



SCENTRE GROUP

2024

Property Compendium

Westfield

Connecting and
enriching communities

26 February 2025

Scentre Group Limited ABN 66 001 671 496

Scentre Group owns
42 Westfield destinations
 in Australia and New Zealand

Our Purpose

Creating *extraordinary*
 places, connecting
 and enriching communities

Our Plan

We create the places more
 people choose to come,
 more often, for longer

Our Ambition

To grow the business
 by becoming essential to
 people, their communities
 and the businesses that
 interact with them



Eternal Sunshine by artist Mali Isabel

Acknowledgement of Country

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.

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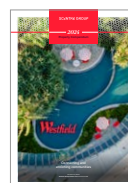
2024 reporting suite



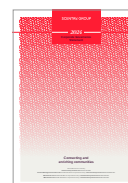
Annual
Report



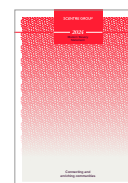
Responsible Business
Report



Property
Compendium



Corporate Governance
Statement



Modern Slavery
Statement



SEE MORE ONLINE

Creating extraordinary places and experiences

Scentre Group owns and operates **42 Westfield destinations** in Australia and New Zealand. This includes 7 of the top 10 centres in Australia and 4 of the top 5 centres in New Zealand.



Celebrating Lunar New Year at Westfield Hurstville, NSW

We create extraordinary places and experiences that connect and enrich communities.

Our 42 Westfield destinations in Australia and New Zealand are in close proximity to 20 million people. They form part of the social fabric of the communities we serve and cater to multiple generations of customers.

Our growth is driven by our ability to attract more people, more often, for longer to our Westfield destinations.

Our Westfield destinations are places people visit for social connection and to access diverse retail experiences, products and services. Our unique capability to activate our destinations enables us to create moments that bring customers together and celebrate our local communities.

In 2024 we welcomed 526 million customer visits, up 14 million on 2023. This was driven by our unique customer activation program, including our strategic partnerships with Disney, Live Nation and the Australian and New Zealand Olympic and Paralympic Teams for the Paris 2024 Olympic and Paralympic Games.

We provide an efficient and productive means for brands and businesses to engage and transact with customers. Increased customer visitation enabled our business partners to achieve record level of sales during 2024 of \$29.0 billion Total Annual Sales for the period to 31 December 2024, an increase of 1.9 per cent compared to 2023.

We aspire to be essential and evolve with our communities over time. This includes partnering with businesses that deliver new uses and experiences that capture more people's time. We completed 3,253 lease deals during the year, including 2,077 renewals and 1,176 new merchants. This has resulted in portfolio occupancy increasing to 99.6 per cent as at 31 December 2024.

Our future development pipeline is in excess of \$4 billion.

We operate as a responsible and sustainable business with initiatives that address the four pillars of our approach – community, people, environment, and economic performance.

Strategic locations

42
Westfield
destinations

Westfield destinations are strategically located in close proximity to the majority of the population in Australia and New Zealand and form part of the *social fabric* of the communities we serve.

Our destinations are in close proximity to

20 million
people

Customer visits

526 million

Business partner sales

\$29.0 billion

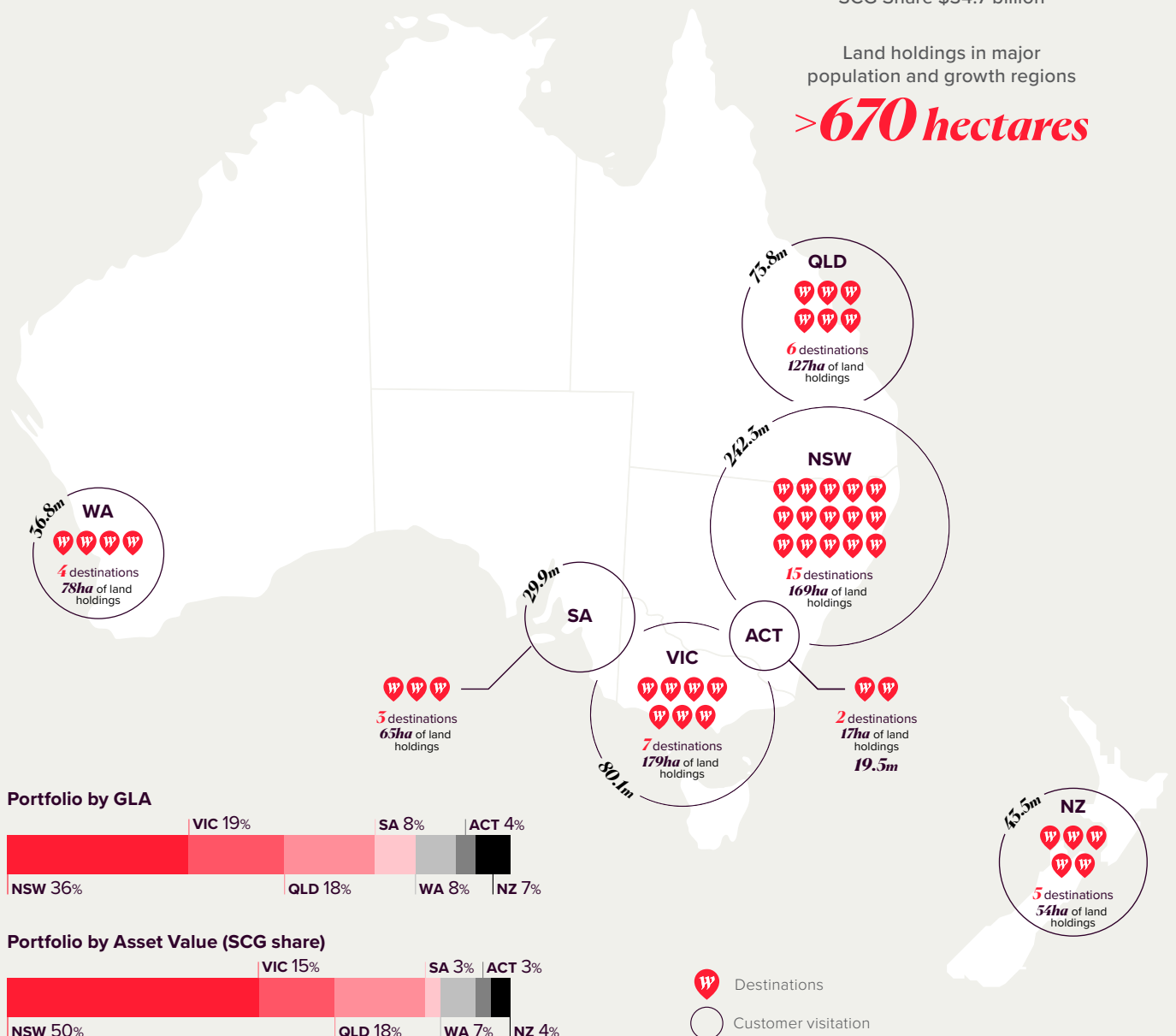
Assets under management

\$50.2 billion

SCG Share \$34.7 billion

Land holdings in major population and growth regions

>670 hectares



ACT



Westfield Belconnen

17

Westfield Woden

56

2

Westfield destinations



Australian Capital Territory

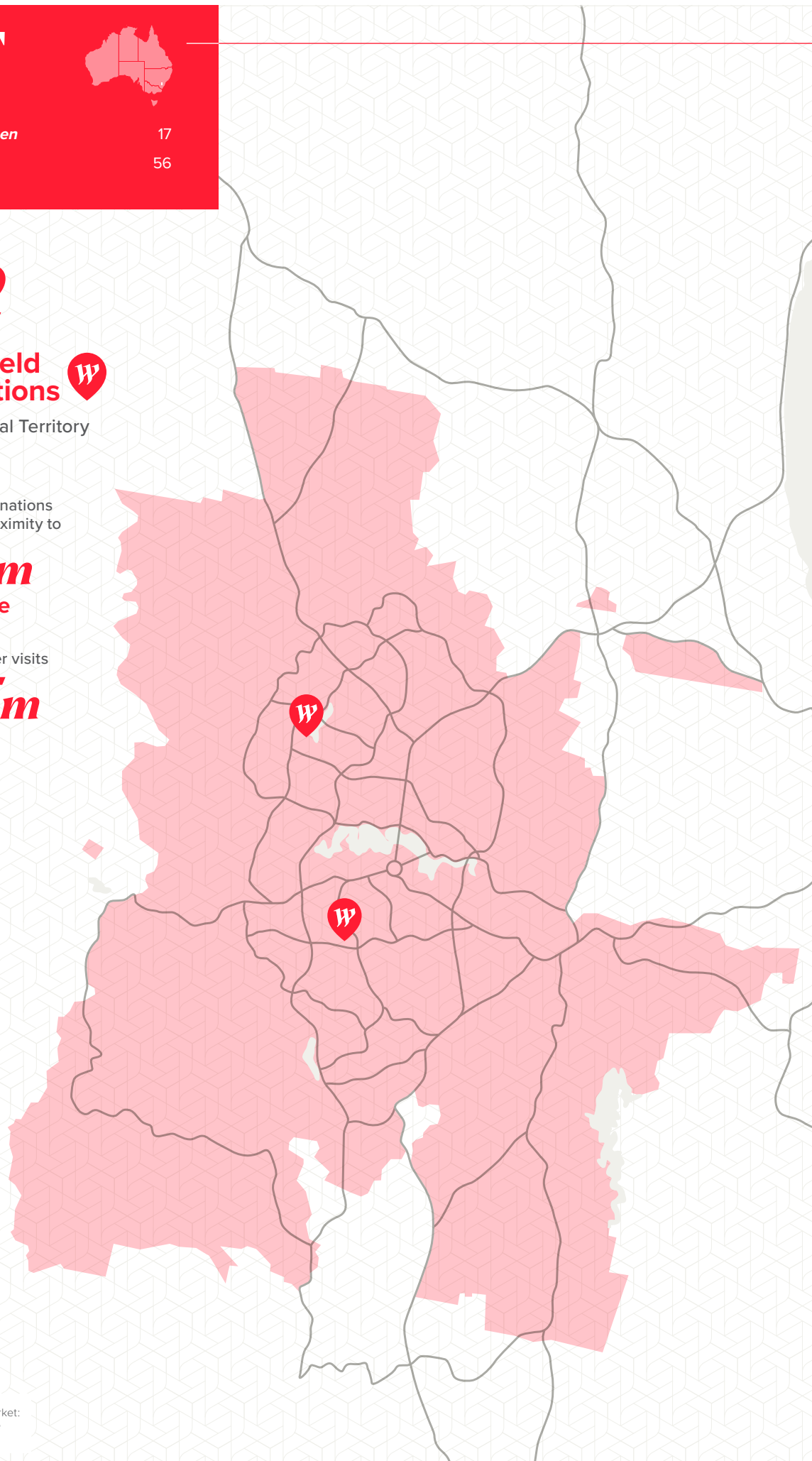
Our ACT destinations
are in close proximity to

0.5m

people

ACT Customer visits

19.5m

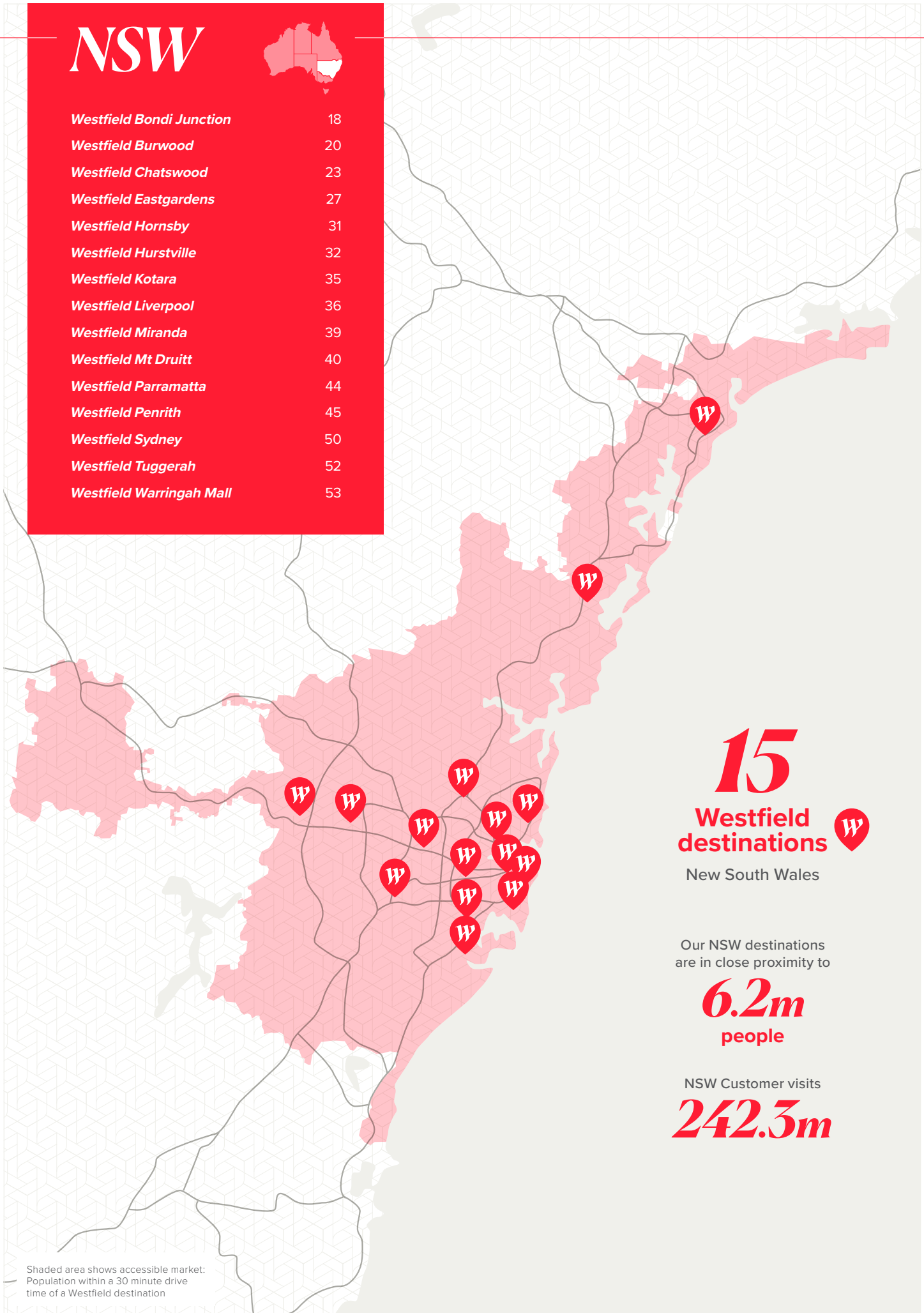


Shaded area shows accessible market:
Population within a 30 minute drive
time of a Westfield destination

