow as tightening capitalisation rates and income growth highlight the strength of our DFO portfolio and its resilience through cycles. Vicinity is the market leader in the Outlet category, having consolidated our leadership position with the acquisition of a 50% interest in Harbour Town Premium Outlets on the Gold Coast, in November 2021¹. In addition to attracting value conscious shoppers year-round, DFOs play a key role in retailer sales channels, particularly as a means to manage inventory levels.

"Our Regional and Sub Regional assets have benefited from strong transactional evidence which was supported by the sale of our 50% interest in Runaway Bay, at an 18% premium to book value².

"Retailer demand for flagship stores in our CBD centres remained strong throughout the pandemic, despite the subdued visitation and trading environment. Pleasingly, our CBD portfolio recorded a modest uplift in valuations over the period, supporting our view that the outlook for CBD retail is improving and these centres will return to their former vibrancy over time."

Independent valuations are being undertaken for 36 assets (74% of the portfolio by value), while the remaining 24 assets are subject to internal valuations.

December 2021 valuations are subject to finalisation and external auditor review, and will be confirmed in Vicinity's FY22 interim results on 16 February 2022.

¹ Refer to ASX announcement lodged on 12 October 2021.

² Refer to ASX announcement lodged on 9 November 2021.

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As responsible entity for:
Vicinity Centres Trust ARSN 104 931 928

Vicinity’s FY22 earnings guidance remains withheld and interim distribution timetable

Due to ongoing uncertainty resulting from the COVID-19 pandemic, in particular the SME Commercial Codes of Conduct which are in effect in NSW and Victoria until mid-January 2022, Vicinity continues to withhold earnings guidance for FY22. Vicinity will closely monitor prevailing conditions and update the market if and when appropriate.

Subject to Board assessment and external conditions, Vicinity’s interim distribution for the six months ending 31 December 2021 is expected to be announced together with Vicinity’s FY22 interim results in accordance with the timetable below³.

Estimated timetable for FY22 interim distribution

FY22 interim results and announcement of interim distribution	16 February 2022
Interim distribution ex-date	21 February 2022
Interim distribution record date	22 February 2022
Interim distribution payment date	Early March 2022

The Board has authorised that this document be given to ASX.

ENDS

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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 \$22 billion in retail assets under management across 61 shopping centres, making it the second largest listed manager of Australian retail property. The Group has a Direct Portfolio with interests in 60 shopping centres (including the DFO Brisbane business) and manages 30 assets on behalf of Strategic Partners, 29 of which are co-owned by the Group. Vicinity is listed on the Australian Securities Exchange (ASX) under the code ‘VCX’ and has over 28,000 securityholders. Vicinity also has European medium term notes listed on the ASX under the code ‘VCD’. For more information visit vicinity.com.au or use your smartphone to scan this QR code.

³ Dates are indicative and subject to change.