Vicinity Centres[1]
Appendix 4E - Results for announcement to the market

Financial reporting for the year ended 30 June 2021

	30 June 2021 $m	30 June 2020 $m	Increase/(Decrease) $m	%
Revenue from ordinary activities	1,167.5	1,212.6	(45.1)	(3.7)
Net (loss) from ordinary activities after tax attributable to securityholders	(258.0)	(1,801.0)	1,543.0	85.7
Funds from operations[2]	558.8	520.3	38.5	7.4

	30 June 2021	30 June 2020	Increase/(Decrease)	
Net tangible assets per security[3]	**$ per security**	**$ per security**	**$ per security**	**%**
Total	2.13	2.29	(0.16)	(7.0)
Net assets per security	**$ per security**	**$ per security**	**$ per security**	**%**
Total	2.17	2.33	(0.16)	(6.9)

Distribution per stapled security	Cents[4]	Record date	Payment date
Interim distribution	3.40	31-Dec-20	2-Mar-21
Final distribution	6.60	30-Jun-21	31-Aug-21

Review of results

For further commentary on these results, refer to the following documents released to ASX today: FY21 annual results announcement, FY21 annual results presentation and FY21 Annual Report (**Annual Report**).

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

Refer to Note 5 of the Financial Report for the year ended 30 June 2021 (**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 | **Date: 18 August 2021**
Group Company Secretary

Notes:

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 funds from operations (FFO) and net profit from ordinary activities attributable to securityholders is provided in Note 1(b) of the 30 June 2021 Financial Report.

3. Calculated as Balance Sheet net assets less intangible assets, divided by the number of stapled securities on issue at period end. Includes all right of use assets and net investments in leases.

4. Details of the full year tax components of distributions per stapled security will be sent to securityholders in late August 2021.