NSW



Westfield Bondi Junction	18
Westfield Burwood	20
Westfield Chatswood	23
Westfield Eastgardens	27
Westfield Hornsby	31
Westfield Hurstville	32
Westfield Kotara	35
Westfield Liverpool	36
Westfield Miranda	39
Westfield Mt Druitt	40
Westfield Parramatta	44
Westfield Penrith	45
Westfield Sydney	50
Westfield Tuggerah	52
Westfield Warringah Mall	53



15
Westfield
destinations 
New South Wales

Our NSW destinations
are in close proximity to
6.2m
people

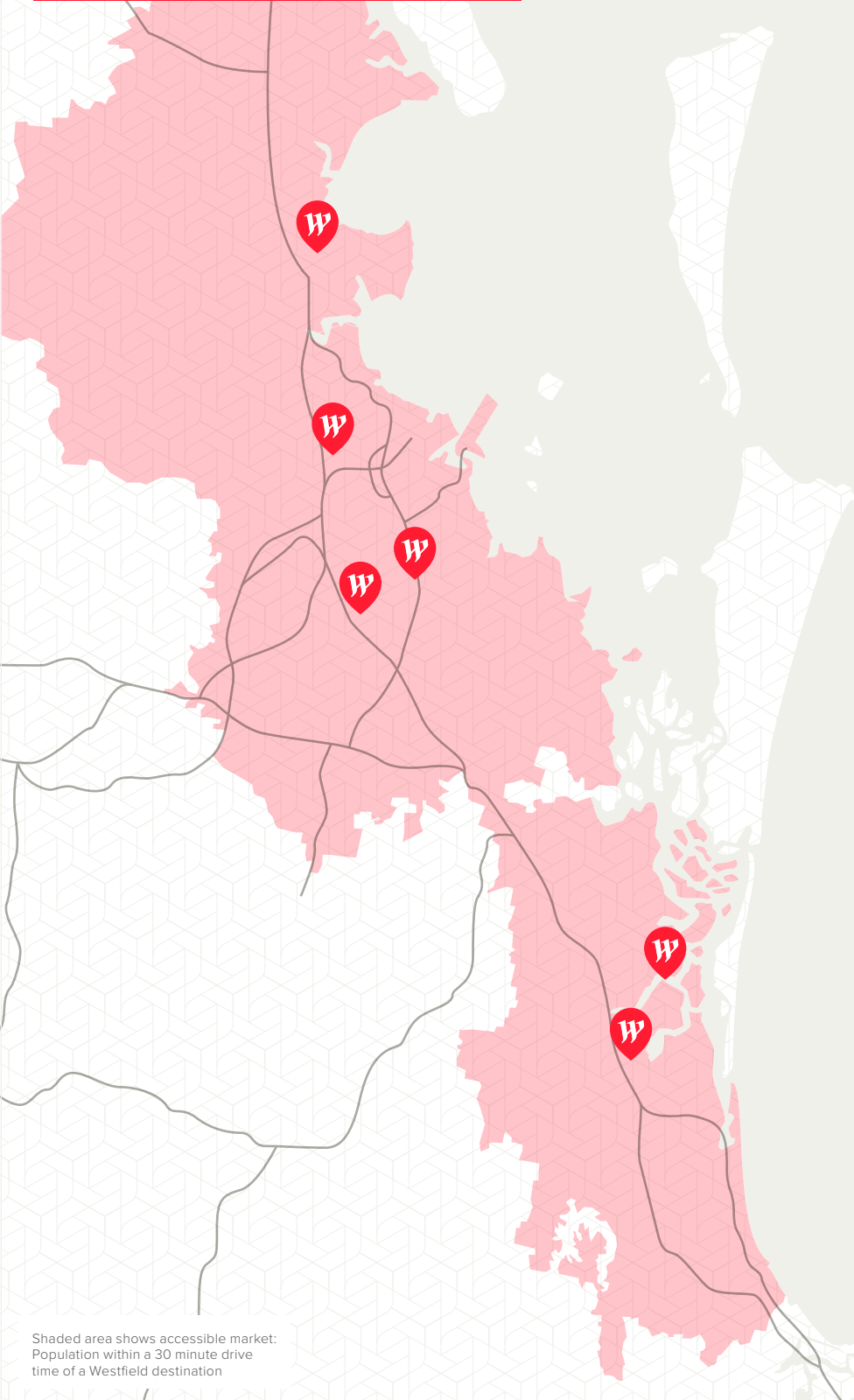
NSW Customer visits
242.3m

Shaded area shows accessible market:
Population within a 30 minute drive
time of a Westfield destination

QLD



Westfield Carindale	21
Westfield Chermside	24
Westfield Coomera	25
Westfield Helensvale	30
Westfield Mt Gravatt	41
Westfield North Lakes	43



6
Westfield destinations 
Queensland

Our QLD destinations
are in close proximity to

2.9m
people

QLD Customer visits

73.8m

Shaded area shows accessible market:
Population within a 30 minute drive
time of a Westfield destination

SA



Westfield Marion	38
Westfield Tea Tree Plaza	51
Westfield West Lakes	54

3

Westfield destinations

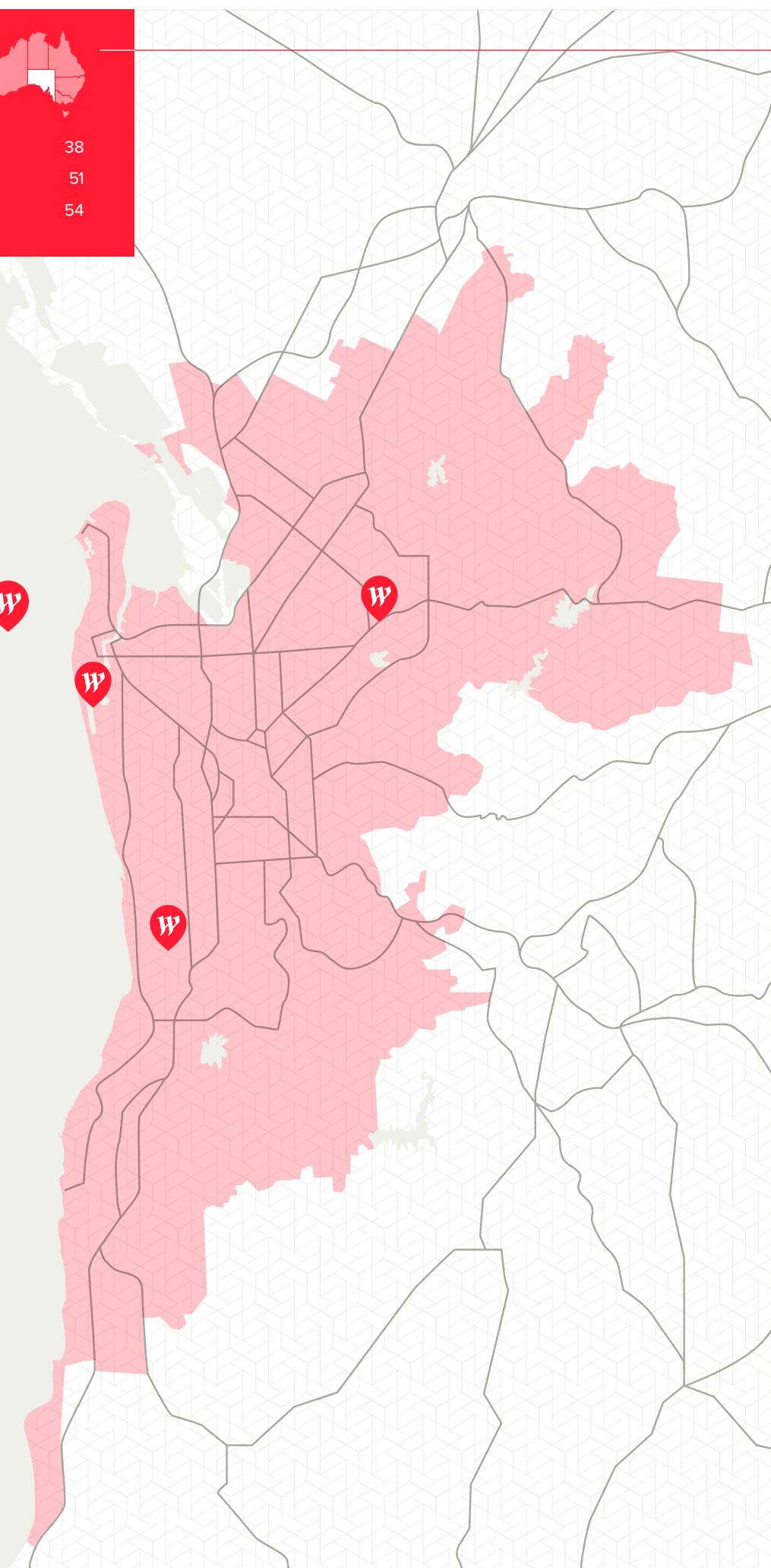
South Australia

Our SA destinations are in close proximity to

1.3m
people

SA Customer visits

29.9m

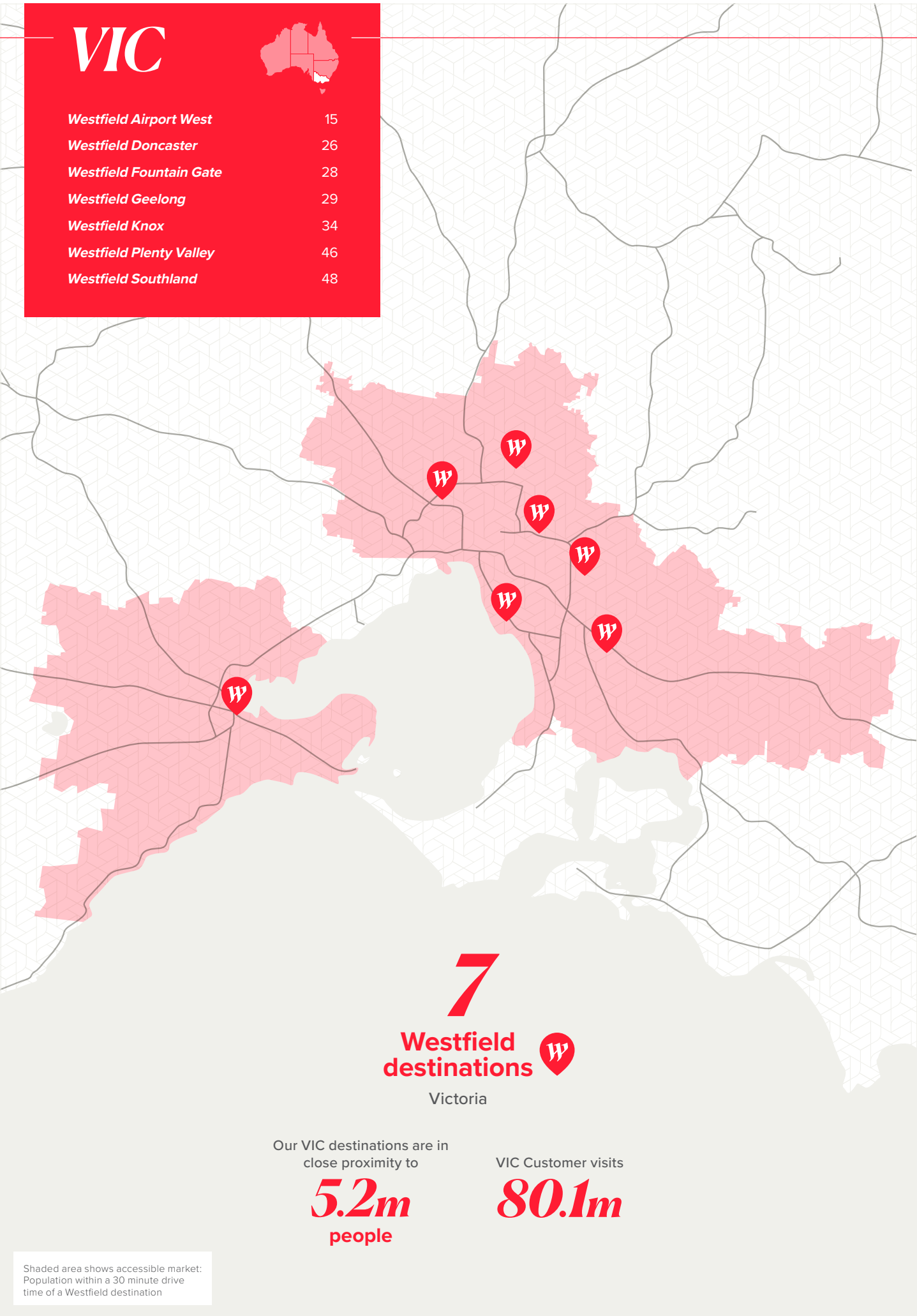


Shaded area shows accessible market:
Population within a 30 minute drive
time of a Westfield destination

VIC



Westfield Airport West	15
Westfield Doncaster	26
Westfield Fountain Gate	28
Westfield Geelong	29
Westfield Knox	34
Westfield Plenty Valley	46
Westfield Southland	48



7
Westfield destinations
Victoria

Our VIC destinations are in close proximity to

5.2m
people

VIC Customer visits

80.1m

Shaded area shows accessible market:
Population within a 30 minute drive
time of a Westfield destination

WA



Westfield Booragoon	19
Westfield Carousel	22
Westfield Innaloo	33
Westfield Whitford City	55

4
Westfield destinations
Western Australia

Our WA destinations
are in close proximity to

1.9m
people

WA Customer visits

36.8m



Shaded area shows accessible market:
Population within a 30 minute drive
time of a Westfield destination

NZ

Westfield Albany	16
Westfield Manukau	37
Westfield Newmarket	42
Westfield Riccarton	47
Westfield St Lukes	49

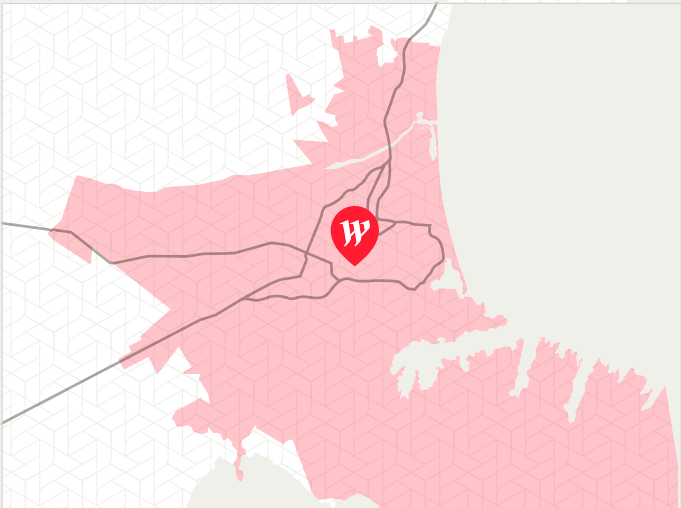
5
Westfield destinations 
New Zealand

Our NZ destinations
are in close proximity to

2.2m
people

NZ Customer visits

43.5m



Shaded area shows accessible market:
Population within a 30 minute drive
time of a Westfield destination

Operating Performance

Scentre Group's portfolio has a long track record of delivering **strong operating metrics**, and the portfolio has remained in excess of 98% leased for more than 20 years.

Operating Performance of Scentre Group's Portfolio

Combined Portfolio	2024	2023
Total Annual Sales	\$29.0bn	\$28.4bn
Average Sales per Specialty Store ('000)	\$1,837	\$1,813
Average Specialty Store Rent (psm)	\$1,888	\$1,836
Specialty Sales MAT \$psm (<400sqm)	\$12,500	\$12,516

Scentre Group's leases are structured to provide predictable and sustainable income growth. For the year ended 31 December 2024, 99 per cent of the rental income from the Group's portfolio was derived from contracted base rents.

In addition, the scale of the Group's portfolio provides a diversified revenue base that significantly reduces the exposure to any single destination or business partner. As at 31 December 2024 the 10 highest valued retail shopping centres represented 58 per cent of the portfolio.

For the year ended 31 December 2024, no single anchor business partner contributed more than 3 per cent of rental income, and no specialty business partner contributed more than 2 per cent.



Business Partners and Lease Expiry

Anchor Business Partners

Scentre Group is the major landlord and an integral partner to major household retail brands such as Myer, David Jones, Farmers, Kmart, Target, BIG W, Coles, Woolworths and ALDI. Anchor business partners generally have lease terms of 15 to 25 years with stepped increases throughout the term that can be fixed, linked to the consumer price index (CPI) or sales turnover based. As of 31 December 2024, anchor business partners represented 50 per cent of GLA and 16 per cent of rental income. The following table outlines the anchor business partners in Scentre Group's portfolio as of 31 December 2024:

Anchor Tenant	No of Stores	GLA (000's sqm)	% of Retail GLA	Average Lease Term Remaining (Years)
Department Stores				
Myer	22	381.3	10.2%	7.1
David Jones	18	213.6	5.7%	8.2
Farmers	5	41.2	1.1%	11.0
Harris Scarfe	11	32.0	0.9%	3.8
Sub Total	56	668.1	17.8%	7.5
Discount Department Stores				
Kmart	35	244.1	6.5%	7.0
Target	26	191.1	5.1%	6.7
BIG W	19	154.6	4.1%	6.0
Sub Total	80	589.8	15.7%	6.6
Supermarkets				
Woolworths	36	151.1	4.0%	7.5
Coles	36	143.4	3.8%	7.1
ALDI	22	34.6	0.9%	6.3
Pak N Save	1	6.3	0.2%	–
Spudshed	1	4.7	0.1%	5.4
Countdown	1	3.7	0.1%	6.8
New World	1	3.4	0.1%	7.7
Sub Total	98	347.2	9.2%	7.0
Cinemas				
Event Cinemas	18	108.1	2.9%	8.0
Hoyts	11	55.2	1.5%	5.0
Village Roadshow	6	38.3	1.0%	9.8
Birch Carroll & Coyle	2	14.2	0.4%	6.8
Reading Cinemas	1	4.3	0.1%	4.9
Sub Total	38	220.2	5.9%	7.4
Others				
Harvey Norman	5	25.6	0.7%	3.3
Bunnings Warehouse	2	12.0	0.3%	4.7
Dan Murphys	7	9.8	0.3%	5.3
Sub Total	14	47.4	1.3%	4.1
Grand Total	286	1,873	49.9%	7.1

Business Partners and Lease Expiry

Other Business Partners

Specialty business partners generally have lease terms of 5 to 7 years, and for larger stores 5 to 10 years. Specialty business partners generally have leases with annual contracted increases of CPI plus 2 per cent to 3 per cent. For the year ended 31 December 2024, the 10 largest specialty business partners represented 9 per cent of GLA and contributed 10 per cent of rental income.

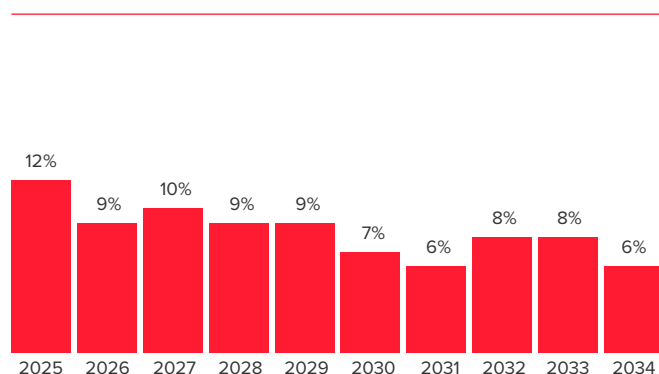
The following table outlines the 10 largest specialty store business partners as of 31 December 2024:

Business Partners	No of Stores	GLA (000's sqm)	% of Retail GLA
Super Retail Group (Rebel Sport, Macpac, Supercheap Auto)	54	67.2	1.8%
Cotton On Group (Cotton On, Cotton On Kids, Cotton On Body, Typo, Supre, Factorie)	150	50.8	1.4%
JB Hi-Fi (JB Hi-Fi, JB Hi-Fi Home)	37	44.9	1.2%
The Just Group (Just Jeans, Jay Jays, Peter Alexander, Portmans, Dotti, Jacqui E, Smiggle)	219	32.0	0.9%
Accent Group (Skechers, Platypus Shoes, The Athletes Foot, Hype DC, Glue, Vans, Stylerunner, Subtype, Dr. Martens, CAT, Merrell, Timberland, Nude Lucy)	188	30.0	0.8%
Fitness & Lifestyle Group (Goodlife Health Club, Fitness First)	13	24.2	0.6%
Best & Less (Best & Less, Postie)	23	22.6	0.6%
H&M (H&M, COS)	10	22.4	0.6%
Retail Apparel Group (Connor, Rockwear, Johnny Bigg, Tarocash, yd.,AXL + CO by Connor)	132	21.4	0.6%
TK Maxx (TK Maxx)	10	19.3	0.5%
Total	836	334.7	8.9%

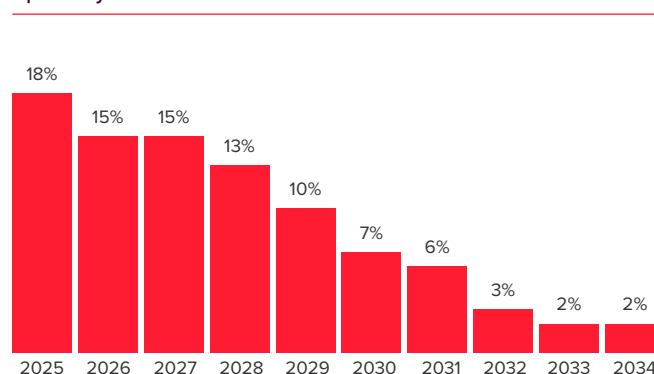
Lease Expiry Profile

For the year ended 31 December 2024, Scentre Group completed 3,253 lease deals, covering an aggregate of 503,191 square metres. Scentre Group has a 5.3 year weighted average unexpired lease term across the portfolio.

Total Portfolio % Leased Area



Specialty Business Partners % Leased Area



Portfolio Details

At 31 December 2024	Ownership Interest (%)	Book Value (\$m)	Retail Capitalisation Rate (%)	Economic Yield ¹ (%)	Total Sales MAT (\$m)	Average Sales Per Spec Store (\$'000)	Gross Lettable Area (000's sqm)	Number of Tenants	Annual Visits (m)
Australia									
Australian Capital Territory									
Belconnen	100	815.0	6.25	6.69	644.3	1,394	95.6	265	10.6
Woden	50	290.2	6.25	7.14	407.4	1,275	72.7	238	8.8
New South Wales									
Bondi Junction	100	3,187.6	4.75	5.02	1,172.8	2,724	131.7	442	17.2
Burwood	50	526.1	5.25	5.97	510.5	1,363	63.6	232	12.9
Chatswood	100	1,106.9	5.50	5.90	569.9	2,004	81.4	246	16.7
Eastgardens	50	540.0	5.25	5.97	674.9	1,417	83.2	259	11.6
Hornsby	100	994.7	5.75	6.18	722.1	1,503	98.1	303	15.1
Hurstville	50	410.0	5.75	6.61	605.3	1,722	61.0	238	18.5
Kotara	100	855.0	6.00	6.44	587.0	1,444	82.0	269	8.0
Liverpool	50	522.8	5.75	6.54	571.2	1,378	82.9	314	13.9
Miranda	50	1,173.0	5.00	5.67	1,092.5	1,973	128.8	421	15.0
Mt Druitt	50	320.0	6.25	7.11	471.5	1,305	65.4	241	13.0
Parramatta	50	1,057.2	5.00	5.72	1,046.9	2,116	140.0	425	31.5
Penrith	50	682.5	5.50	6.23	756.0	2,010	91.6	317	17.1
Sydney ²	100	4,359.5	4.69	4.96	1,077.4	3,977	91.3	266	33.5
Tuggerah	100	730.0	6.25	6.69	560.8	1,485	85.4	239	7.7
Warringah Mall	50	789.0	5.75	6.47	769.9	1,652	132.1	366	10.8
Queensland									
Carindale ³	50	779.1	5.52	6.58	1,088.7	2,068	136.2	380	14.0
Chermside	100	2,666.0	5.00	5.32	1,350.3	2,367	176.6	486	17.6
Coomera	50	229.2	6.00	6.95	361.2	1,477	58.0	167	6.9
Helensvale	50	197.5	6.50	7.51	375.0	1,147	44.8	174	6.7
Mt Gravatt	100	1,634.0	5.50	5.88	969.7	1,962	141.6	384	16.5
North Lakes	50	512.5	5.50	6.25	884.4	1,854	115.0	262	12.0
South Australia									
Marion	50	630.0	6.00	6.94	966.2	2,072	138.1	304	11.7
Tea Tree Plaza	50	342.5	6.75	8.13	645.9	1,622	98.5	243	11.3
West Lakes	50	185.9	7.25	8.86	505.4	1,424	71.6	226	6.9
Victoria									
Airport West	50	182.5	6.75	7.78	391.0	1,214	53.0	161	6.9
Doncaster	50	1,080.0	5.00	5.69	1,015.7	2,071	123.2	408	15.5
Fountain Gate	100	1,990.0	5.00	5.35	1,209.4	2,091	173.1	420	15.6
Geelong	50	209.0	6.50	7.61	306.0	1,398	51.7	154	7.2
Knox	50	592.5	5.25	6.05	662.5	1,452	140.5	384	13.5
Plenty Valley	50	251.0	6.00	6.98	474.0	1,522	62.9	188	8.7
Southland	50	675.0	5.75	6.55	889.5	1,645	129.2	370	12.7
Western Australia									
Booragoon	50	430.0	5.75	6.67	696.4	2,496	72.3	234	8.3
Carousel	100	1,517.0	5.25	5.65	846.9	1,942	109.7	337	13.0
Innaloo	100	279.7	6.75	7.37	382.9	895	47.2	149	8.6
Whitford City	50	205.0	7.25	8.67	540.9	1,274	85.0	278	6.8
New Zealand (NZD)									
Albany	51	288.2	7.00	7.99	442.3	2,165	53.3	145	8.3
Manukau	51	165.8	7.75	9.07	310.7	1,971	44.8	173	6.7
Newmarket	51	548.5	6.38	7.24	662.5	2,721	86.9	251	12.7
Riccarton	51	272.3	7.63	8.69	596.1	2,314	55.0	186	10.1
St Lukes	51	158.1	7.75	9.03	333.1	1,229	39.5	164	5.6
Total Portfolio (AUD)		34,245.3	5.43⁴	5.97	28,952.2	1,837	3,894.5	11,709	525.9

- Capitalisation Rate adjusted for the benefit of internal and external management.
- Sydney comprises Sydney Central Plaza and the Sydney City retail complex. As at 31 December 2024, the weighted average capitalisation rate of Sydney was 4.69%, comprising Sydney City 4.63% and Sydney Central Plaza 5.00%.
- Carindale Property Trust (CPT) has a 50% interest in this shopping centre. As at 31 December 2024, the Group has a 66.38% interest in CPT.
- Weighted average capitalisation rate including non-retail assets.

Scentre Group Property Profiles



Amy Shark performing at Westfield Miranda, NSW

Airport West, Vic

29–35 Louis Street, Airport West Vic 3042

Westfield Airport West is located just 10 minutes from Tullamarine Airport and currently caters to a trade area population just over 389,000 residents.

The centre includes Coles, Woolworths and ALDI, discount department stores, and over 154 specialty stores.

Above average rates of home ownership, and household incomes that are in line with the Melbourne metropolitan average, are found in the Main Trade Area. Family composition is also broadly in line with the Melbourne average.

The Total Trade Area retail spend in 2024 was estimated to be \$6.3 billion while the Main Trade Area spend estimated to be \$1.8 billion. The Main Trade Area retail annual spend per capita was estimated at \$17,961, which is 9% above the Melbourne metro average (\$16,515).

Ownership & Site

Centre Owner	Scentre Group (50%), Perron (50%)
Site Area (ha)	16.2
Acquisition Date	1982
Book Value (\$m) SCG Share	182.5
Book Value (\$m)	365.0
Capitalisation Rate (%) ¹	6.75
Economic Yield (%) ²	7.78
Centre Opened	1976
Centre Redeveloped	1986, 1989, 1996, 1999

Business Partners

Number of Business Partners	161
Experience based offering (%) ³	53

Centre Composition by GLA

	GLA	%
Target	7,230	13.7
Kmart	6,918	13.1
Coles	4,000	7.6
Woolworths	3,661	6.9
Harris Scarfe	2,675	5.1
Village Roadshow	2,618	4.9
Aldi	1,606	3.0
Majors Total	28,708	54.2
Specialties	23,859	45.1
Offices	388	0.7
Total	52,955	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	363	381	391
Total Specialty Sales MAT (\$m)	151	154	152
Avg Sales per Specialty Store (\$'000)	1,282	1,261	1,214
Specialty Sales MAT \$psm (<400sqm)	9,233	9,531	9,311

Specialty Sales Category Contribution^{4,5}

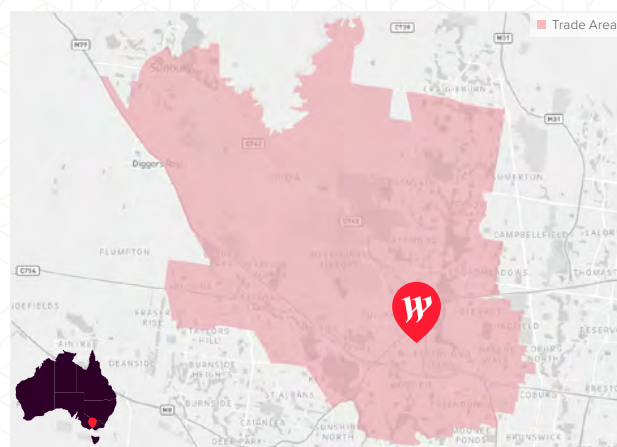
Retail Services	20%
Leisure	5%
Food Retail	9%
Food Dining	16%
Health & Beauty	13%
Fashion	14%
Footwear	1%
Jewellery	3%
Technology	18%
General Retail	1%
Homewares	1%



161 NUMBER OF BUSINESS PARTNERS	52,955m² GROSS LETTABLE AREA	\$391.0m TOTAL ANNUAL RETAIL SALES	2,640 CAR PARKING SPACES
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Customer & Demographics

Customer Visits 2024 (million)	6.9
Customer Visits 2023 (million)	6.8
Customer Advocacy – Net Promoter Score	34
Retail Expenditure (\$b)	6.3
Average Household Income (\$)	122,700
Total Trade Area Population	389,400



Site Area



Land Centre

Image courtesy of Nearmap



Albany, NZ

219 Don Mckinnon Drive, Auckland 0632

Westfield Albany is located north of the Waitemata Harbour approximately 15 kilometres northwest of the Auckland CBD in one of the city's newest suburbs. The centre currently caters to a trade area population over 441,000 residents.

The centre includes Farmers, Kmart, New World and JB Hi-Fi as well as Event Cinemas and over 140 specialty stores.

The total retail spend in Westfield Albany's Total Trade Area in 2024 was estimated at \$7.8 billion while the total retail spend in the Main Trade Area was estimated at \$4.3 billion. The total annual retail spend per capita for the Westfield Albany Main Trade Area was estimated at \$17,480 per annum in 2024, which is 4% above the Auckland Region average (\$16,866).

All currency in NZD

Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	20.8
Acquisition Date	2007
Book Value (\$m) SCG Share	288.2
Book Value (\$m)	565.0
Capitalisation Rate (%) ¹	7.00
Economic Yield (%) ²	7.99
Centre Opened	2007
Centre Redeveloped	2007

Business Partners

Number of Business Partners	145
Experience based offering (%) ³	38

Centre Composition by GLA

	GLA	%
Farmers	9,946	18.6
Event Cinemas	6,778	12.7
Kmart	6,742	12.6
New World	3,387	6.4
Majors Total	26,852	50.3
Specialties	25,602	48.0
Offices	880	1.6
Total	53,334	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	426	447	442
Total Specialty Sales MAT (\$m)	257	262	253
Avg Sales per Specialty Store (\$'000)	2,088	2,146	2,165
Specialty Sales MAT \$psm (<400sqm)	13,541	14,373	14,031

Specialty Sales Category Contribution^{4,5}

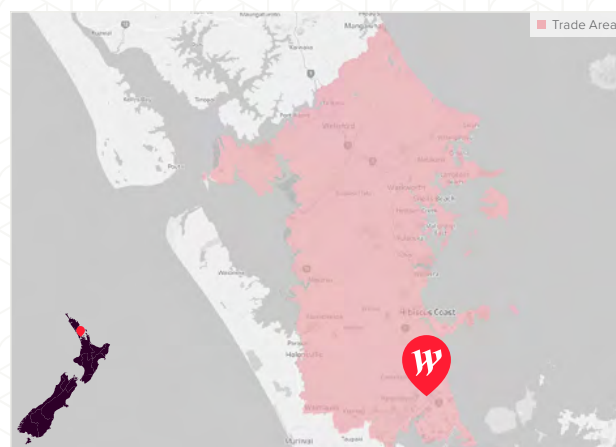
Retail Services	9%
Leisure	6%
Food Retail	2%
Food Dining	14%
Health & Beauty	11%
Fashion	21%
Footwear	8%
Jewellery	8%
Technology	18%
General Retail	1%
Homewares	2%



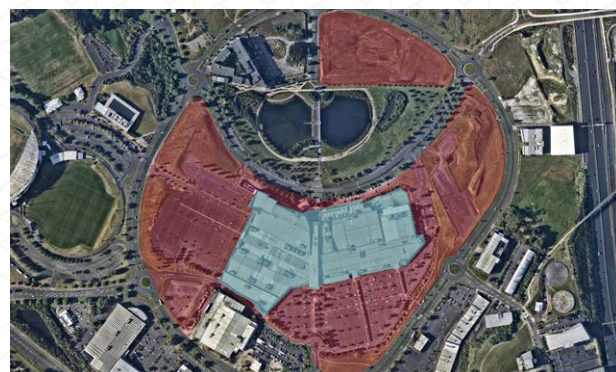
145 NUMBER OF BUSINESS PARTNERS	53,334m² GROSS LETTABLE AREA	\$442.3m TOTAL ANNUAL RETAIL SALES	2,373 CAR PARKING SPACES
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Customer & Demographics

Customer Visits 2024 (million)	8.3
Customer Visits 2023 (million)	8.5
Customer Advocacy – Net Promoter Score	51
Retail Expenditure (\$b)	7.8
Average Household Income (\$)	n/a
Total Trade Area Population	441,400



Site Area



Land Centre

Image courtesy of Nearmap



Belconnen, ACT

Benjamin Way, Belconnen ACT 2617

Westfield Belconnen is located 13 kilometres from the Canberra CBD and currently caters to a trade area population just over 511,000 residents.

The centre includes Kmart, Target, Coles, Woolworths and ALDI and more than 255 specialty stores.

The centre's Total Trade Area retail spend was estimated at \$9.6 billion in 2024 while the total retail spend for the Main Trade Area was estimated at \$4.0 billion. The total annual retail spend per capita in the Main Trade Area was estimated at \$17,132, 3% above the Sydney Metro average (\$16,628). There is a high concentration of professional workers in the centre's Main Trade Area owing to the abundance of sizeable commercial and government employers in the area. 67% own their own home or are paying off a mortgage, while 31% of households are families with children under 15.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	8.3
Acquisition Date	1986
Book Value (\$m) SCG Share	815.0
Book Value (\$m)	815.0
Capitalisation Rate (%) ¹	6.25
Economic Yield (%) ²	6.69
Centre Opened	1978
Centre Redeveloped	1988, 1995, 1996, 1997, 2010/2011
Sundry Projects	2020

Business Partners

Number of Business Partners	265
Experience based offering (%) ³	51

Centre Composition by GLA

	GLA	%
Myer	11,756	12.3
Kmart	7,654	8.0
Target	6,807	7.1
Harvey Norman	5,895	6.2
Woolworths	4,820	5.0
Hoyts	4,380	4.6
Coles	4,151	4.3
Harris Scarfe	2,103	2.2
Aldi	1,525	1.6
Dan Murphys	1,328	1.4
Majors Total	50,418	52.8
Specialties	44,915	47.0
Offices	219	0.2
Total	95,552	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	576	627	644
Total Specialty Sales MAT (\$m)	281	294	290
Avg Sales per Specialty Store (\$'000)	1,360	1,406	1,394
Specialty Sales MAT \$psm (<400sqm)	9,060	9,568	9,420

Specialty Sales Category Contribution^{4,5}

Retail Services	13%
Leisure	9%
Food Retail	8%
Food Dining	16%
Health & Beauty	8%
Fashion	12%
Footwear	3%
Jewellery	3%
Technology	23%
General Retail	2%
Homewares	2%



265
NUMBER OF
BUSINESS
PARTNERS

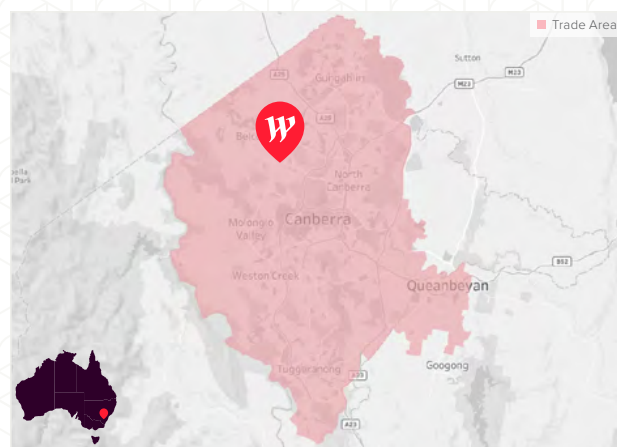
95,552m²
GROSS
LETTABLE
AREA

\$644.3m
TOTAL
ANNUAL RETAIL
SALES

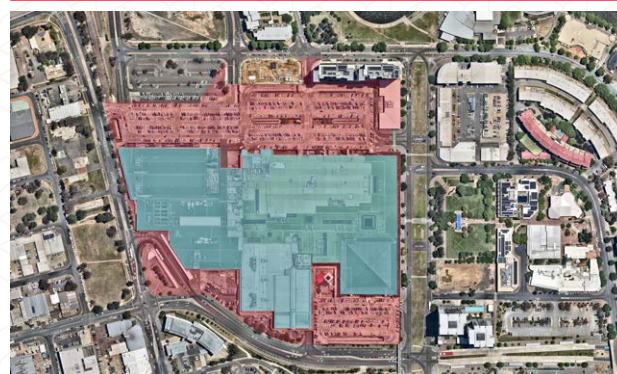
2,689
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	10.6
Customer Visits 2023 (million)	10.3
Customer Advocacy – Net Promoter Score	46
Retail Expenditure (\$b)	9.6
Average Household Income (\$)	156,700
Total Trade Area Population	511,700



Site Area



Land Centre

Image courtesy of Nearmap



Bondi Junction, NSW

500 Oxford Street, Bondi Junction NSW 2022

Westfield Bondi Junction is one of Australia's iconic retail destinations, situated in the heart of one of Sydney's most desirable and affluent areas, the centre is only six kilometres from the CBD. Servicing a trade area population of approximately 449,000, the centre is defined by a premium retail and experience offer that caters to its discerning and style-conscious customers. International luxury brands sit alongside local designers and some of the most coveted high-street brands. The retail mix is complemented by a customer service offer that includes valet parking, a styling suite, 'hands-free' shopping and a concierge service.

The centre's Total Trade Area spend was estimated at \$9.6 billion in 2024 while the total retail spend in the Main Trade Area was estimated at \$4.6 billion. Amongst the Main Trade Area there is high retail spend per capita of \$24,546 per annum, 48% above the Sydney Metro average (\$16,628), one of the highest in the Scentre Group portfolio. The Total Trade Area includes large pockets of high density living with 57% of dwellings being apartments. Workers from the trade area skew towards managers/professionals and there is also a higher proportion of younger residents aged between 25-39 years compared with the Sydney Metro average.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	2.8
Acquisition Date	1994
Book Value (\$m) SCG Share	3,187.6
Book Value (\$m)	3,187.6
Capitalisation Rate (%) ¹	4.75%
Economic Yield (%) ²	5.02%
Centre Opened	1970
Centre Redeveloped	2004
Sundry Projects	2015, 2016, 2019

Business Partners

Number of Business Partners	442
Experience based offering (%) ³	34

Centre Composition by GLA

	GLA	%
David Jones	19,234	14.6
Myer	17,887	13.6
Event Cinemas	6,719	5.1
Kmart	5,311	4.0
Coles	4,758	3.6
Woolworths	3,750	2.8
Harvey Norman	1,500	1.1
Majors Total	59,158	44.9
Specialties	51,111	38.8
Offices	21,415	16.3
Total	131,684	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	1,155	1,213	1,173
Total Specialty Sales MAT (\$m)	719	752	738
Avg Sales per Specialty Store (\$'000)	2,733	2,796	2,724
Specialty Sales MAT \$psm (<400sqm)	18,154	19,033	18,067

Specialty Sales Category Contribution^{4,5}

Retail Services	8%
Leisure	11%
Food Retail	7%
Food Dining	8%
Health & Beauty	11%
Fashion	33%
Footwear	3%
Jewellery	5%
Technology	11%
General Retail	1%
Homewares	2%



442
NUMBER OF
BUSINESS
PARTNERS

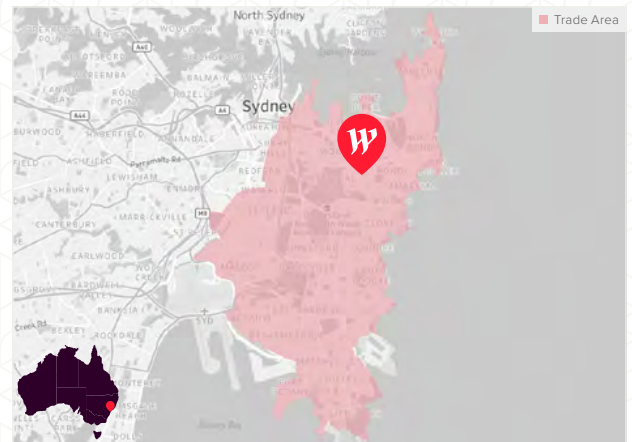
131,684m²
GROSS
LETTABLE
AREA

\$1,172.8m
TOTAL
ANNUAL RETAIL
SALES

3,304
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	17.2
Customer Visits 2023 (million)	17.7
Customer Advocacy – Net Promoter Score	60
Retail Expenditure (\$b)	9.6
Average Household Income (\$)	164,100
Total Trade Area Population	449,000



Site Area



Image courtesy of Nearmap



Booragoon, WA

125 Riseley Street, Booragoon WA 6154

Westfield Booragoon is located approximately 13 kilometres from the Perth CBD in the city's south-western suburbs. The centre currently caters to a trade area population of over 581,000 residents. It is home to David Jones, Myer, Kmart, Coles, Woolworths, a Hoyts cinemas complex and 228 specialty stores including Apple, and JB Hi-Fi.

The Development Application lodged with Council in 2022 was approved. The planning process is underway with a vision of transforming the centre into Perth's premier retail and lifestyle destination with the introduction of additional retail, indoor and outdoor dining, fashion and entertainment experiences.

The total retail spend in the Westfield Booragoon Total Trade Area was estimated at \$11.0 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$3.8 billion. At \$20,690 per annum in 2024 the retail spend per capita in the Main Trade Area is 11% higher than the Perth metro average (\$18,569). In the Main Trade Area, 81% of workers are professional or other white-collar workers, which is above the Perth Metro average of 69%.

Ownership & Site

Centre Owner	Scentre Group (50%), DWPF (50%)
Site Area (ha)	18.6
Acquisition Date	2019
Book Value (\$m) SCG Share	430.0
Book Value (\$m)	860.0
Capitalisation Rate (%) ¹	5.75
Economic Yield (%) ²	6.67
Centre Opened	1972
Centre Redeveloped	1983, 1995, 2000

Business Partners

Number of Business Partners	234
Experience based offering (%) ³	33

Centre Composition by GLA

	GLA	%
Myer	16,404	22.7
David Jones	8,829	12.2
Kmart	6,873	9.5
Hoyts	4,579	6.3
Coles	4,126	5.7
Woolworths	3,400	4.7
Majors Total	44,211	61.1
Specialties	27,021	37.3
Offices	1,114	1.5
Total	72,346	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	614	680	696
Total Specialty Sales MAT (\$m)	365	393	407
Avg Sales per Specialty Store (\$'000)	2,210	2,427	2,496
Specialty Sales MAT \$psm (<400sqm)	14,679	15,392	15,677

Specialty Sales Category Contribution^{4,5}

Retail Services	11%
Leisure	8%
Food Retail	4%
Food Dining	6%
Health & Beauty	15%
Fashion	18%
Footwear	4%
Jewellery	5%
Technology	27%
General Retail	1%
Homewares	2%



234
NUMBER OF
BUSINESS
PARTNERS

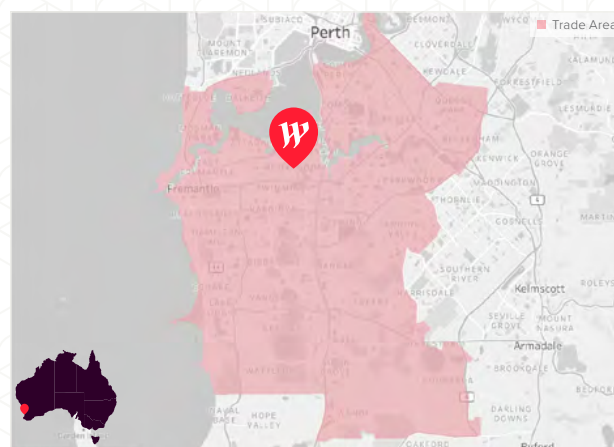
72,346m²
GROSS
LETTABLE
AREA

\$696.4m
TOTAL
ANNUAL RETAIL
SALES

4,047
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	8.3
Customer Visits 2023 (million)	8.2
Customer Advocacy – Net Promoter Score	36
Retail Expenditure (\$b)	11.0
Average Household Income (\$)	136,000
Total Trade Area Population	581,500



Site Area



Land Centre

Image courtesy of Nearmap



Burwood, NSW

100 Burwood Road, Burwood NSW 2134

Westfield Burwood is centrally located within Sydney's Inner West, approximately 12 kilometres from the CBD. Strategically positioned within easy reach of Burwood Railway Station on the bustling commercial strip, the centre currently caters to a trade area population of over 480,000 residents. Westfield Burwood is home to some of Australia's most well-known business partners, including David Jones, Kmart, Target, Coles and Woolworths. The centre also offers an Event Cinemas complex as well as over 226 specialty stores.

The Total Trade Area retail spend in 2024 was estimated at \$7.5 billion while the Main Trade Area spend was estimated to be \$4.0 billion. Westfield Burwood's annual retail spend per capita for the Main Trade Area was estimated at \$16,071 which is broadly in line with the Sydney Metro average (\$16,628). The centre's catchment area has a diverse population with 50% of the Main Trade Area born outside Australia, and 34% born in Asia in 2021 (Census). A high proportion of workers are professionals or other white-collar workers, and there are pockets of high density living with nearly 48% of dwellings being apartments.

Ownership & Site

Centre Owner	Scentre Group (50%), Perron (50%)
Site Area (ha)	3.2
Acquisition Date	1992
Book Value (\$m) SCG Share	526.1
Book Value (\$m)	1,052.2
Capitalisation Rate (%) ¹	5.25
Economic Yield (%) ²	5.97
Centre Opened	1966
Centre Redeveloped	1972, 1976, 2000

Business Partners

Number of Business Partners	232
Experience based offering (%) ³	41

Centre Composition by GLA

	GLA	%
David Jones	9,770	15.4
Kmart	6,121	9.6
Target	5,933	9.3
Event Cinemas	5,697	9.0
Coles	3,919	6.2
Woolworths	3,625	5.7
Majors Total	35,065	55.1
Specialties	28,517	44.9
Offices	–	0.0
Total	63,582	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	497	521	511
Total Specialty Sales MAT (\$m)	250	259	263
Avg Sales per Specialty Store (\$'000)	1,283	1,326	1,363
Specialty Sales MAT \$psm (<400sqm)	12,116	12,482	12,818

Specialty Sales Category Contribution^{4,5}

Retail Services	12%
Leisure	5%
Food Retail	8%
Food Dining	15%
Health & Beauty	14%
Fashion	21%
Footwear	8%
Jewellery	6%
Technology	6%
General Retail	2%
Homewares	2%



232
NUMBER OF
BUSINESS
PARTNERS

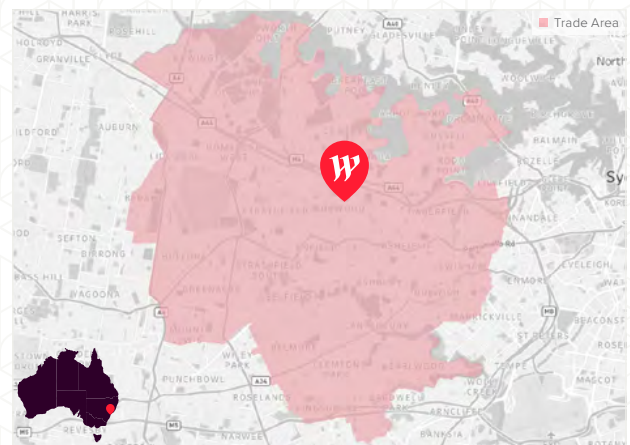
63,582m²
GROSS
LETTABLE
AREA

\$510.5m
TOTAL
ANNUAL RETAIL
SALES

3,025
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	12.9
Customer Visits 2023 (million)	12.5
Customer Advocacy – Net Promoter Score	54
Retail Expenditure (\$b)	7.5
Average Household Income (\$)	137,700
Total Trade Area Population	480,600



Site Area



Land Centre

Image courtesy of Nearmap



Carindale, Qld

1151 Creek Road, Carindale Qld 4152

Westfield Carindale is situated in an affluent quarter of Brisbane's southeastern suburbs approximately 12 kilometres from the CBD. The centre currently services a trade area population of over 738,000. Westfield Carindale is home to all the leading major retailers, as well as a host of premium fashion brands. An Event Cinemas complex and a range of other business partners including approximately 369 specialty stores complete the retail offer while the adjoining Carindale Home & Leisure Centre offers bulky goods retail.

The total retail spend by the Westfield Carindale Total Trade Area in 2024 was estimated at \$13.9 billion while the total retail spend by the Main Trade Area was estimated at \$6.0 billion. The centre's total annual retail spend per capita in the Total Trade Area was estimated at \$18,867 per annum, 3% above the Brisbane Metro average (\$18,298), while the Main Trade Area was estimated to be \$20,109 per annum, which is 10% above the Brisbane Metro average (\$18,298). Household composition is in line with the Brisbane Metro average with 29% of households being families with children under 15 years of age. In the Main Trade Area, 80% of workers are professional or other white-collar workers, which is above the Brisbane Metro average of 72%

Ownership & Site

Centre Owner	Carindale Property Trust (50%), APPF (50%)
Site Area (ha)	15.8
Acquisition Date	1999
Book Value (\$m) SCG Share	779.1
Book Value (\$m)	1,558.2
Capitalisation Rate (%) ¹	5.52
Economic Yield (%) ²	6.58
Centre Opened	1979
Centre Redeveloped	2012, 2020, 2024

Business Partners

Number of Business Partners	380
Experience based offering (%) ³	42

Centre Composition by GLA

	GLA	%
Myer	20,840	15.3
BIG W	8,527	6.3
Target	8,020	5.9
David Jones	7,635	5.6
Kmart	7,418	5.4
Harvey Norman	4,814	3.5
Coles	4,167	3.1
Woolworths	3,971	2.9
Event Cinemas	3,805	2.8
Harris Scarfe	2,589	1.9
Aldi	1,672	1.2
Majors Total	73,458	53.9
Specialties	62,412	45.8
Offices	349	0.3
Total	136,219	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	1,010	1,071	1,089
Total Specialty Sales MAT (\$m)	589	620	633
Avg Sales per Specialty Store (\$'000)	1,998	2,168	2,068
Specialty Sales MAT \$psm (<400sqm)	12,571	12,925	13,042

Specialty Sales Category Contribution^{4,5}

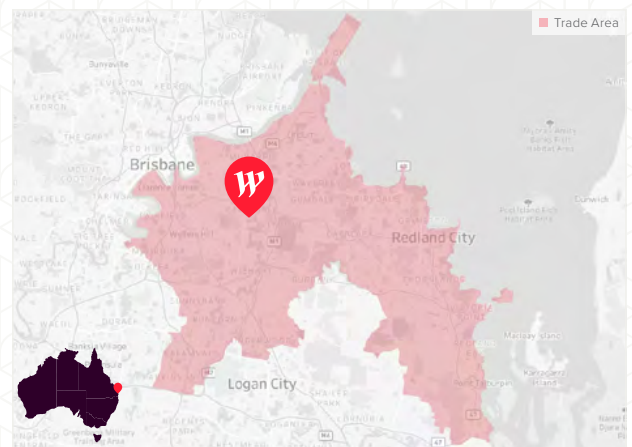
Retail Services	11%
Leisure	7%
Food Retail	6%
Food Dining	9%
Health & Beauty	11%
Fashion	17%
Footwear	3%
Jewellery	4%
Technology	28%
General Retail	2%
Homewares	2%



380	136,219m²	\$1,088.7m	5,623
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

Customer & Demographics

Customer Visits 2024 (million)	14.0
Customer Visits 2023 (million)	14.0
Customer Advocacy – Net Promoter Score	48
Retail Expenditure (\$b)	13.9
Average Household Income (\$)	134,300
Total Trade Area Population	738,300



Site Area



Land Centre

Image courtesy of Nearmap



Carousel, WA

125 Riseley Street, Booragoon WA 6154

Westfield Carousel is located on the Albany Highway in Perth's southeast, just 12 kilometres from the CBD. It currently caters to nearly one third of the city's population with a trade area population exceeding 743,000. The centre also benefits from its close proximity to two of Perth's major university campuses, Curtin University's Bentley Campus and the South Street Campus of Murdoch University. Westfield Carousel now comprises 337 business partners across fashion, food, lifestyle, dining and entertainment. The openair rooftop dining and entertainment precinct features HOYTS, including a 14-screen complex and an upgraded LUX Lounge. An iPlay, a dedicated kid's play area and outdoor amphitheatre on the rooftop provides casual entertainment for customers, day and night. Westfield Carousel offers a range of customer services including parking valet.

In 2024 the total retail spend by the Westfield Carousel Total Trade Area was estimated at \$12.5 billion and the Main Trade Area at \$5.7 billion.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	21.6
Acquisition Date	1996
Book Value (\$m) SCG Share	1,517.0
Book Value (\$m)	1,517.0
Capitalisation Rate (%) ¹	5.25
Economic Yield (%) ²	5.65
Centre Opened	1972
Centre Redeveloped	1999, 2018

Business Partners

Number of Business Partners	337
Experience based offering (%) ³	45

Centre Composition by GLA

	GLA	%
Myer	11,944	10.9
David Jones	8,662	7.9
Hoyts	8,362	7.6
Target	7,760	7.1
Kmart	6,966	6.3
Woolworths	4,352	4.0
Coles	4,041	3.7
Majors Total	52,087	47.5
Specialties	57,627	52.5
Offices	—	0.0
Total	109,714	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	755	821	847
Total Specialty Sales MAT (\$m)	471	519	544
Avg Sales per Specialty Store (\$'000)	1,681	1,866	1,942
Specialty Sales MAT \$psm (<400sqm)	11,607	13,076	13,520

Specialty Sales Category Contribution^{4,5}

Retail Services	6%
Leisure	10%
Food Retail	4%
Food Dining	20%
Health & Beauty	13%
Fashion	20%
Footwear	5%
Jewellery	5%
Technology	14%
General Retail	2%
Homewares	1%



337
NUMBER OF
BUSINESS
PARTNERS

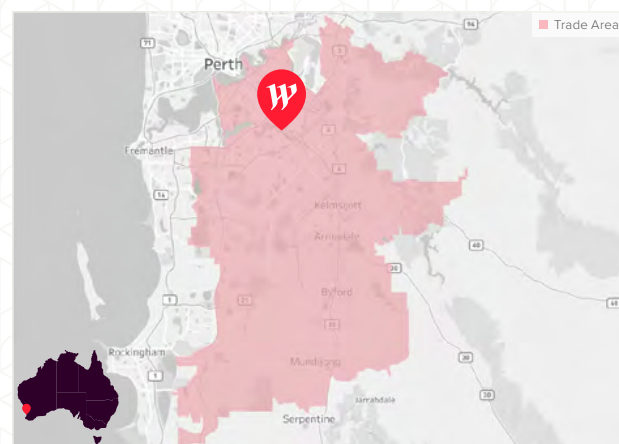
109,714m²
GROSS
LETTABLE
AREA

\$846.9m
TOTAL
ANNUAL RETAIL
SALES

4,378
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	13.0
Customer Visits 2023 (million)	12.8
Customer Advocacy – Net Promoter Score	48
Retail Expenditure (\$b)	12.5
Average Household Income (\$)	123,000
Total Trade Area Population	743,900



Site Area



Land Centre

Image courtesy of Nearmap



Chatswood, NSW

1 Anderson Street, Chatswood NSW 2067

Westfield Chatswood is located on Sydney's affluent North Shore, approximately 11 kilometres from the CBD. Conveniently situated within easy reach of Chatswood train station, a major bus interchange and the Pacific Highway, the centre currently caters to a trade area population of over 593,000, in addition to a sizeable local workforce. Westfield Chatswood is home to Myer, Target, Coles, Hoyts and ALDI as well as approximately 241 specialty stores including Zara and Uniqlo.

The total retail spend by the Westfield Chatswood Total Trade Area in 2024 was estimated at \$11.3 billion and the total retail spend by the Main Trade Area was estimated at \$4.5 billion. The total annual retail spend per capita for the Westfield Chatswood Main Trade Area was estimated at \$19,338 in 2024, which is 16% above the Sydney Metro average (\$16,628). Approximately 90% of the trade area's workers are managers, professionals or other white-collar workers, which is well above the Sydney Metro average of 77%. The centre has a culturally diverse market with 44% of the Main Trade Area population being born outside of Australia including 25% in Asia.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	2.3
Acquisition Date	1993
Book Value (\$m) SCG Share	1,106.9
Book Value (\$m)	1,106.9
Capitalisation Rate (%) ¹	5.50
Economic Yield (%) ²	5.90
Centre Opened	1987
Centre Redeveloped	1994, 1999, 2015
Sundry Projects	2018

Business Partners

Number of Business Partners	246
Experience based offering (%) ³	46

Centre Composition by GLA	GLA	%
Myer	23,429	28.8
Target	8,757	10.8
Hoyts	5,301	6.5
Coles	2,217	2.7
Aldi	1,637	2.0
Majors Total	41,341	50.8
Specialties	40,101	49.2
Offices	–	0.0
Total	81,442	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	506	533	570
Total Specialty Sales MAT (\$m)	341	360	393
Avg Sales per Specialty Store (\$'000)	1,707	1,764	2,004
Specialty Sales MAT \$psm (<400sqm)	10,727	11,349	11,876

Specialty Sales Category Contribution^{4,5}

Retail Services	3%
Leisure	10%
Food Retail	5%
Food Dining	18%
Health & Beauty	10%
Fashion	24%
Footwear	3%
Jewellery	4%
Technology	17%
General Retail	2%
Homewares	2%



246
NUMBER OF
BUSINESS
PARTNERS

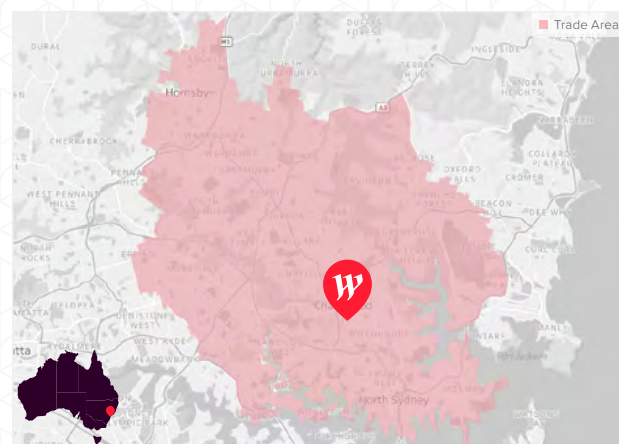
81,442m²
GROSS
LETTABLE
AREA

\$569.9m
TOTAL
ANNUAL RETAIL
SALES

2,855
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	16.7
Customer Visits 2023 (million)	16.2
Customer Advocacy – Net Promoter Score	64
Retail Expenditure (\$b)	11.3
Average Household Income (\$)	175,200
Total Trade Area Population	593,500



Site Area



Land Centre

Image courtesy of Nearmap



Chermside, Qld

Gympie Road & Hamilton Road, Chermside Qld 4032

Westfield Chermside, located approximately 10 kilometres north of the Brisbane CBD, caters to a sizeable trade area population of more than 901,000. Westfield Chermside is home to David Jones, Myer, BIG W, Kmart, Target, Coles, Woolworths, Apple, an Event Cinemas complex and approximately 476 specialty stores, including Sephora, Uniqlo and a host of local and international brands, alongside a leisure and dining precinct.

In 2024, the total retail spend in the Westfield Chermside Total Trade Area was estimated at \$17.9 billion while the total retail spend in the Main Trade Area was estimated at \$6.7 billion. The total annual retail spend per capita was estimated at \$19,758 for the Main Trade Area, which is 8% above the Brisbane Metro average (\$18,298). The Total Trade Area has a high proportion of workers who are managers or other white-collar workers (77%) compared to the Brisbane Metro average of 72%.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	22.1
Acquisition Date	1996
Book Value (\$m) SCG Share	2,666.0
Book Value (\$m)	2,666.0
Capitalisation Rate (%) ¹	5.00
Economic Yield (%) ²	5.32
Centre Opened	1957
Centre Redeveloped	1998, 2000, 2006, 2017

Business Partners

Number of Business Partners	486
Experience based offering (%) ³	43

Centre Composition by GLA	GLA	%
Myer	15,528	8.8
David Jones	12,573	7.1
BIG W	8,157	4.6
Target	7,791	4.4
Event Cinemas	7,372	4.2
Kmart	6,439	3.6
Harris Scarfe	4,043	2.3
Coles	4,023	2.3
Woolworths	3,975	2.3
Dan Murphys	1,243	0.7
Majors Total	71,144	40.3
Specialties	83,056	47.0
Offices	22,385	12.7
Total	176,585	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	1,216	1,293	1,350
Total Specialty Sales MAT (\$m)	798	850	885
Avg Sales per Specialty Store (\$'000)	2,133	2,261	2,367
Specialty Sales MAT \$psm (<400sqm)	14,652	15,235	15,644

Specialty Sales Category Contribution^{4,5}

Retail Services	8%
Leisure	10%
Food Retail	7%
Food Dining	15%
Health & Beauty	11%
Fashion	20%
Footwear	4%
Jewellery	5%
Technology	17%
General Retail	1%
Homewares	2%



486	176,585m²	\$1,350.3m	7,200
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

Customer & Demographics

Customer Visits 2024 (million)	17.6
Customer Visits 2023 (million)	17.3
Customer Advocacy – Net Promoter Score	52
Retail Expenditure (\$b)	17.9
Average Household Income (\$)	130,600
Total Trade Area Population	901,400



Site Area



Land Centre

Image courtesy of Nearmap



Coomera, Qld

Foxwell Road, Coomera Qld 4209

Westfield Coomera was Scentre Group's first greenfield development. Completed in 2018, the \$470 million development delivered an unrivalled experience in retail, dining, lifestyle and entertainment to the fast-growing corridor on the Gold Coast in South-East Queensland. Spanning 59,000 square metres (sqm) of indoor-outdoor retail and leisure space, Westfield Coomera offers over 162 specialty stores, a two-level dining and entertainment precinct, market style fresh food, quick eateries and a purpose- outdoor space for children and families, The Backyard. Westfield Coomera is also home to iPlay Adventure, The Park Coomera, Coles, Woolworths, Kmart, Target, JB Hi-Fi, Rebel and Event Cinemas, including Gold Class along with an extensive fashion retail mix. The centre is conveniently located just 500 metres off the Pacific Motorway (M1) and next to the Coomera train station.

The centre currently services a growing Total Trade Area population over 299,000 people in 2024. The total retail spend by the Westfield Coomera Total Trade Area in 2024 was estimated at \$5.8 billion while the total retail spend by the Main Trade Area was estimated at \$3.3 billion. Household composition in the Main Trade Area skews towards families, with 37% of households comprising families with children under 15 years of age, a figure that is well above the Brisbane Metro average of 29%.

Ownership & Site

Centre Owner	Scentre Group (50%), QIC (50%)
Site Area (ha)	14.6
Acquisition Date	2018
Book Value (\$m) SCG Share	229.2
Book Value (\$m)	458.5
Capitalisation Rate (%) ¹	6.00
Economic Yield (%) ²	6.95
Centre Opened	2018
Centre Redeveloped	2018

Business Partners

Number of Business Partners	167
Experience based offering (%) ³	58

Centre Composition by GLA	GLA	%
Kmart	6,533	11.3
Event Cinemas	6,045	10.4
Target	6,021	10.4
Woolworths	4,222	7.3
Coles	3,788	6.5
Majors Total	26,609	45.9
Specialties	31,045	53.5
Offices	359	0.6
Total	58,013	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	331	348	361
Total Specialty Sales MAT (\$m)	181	189	199
Avg Sales per Specialty Store (\$'000)	1,410	1,455	1,477
Specialty Sales MAT \$psm (<400sqm)	9,424	9,760	10,008

Specialty Sales Category Contribution^{4,5}

Retail Services	11%
Leisure	6%
Food Retail	4%
Food Dining	20%
Health & Beauty	15%
Fashion	11%
Footwear	1%
Jewellery	4%
Technology	22%
General Retail	3%
Homewares	2%



167
NUMBER OF
BUSINESS
PARTNERS

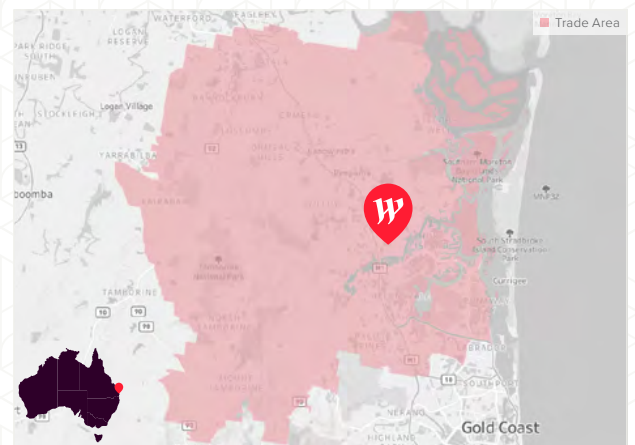
58,013m²
GROSS
LETTABLE
AREA

\$361.2m
TOTAL
ANNUAL RETAIL
SALES

2,287
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	6.9
Customer Visits 2023 (million)	6.8
Customer Advocacy – Net Promoter Score	58
Retail Expenditure (\$b)	5.8
Average Household Income (\$)	117,300
Total Trade Area Population	299,700



Site Area



Image courtesy of Nearmap



Doncaster, Vic

Doncaster Road, Vic 3108

Westfield Doncaster is situated 17 kilometres from the Melbourne CBD and currently catering to a trade area population over 768,000. One of Melbourne's largest shopping centres, Doncaster is home to many of Australia's leading brands including David Jones, Myer, BIG W, Kmart, Coles, Woolworths, Apple and Zara. The centre offers one of the best fashion offers in the city with 408 business partners, and complemented by valet parking, electric car charging and styling services. The rooftop modern village style indoor/outdoor dining and entertainment precinct features 14 restaurants.

The total retail spend in Westfield Doncaster's Total Trade Area in 2024 was estimated at \$13.5 billion while the total retail spend in the Main Trade Area was estimated at \$6.6 billion. The total annual retail spend per capita for the Westfield Doncaster Total Trade Area was estimated at \$17,587 which is 6% above the Melbourne metro average (\$16,515). There are high levels of home ownership in the Main Trade Area with 76% owning their home or paying a mortgage, and also a high proportion (83%) of all workers in the area are managers, professionals or other white-collar workers.

Ownership & Site

Centre Owner	Scentre Group (50%), M&G Asia Property Fund (25%), ISPT (25%)
Site Area (ha)	14.3
Acquisition Date	1993
Book Value (\$m) SCG Share	1,080.0
Book Value (\$m)	2,160.0
Capitalisation Rate (%) ¹	5.00
Economic Yield (%) ²	5.69
Centre Opened	1969
Centre Redeveloped	1979, 1995, 2007/2008, 2020
Sundry Projects	2016

Business Partners

Number of Business Partners	408
Experience based offering (%) ³	39

Centre Composition by GLA	GLA	%
Myer	18,581	15.1
David Jones	14,846	12.0
BIG W	8,221	6.7
Kmart	7,574	6.1
Village Roadshow	5,208	4.2
Woolworths	4,278	3.5
Coles	4,182	3.4
Majors Total	62,890	51.0
Specialties	57,041	46.3
Offices	3,281	2.7
Total	123,212	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	990	1,024	1,016
Total Specialty Sales MAT (\$m)	664	692	679
Avg Sales per Specialty Store (\$'000)	2,081	2,097	2,071
Specialty Sales MAT \$psm (<400sqm)	14,637	14,825	14,517

Specialty Sales Category Contribution^{4,5}

Retail Services	6%
Leisure	10%
Food Retail	6%
Food Dining	15%
Health & Beauty	10%
Fashion	23%
Footwear	4%
Jewellery	3%
Technology	20%
General Retail	1%
Homewares	2%



408
NUMBER OF
BUSINESS
PARTNERS

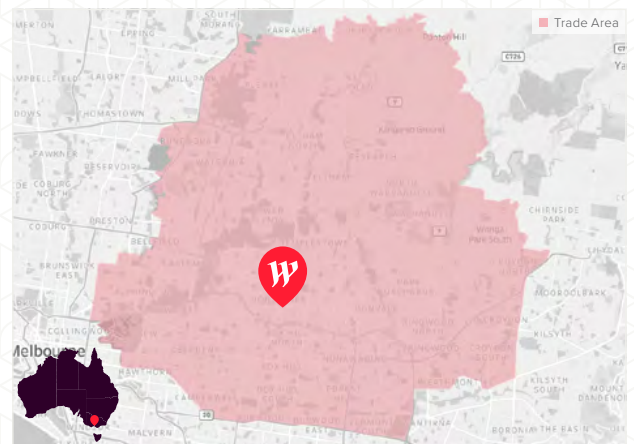
123,212m²
GROSS
LETTABLE
AREA

\$1,015.7m
TOTAL
ANNUAL RETAIL
SALES

5,397
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	15.5
Customer Visits 2023 (million)	15.5
Customer Advocacy – Net Promoter Score	48
Retail Expenditure (\$b)	13.5
Average Household Income (\$)	140,900
Total Trade Area Population	768,300



Site Area



Land Centre

Image courtesy of Nearmap



Eastgardens, NSW

152 Bunnerong Road Eastgardens NSW 2036

Westfield Eastgardens is located approximately 10 kilometres from the Sydney CBD in the city's south-eastern suburbs. Scentre Group manages the centre and in 2018, acquired a 50% interest in Westfield Eastgardens, with the remaining half owned by Terrace Tower Group. Westfield Eastgardens is one of the top 30 shopping centres in Australia, currently catering to a trade area population of over 316,000 residents. Westfield Eastgardens is home to Myer, BIG W, Kmart, Target, Coles, Woolworths, and ALDI. There is also a Hoyts cinema on site as well as a broad mix of business partners including approximately 251 specialty stores.

The total retail spend by the Westfield Eastgardens Total Trade Area in 2024 was estimated at \$6.0 billion while the total retail spend by the Main Trade Area was estimated at \$2.8 billion. The total annual per capita retail spend for the Westfield Eastgardens Main Trade Area was estimated at \$17,848, which is 7% above the Sydney Metro average (\$16,628). The centre serves a culturally diverse community with 44% of the Main Trade Area population born in a country outside Australia.

Ownership & Site

Centre Owner	Scentre Group (50%), Terrace Tower Group (50%)
Site Area (ha)	9.3
Acquisition Date	2018
Book Value (\$m) SCG Share	540.0
Book Value (\$m)	1,080.0
Capitalisation Rate (%) ¹	5.25
Economic Yield (%) ²	5.97
Centre Opened	1987
Centre Redeveloped	2002, 2013
Sundry Projects	2018

Business Partners

Number of Business Partners	259
Experience based offering (%) ³	45

Centre Composition by GLA

	GLA	%
Myer	11,624	14.0
BIG W	7,905	9.5
Kmart	7,422	8.9
Target	7,342	8.8
Coles	5,190	6.2
Woolworths	4,168	5.0
Hoyts	3,873	4.7
Aldi	1,660	2.0
Majors Total	49,184	59.1
Specialties	29,969	36.0
Offices	4,020	4.8
Total	83,172	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	637	673	675
Total Specialty Sales MAT (\$m)	256	269	272
Avg Sales per Specialty Store (\$'000)	1,413	1,418	1,417
Specialty Sales MAT \$psm (<400sqm)	10,826	11,221	10,911

Specialty Sales Category Contribution^{4,5}

Retail Services	11%
Leisure	9%
Food Retail	9%
Food Dining	15%
Health & Beauty	11%
Fashion	18%
Footwear	4%
Jewellery	4%
Technology	14%
General Retail	2%
Homewares	3%



259
NUMBER OF
BUSINESS
PARTNERS

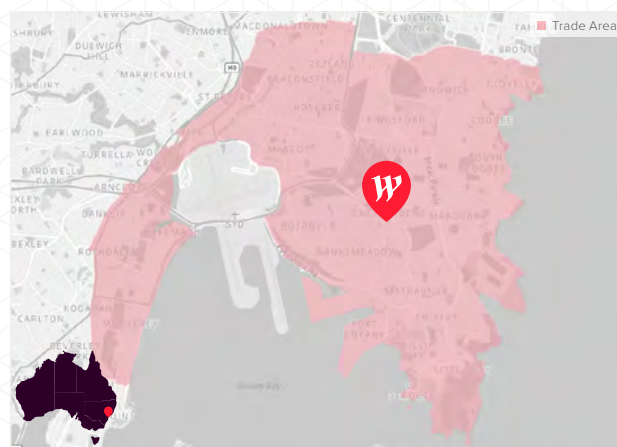
83,172m²
GROSS
LETTABLE
AREA

\$674.9m
TOTAL
ANNUAL RETAIL
SALES

3,027
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	11.6
Customer Visits 2023 (million)	10.6
Customer Advocacy – Net Promoter Score	43
Retail Expenditure (\$b)	6.0
Average Household Income (\$)	149,100
Total Trade Area Population	316,500



Site Area



Land Centre

Image courtesy of Nearmap



Fountain Gate, Vic

352 Princes Highway, Fountain Gate Vic 3805

Westfield Fountain Gate is located in one of Victoria's fastest growing municipalities, approximately 45 kilometres south-east of the Melbourne CBD. The centre currently caters to a trade area population over 647,000 and is one of the largest shopping centres in Australia. Westfield Fountain Gate is home to Myer, BIG W, Kmart, Target, Coles, Woolworths, ALDI and Apple. There is also a Village Roadshow cinema and a approximately 409 specialty stores.

The total retail spend in 2024 by the Westfield Fountain Gate Total Trade Area was estimated at \$9.6 billion and the Main Trade Area was estimated at \$6.5 billion. There is a high level of home ownership in the local community with 76% of residents in the Main Trade Area owning their own homes or paying a mortgage in the 2021 Census, a figure well above the Melbourne Metro average of 69%. There is also a high proportion of family households: 38% of households are families with children under the age of 15 compared to the Melbourne average of 28%. The centre serves a diverse community, with 63% of Total Trade Area residents employed as managers, professionals or other white-collar occupations while 37% of residents work in blue collar roles.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	46.1
Acquisition Date	1995
Book Value (\$m) SCG Share	1,990.0
Book Value (\$m)	1,990.0
Capitalisation Rate (%) ¹	5.00
Economic Yield (%) ²	5.35
Centre Opened	1970
Centre Redeveloped	1980, 2001, 2012

Business Partners

Number of Business Partners	420
Experience based offering (%) ³	43

Centre Composition by GLA	GLA	%
Myer	12,000	6.9
Village Roadshow	9,240	5.3
Target	8,460	4.9
BIG W	8,052	4.7
Kmart	7,998	4.6
Harvey Norman	7,030	4.1
Woolworths	4,303	2.5
Coles	4,203	2.4
Harris Scarfe	2,900	1.7
Aldi	1,739	1.0
Majors Total	65,924	38.1
Specialties	105,404	60.9
Offices	1,751	1.0
Total	173,079	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	1,158	1,203	1,209
Total Specialty Sales MAT (\$m)	635	663	667
Avg Sales per Specialty Store (\$'000)	1,992	2,060	2,091
Specialty Sales MAT \$psm (<400sqm)	12,586	12,540	11,896

Specialty Sales Category Contribution^{4,5}

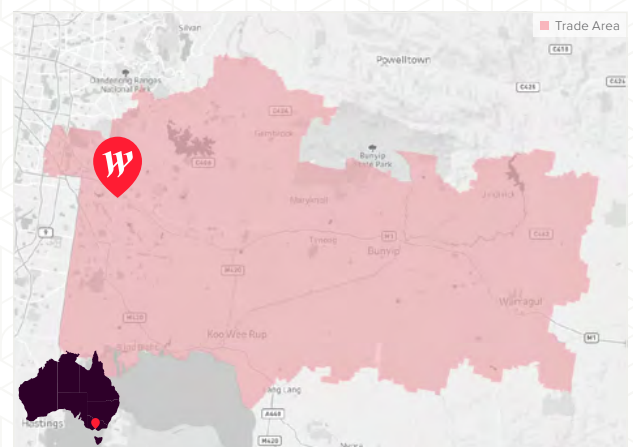
Retail Services	6%
Leisure	10%
Food Retail	6%
Food Dining	16%
Health & Beauty	9%
Fashion	16%
Footwear	4%
Jewellery	4%
Technology	22%
General Retail	2%
Homewares	5%



420	173,079m²	\$1,209.4m	6,493
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

Customer & Demographics

Customer Visits 2024 (million)	15.6
Customer Visits 2023 (million)	15.7
Customer Advocacy – Net Promoter Score	50
Retail Expenditure (\$b)	9.6
Average Household Income (\$)	114,600
Total Trade Area Population	647,600



Site Area



Image courtesy of Nearmap



Geelong, Vic

95 Malop Street, Geelong Vic 3220

Westfield Geelong is located in the heart of Victoria's second largest city. Servicing the Surf Coast and the Bellarine Peninsula. The centre currently caters to a trade area population over 343,000 residents, it is the region's premier shopping centre. The centre is home to Myer, BIG W, Target and Coles as well as approximately 150 specialty stores.

The total retail spend by the Westfield Geelong Total Trade Area in 2024 was estimated at \$6.2 billion while the total retail spend by the Main Trade Area was estimated at \$3.9 billion. The total annual retail spend per capita for the Westfield Geelong Main Trade Area was estimated to be \$17,227 which is 4% above the Melbourne metro average (\$16,515). High rates of home ownership are found in the Main Trade Area with 69% of residents owning their homes or paying a mortgage in 2021 (Census). A quarter (25%) of households are families with children under 15 years of age, broadly in line with the Melbourne Metro average (28%). The centre serves a diverse community, with 69% of Main Trade Area residents employed in managerial, professional or other white-collar roles and 31% occupying blue collar roles.

Ownership & Site

Centre Owner	Scentre Group (50%), Perron (50%)
Site Area (ha)	3.2
Acquisition Date	2003
Book Value (\$m) SCG Share	209.0
Book Value (\$m)	418.0
Capitalisation Rate (%) ¹	6.50
Economic Yield (%) ²	7.61
Centre Opened	1987
Centre Redeveloped	2008

Business Partners

Number of Business Partners	154
Experience based offering (%) ³	41

Centre Composition by GLA

	GLA	%
Myer	12,556	24.3
Target	8,765	17.0
BIG W	7,341	14.2
Coles	3,242	6.3
Majors Total	31,904	61.7
Specialties	19,783	38.3
Offices	—	0.0
Total	51,687	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	292	303	306
Total Specialty Sales MAT (\$m)	163	166	171
Avg Sales per Specialty Store (\$'000)	1,366	1,360	1,398
Specialty Sales MAT \$psm (<400sqm)	10,628	10,545	10,862

Specialty Sales Category Contribution^{4,5}

Retail Services	10%
Leisure	7%
Food Retail	2%
Food Dining	12%
Health & Beauty	20%
Fashion	31%
Footwear	7%
Jewellery	7%
Technology	2%
General Retail	1%
Homewares	2%



154
NUMBER OF
BUSINESS
PARTNERS

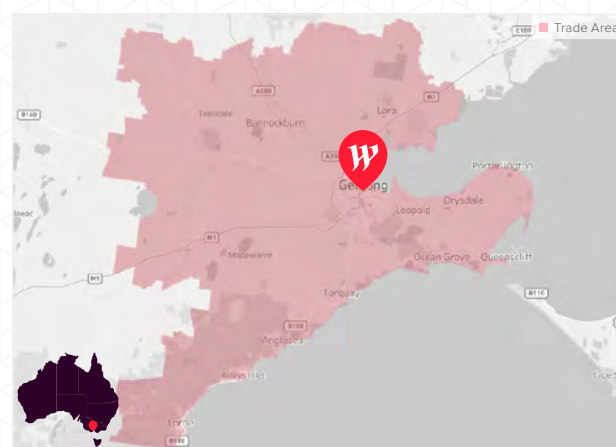
51,687m²
GROSS
LETTABLE
AREA

\$306.0m
TOTAL
ANNUAL RETAIL
SALES

1,657
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	7.2
Customer Visits 2023 (million)	7.2
Customer Advocacy – Net Promoter Score	47
Retail Expenditure (\$b)	6.2
Average Household Income (\$)	113,400
Total Trade Area Population	343,300



Site Area



Land Centre

Image courtesy of Nearmap



Helensvale, Qld

1–29 Millaroo Drive, Helensvale Qld 4212

Westfield Helensvale is located in a thriving growth corridor of South East Queensland, 25 kilometres north-west of Surfers Paradise and 62 kilometres south of Brisbane. Strategically located at the junction of two major highways, the centre has a trade area population of over 390,000 residents. Westfield Helensvale is home to Kmart, Target, Coles, Woolworths and ALDI as well as a selection of 169 specialty retail stores.

The total retail spend in 2024 by the Westfield Helensvale Total Trade Area was estimated at \$7.3 billion with the total retail spend by the Main Trade Area was estimated at \$3.3 billion. Household composition skews towards families, with 34% of Main Trade Area households comprising families with children under 15 years of age, a figure that is well above the Brisbane Metro average of 29%.

Ownership & Site

Centre Owner	Scentre Group (50%), IP Generation (50%)
Site Area (ha)	23.5
Acquisition Date	2005
Book Value (\$m) SCG Share	197.5
Book Value (\$m)	395.0
Capitalisation Rate (%) ¹	6.50
Economic Yield (%) ²	7.51
Centre Opened	2005
Centre Redeveloped	2005

Business Partners

Number of Business Partners	174
Experience based offering (%) ³	52

Centre Composition by GLA

	GLA	%
Target	7,189	16.0
Kmart	6,095	13.6
Woolworths	3,961	8.8
Coles	3,495	7.8
Aldi	1,359	3.0
Majors Total	22,099	49.3
Specialties	22,102	49.3
Offices	640	1.4
Total	44,841	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	348	371	375
Total Specialty Sales MAT (\$m)	146	149	149
Avg Sales per Specialty Store (\$'000)	1,163	1,165	1,147
Specialty Sales MAT \$psm (<400sqm)	11,534	11,637	11,857

Specialty Sales Category Contribution^{4,5}

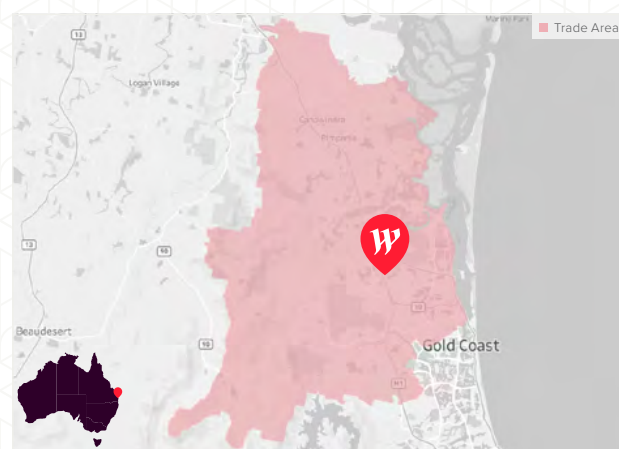
Retail Services	31%
Leisure	2%
Food Retail	8%
Food Dining	11%
Health & Beauty	15%
Fashion	11%
Footwear	3%
Jewellery	5%
Technology	9%
General Retail	2%
Homewares	3%



174 NUMBER OF BUSINESS PARTNERS	44,841m² GROSS LETTABLE AREA	\$375.0m TOTAL ANNUAL RETAIL SALES	2,096 CAR PARKING SPACES
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Customer & Demographics

Customer Visits 2024 (million)	6.7
Customer Visits 2023 (million)	6.7
Customer Advocacy – Net Promoter Score	43
Retail Expenditure (\$b)	7.3
Average Household Income (\$)	111,000
Total Trade Area Population	390,600



Site Area



Land Centre

Image courtesy of Nearmap



Hornsby, NSW

236 Pacific Highway, Hornsby NSW 2077

Westfield Hornsby is located in the leafy northern suburbs of Sydney, 26 kilometres from the CBD. The centre serves a trade area population of approximately 252,000.

The total retail spend by the Westfield Hornsby Total Trade Area in 2024 was estimated at \$4.6 billion while the total retail spend by the Main Trade Area was estimated at \$3.0 billion. The total annual retail spend per capita for the Westfield Hornsby Main Trade Area was estimated at \$17,909 which is 8% above the Sydney Metro average (\$16,628). There is also a high proportion of households with incomes over \$156,000 per annum—45% compared to the Sydney Metro average of 32%. The Total Trade Area also features high rates of home ownership, with 78% of residents owning their own homes or paying a mortgage compared to the Sydney average of 63%, and a sizeable professional workforce. 87% of all workers are managers, professionals or other white-collar workers compared to the Sydney average of 77%.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	6.6
Acquisition Date	1982
Book Value (\$m) SCG Share	994.7
Book Value (\$m)	994.7
Capitalisation Rate (%) ¹	5.75
Economic Yield (%) ²	6.18
Centre Opened	1961
Centre Redeveloped	1968, 2001
Sundry Projects	2020

Business Partners

Number of Business Partners	303
Experience based offering (%) ³	49

Centre Composition by GLA

	GLA	%
David Jones	14,642	14.9
Kmart	8,000	8.2
Target	7,598	7.7
Harvey Norman	6,368	6.5
Event Cinemas	4,562	4.6
Woolworths	4,324	4.4
Coles	4,080	4.2
Aldi	1,521	1.6
Dan Murphys	1,300	1.3
Majors Total	52,394	53.4
Specialties	45,331	46.2
Offices	392	0.4
Total	98,117	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	684	704	722
Total Specialty Sales MAT (\$m)	335	341	358
Avg Sales per Specialty Store (\$'000)	1,503	1,491	1,503
Specialty Sales MAT \$psm (<400sqm)	9,150	9,643	9,436

Specialty Sales Category Contribution^{4,5}

Retail Services	8%
Leisure	4%
Food Retail	16%
Food Dining	16%
Health & Beauty	9%
Fashion	13%
Footwear	3%
Jewellery	2%
Technology	25%
General Retail	2%
Homewares	2%



303
NUMBER OF
BUSINESS
PARTNERS

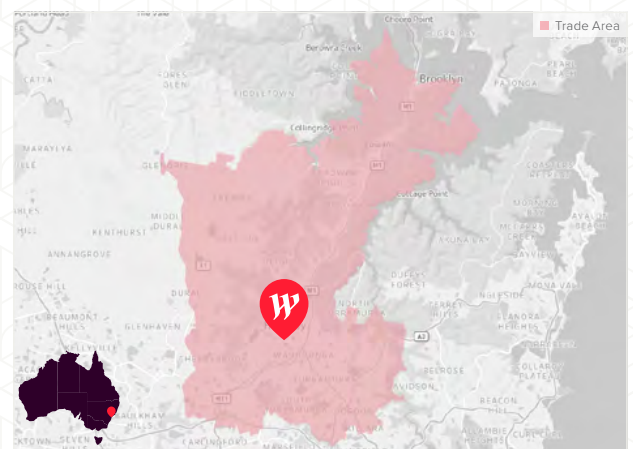
98,117m²
GROSS
LETTABLE
AREA

\$722.1m
TOTAL
ANNUAL RETAIL
SALES

3,330
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	15.1
Customer Visits 2023 (million)	14.9
Customer Advocacy – Net Promoter Score	49
Retail Expenditure (\$b)	4.6
Average Household Income (\$)	175,800
Total Trade Area Population	252,300



Site Area



Land Centre

Image courtesy of Nearmap



Hurstville, NSW

Cnr Cross Street & Park Road Hurstville NSW 2220

Westfield Hurstville is located approximately 20 kilometres from the CBD in south-west Sydney. Easily accessed by major arterial roads or Hurstville railway station, the centre currently caters to a trade area population over 373,000 residents. Following a redevelopment completed in 2016, the centre has recently benefited from a re-mix and the introduction of sought-after international mini-majors including JD Sports, Uniqlo and TKMaxx. The centre is also home to BIG W, Kmart, Coles, Woolworths, Dan Murphy's and ALDI, an Event Cinemas complex, a roof-top dining precinct, and a broad range of business partners including approximately 231 specialty stores.

The total retail spend by the Westfield Hurstville Total Trade Area was estimated at \$5.6 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$3.3 billion. Hurstville is a culturally diverse community with 48% of the Total Trade Area population born outside Australia compared to the Sydney Metro average of 40% in 2021 (Census). 27% of residents were born in Asia. 75% of workers in the Total Trade Area are managers, professionals or other white-collar workers, a figure that is broadly in line with the Sydney Metro average.

Ownership & Site

Centre Owner	Scentre Group (50%), DWPF (50%)
Site Area (ha)	3.6
Acquisition Date	1988
Book Value (\$m) SCG Share	410.0
Book Value (\$m)	820.0
Capitalisation Rate (%) ¹	5.75
Economic Yield (%) ²	6.61
Centre Opened	1978
Centre Redeveloped	1989, 1990, 2003, 2015
Sundry Projects	2019

Business Partners

Number of Business Partners	238
Experience based offering (%) ³	50

Centre Composition by GLA	GLA	%
BIG W	7,399	12.1
Kmart	6,210	10.2
Woolworths	5,132	8.4
Coles	3,395	5.6
Event Cinemas	3,232	5.3
Dan Murphys	1,720	2.8
Aldi	1,479	2.4
Majors Total	28,566	46.8
Specialties	32,470	53.2
Offices	—	0.0
Total	61,037	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	564	601	605
Total Specialty Sales MAT (\$m)	314	337	341
Avg Sales per Specialty Store (\$'000)	1,634	1,731	1,722
Specialty Sales MAT \$psm (<400sqm)	10,842	11,285	11,165

Specialty Sales Category Contribution^{4,5}

Retail Services	9%
Leisure	7%
Food Retail	14%
Food Dining	13%
Health & Beauty	12%
Fashion	20%
Footwear	3%
Jewellery	3%
Technology	16%
General Retail	2%
Homewares	1%



238
NUMBER OF
BUSINESS
PARTNERS

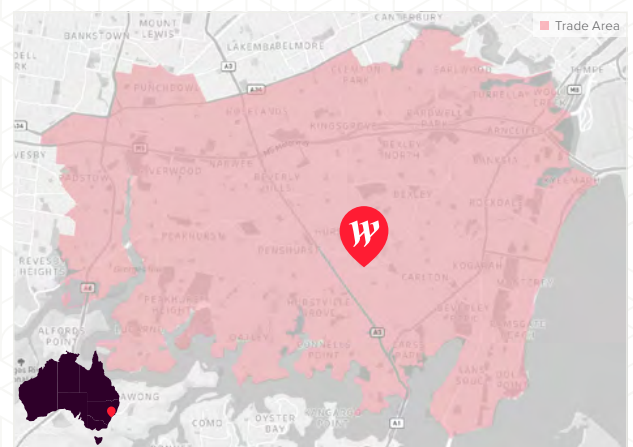
61,037m²
GROSS
LETTABLE
AREA

\$605.3m
TOTAL
ANNUAL RETAIL
SALES

2,641
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	18.5
Customer Visits 2023 (million)	18.4
Customer Advocacy – Net Promoter Score	33
Retail Expenditure (\$b)	5.6
Average Household Income (\$)	126,500
Total Trade Area Population	373,500



Site Area



Land Centre

Image courtesy of Nearmap



Innaloo, WA

Ellen Stirling Boulevard, Innaloo WA 6018

Westfield Innaloo is located in an established suburban area 9 kilometres north-west of the Perth CBD and 4 kilometres from popular Scarborough Beach. The centre currently caters to a diverse and sizeable trade area population of above 352,000 residents. Westfield Innaloo is home to Coles, Woolworths, Spudshed, Target and Kmart.

The total retail spend in the Westfield Innaloo Total Trade Area was estimated at \$7.7 billion in 2024, while the total retail spend in the Main Trade Area was estimated at \$3.6 billion. The total annual retail spend per capita in the Main Trade Area was estimated at \$21,571, which is 16% above the Perth Metro average (\$18,569).

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	14.8
Acquisition Date	1996
Book Value (\$m) SCG Share	279.7
Book Value (\$m)	279.7
Capitalisation Rate (%) ¹	6.75
Economic Yield (%) ²	7.37
Centre Opened	1967
Centre Redeveloped	2004

Business Partners

Number of Business Partners	149
Experience based offering (%) ³	54

Centre Composition by GLA

	GLA	%
Kmart	7,701	16.3
Target	6,036	12.8
Spudshed	4,673	9.9
Coles	4,021	8.5
Woolworths	3,896	8.3
Aldi	1,664	3.5
Majors Total	27,991	59.3
Specialties	19,216	40.7
Offices	—	0.0
Total	47,207	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	319	352	383
Total Specialty Sales MAT (\$m)	90	92	97
Avg Sales per Specialty Store (\$'000)	876	889	895
Specialty Sales MAT \$psm (<400sqm)	9,088	8,831	8,880

Specialty Sales Category Contribution^{4,5}

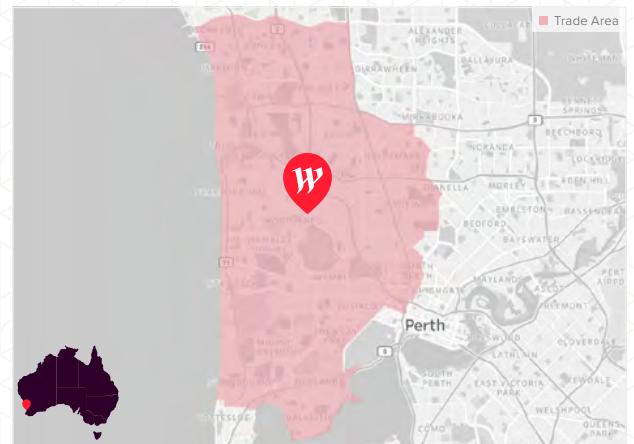
Retail Services	10%
Leisure	7%
Food Retail	11%
Food Dining	26%
Health & Beauty	17%
Fashion	11%
Footwear	1%
Jewellery	5%
Technology	5%
General Retail	5%
Homewares	2%



149 NUMBER OF BUSINESS PARTNERS	47,207m² GROSS LETTABLE AREA	\$382.9m TOTAL ANNUAL RETAIL SALES	2,395 CAR PARKING SPACES
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Customer & Demographics

Customer Visits 2024 (million)	8.6
Customer Visits 2023 (million)	8.2
Customer Advocacy – Net Promoter Score	48
Retail Expenditure (\$b)	7.7
Average Household Income (\$)	146,900
Total Trade Area Population	352,600



Site Area



Land Centre

Image courtesy of Nearmap



Knox, Vic

425 Burwood Highway, Wantirna South Vic 3152

Westfield Knox is located approximately 25 kilometres east of the Melbourne CBD. In 2023, the centre successfully completed a \$355 million redevelopment, introducing a gourmet marketplace including ALDI and Woolworths, a new international mini-major precinct including Uniqlo and JD Sports, and a diverse range of fashion stores. New features also include a full-size basketball court, a swim school and other community uses including the library opened in early 2024. Westfield Knox spans 140,516 square metres and feature seven major retail partners and a total of 384 business partners.

The centre currently caters to a trade area population of just over 474,000 people. The centre is home to Kmart, Target and Coles, Woolworths, ALDI, Harris Scarfe, a Village Roadshow cinema complex and a broad mix of 384 business partners.

The total retail spend by the Westfield Knox Total Trade Area was estimated at \$7.6 billion in 2024 and the total retail spend by the Main Trade Area was estimated at \$3.5 billion.

Ownership & Site

Centre Owner	Scentre Group (50%), T Corp (50%)
Site Area (ha)	32.1
Acquisition Date	2003
Book Value (\$m) SCG Share	592.5
Book Value (\$m)	1,185.0
Capitalisation Rate (%) ¹	5.25
Economic Yield (%) ²	6.05
Centre Opened	1977
Centre Redeveloped	1990, 2002, 2022/2023/2024
Sundry Projects	2015

Business Partners

Number of Business Partners	384
Experience based offering (%) ³	51

Centre Composition by GLA	GLA	%
Village Roadshow	8,200	5.8
Target	7,945	5.7
Kmart	6,400	4.6
Coles	4,841	3.4
Woolworths	3,993	2.8
Harris Scarfe	2,763	2.0
Aldi	1,547	1.1
Majors Total	35,690	25.4
Specialties	96,000	68.3
Offices	8,827	6.3
Total	140,516	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	505	583	662
Total Specialty Sales MAT (\$m)	290	322	375
Avg Sales per Specialty Store (\$'000)	1,395	1,346	1,452
Specialty Sales MAT \$psm (<400sqm)	8,878	8,492	8,022

Specialty Sales Category Contribution^{4,5}

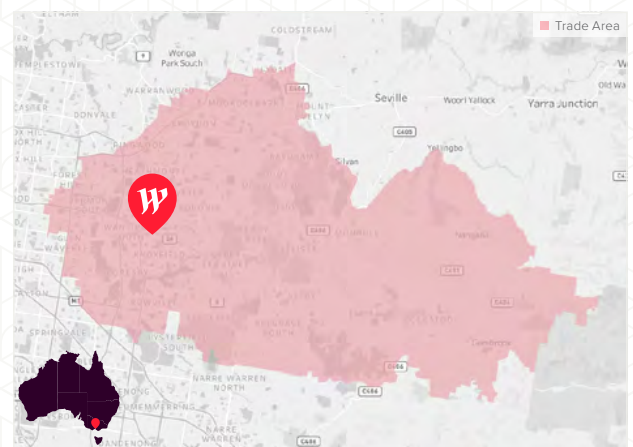
Retail Services	9%
Leisure	9%
Food Retail	7%
Food Dining	25%
Health & Beauty	10%
Fashion	13%
Footwear	2%
Jewellery	3%
Technology	13%
General Retail	4%
Homewares	4%



384 NUMBER OF BUSINESS PARTNERS	140,516m² GROSS LETTABLE AREA	\$662.5m TOTAL ANNUAL RETAIL SALES	5,641 CAR PARKING SPACES
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Customer & Demographics

Customer Visits 2024 (million)	13.5
Customer Visits 2023 (million)	12.9
Customer Advocacy – Net Promoter Score	32
Retail Expenditure (\$b)	7.6
Average Household Income (\$)	124,500
Total Trade Area Population	474,300



Site Area



Land Centre

Image courtesy of Nearmap



Kotara, NSW

Northcott Drive & Park Avenue, Kotara NSW 2289

Westfield Kotara is located six kilometres from the Newcastle CBD. The centre is well served by road, bus and rail links and caters to a trade area population of over 468,000 residents. Home to the only full-line David Jones department store in Newcastle, the centre is defined by a strong fashion focus and has a Kmart, Target, Coles and Woolworths as well as a broad mix of business partners which includes approximately 263 specialty stores. An 8-screen Event Cinema complex flows out to a rooftop dining and entertainment precinct. In 2018, a \$160 million redevelopment of the centre saw the opening of a new youth and urban precinct, making it the fashion, dining and lifestyle capital of the Hunter. The redevelopment included the reintroduction of a new Kmart, JB Hi-Fi, and approximately 30 new specialty retail stores.

The total retail spend by the Westfield Kotara Total Trade Area was estimated at \$8.7 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$4.4 billion. The total annual retail spend per capita for the Westfield Kotara Main Trade Area was estimated at \$19,114 in 2024, which is 15% above the Sydney Metro average (\$16,628). Home ownership in the Main Trade Area is broadly in line with the Sydney Metro average, with 66% of households owning their own home or paying a mortgage in 2021 (Census). Approximately 75% of workers in the Main Trade Area are managers or other white-collar professionals, a figure that is in line with the Sydney metro average.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	8.4
Acquisition Date	2003
Book Value (\$m) SCG Share	855.0
Book Value (\$m)	855.0
Capitalisation Rate (%) ¹	6.00%
Economic Yield (%) ²	6.44%
Centre Opened	1965
Centre Redeveloped	1974, 1977, 1988, 1998, 2007, 2015, 2018/2019

Business Partners

Number of Business Partners	269
Experience based offering (%) ³	37

Centre Composition by GLA

	GLA	%
David Jones	15,445	18.8
Kmart	7,293	8.9
Target	6,350	7.7
Event Cinemas	4,442	5.4
Woolworths	4,116	5.0
Coles	3,107	3.8
Majors Total	40,753	49.7
Specialties	41,230	50.3
Offices	—	0.0
Total	81,983	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	553	581	587
Total Specialty Sales MAT (\$m)	303	306	316
Avg Sales per Specialty Store (\$'000)	1,401	1,395	1,444
Specialty Sales MAT \$psm (<400sqm)	11,015	11,279	11,502

Specialty Sales Category Contribution^{4,5}

Retail Services	13%
Leisure	7%
Food Retail	4%
Food Dining	14%
Health & Beauty	12%
Fashion	26%
Footwear	4%
Jewellery	6%
Technology	12%
General Retail	1%
Homewares	2%



269
NUMBER OF
BUSINESS
PARTNERS

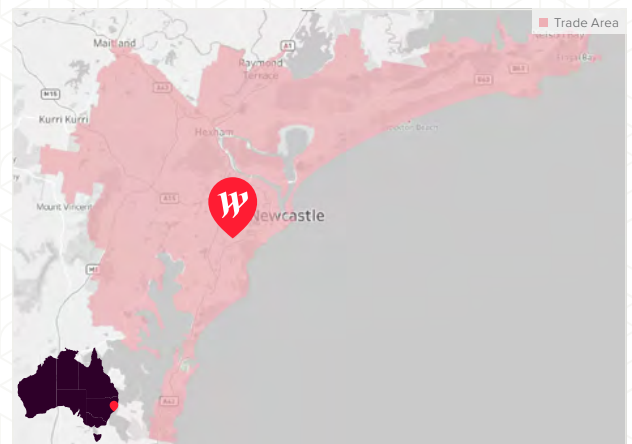
81,983m²
GROSS
LETTABLE
AREA

\$5870m
TOTAL
ANNUAL RETAIL
SALES

3,180
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	8.0
Customer Visits 2023 (million)	7.9
Customer Advocacy – Net Promoter Score	47
Retail Expenditure (\$b)	8.7
Average Household Income (\$)	112,500
Total Trade Area Population	468,600



Site Area



Image courtesy of Nearmap



Liverpool, NSW

Macquarie Street, Liverpool NSW 2170

Westfield Liverpool is located in the heart of a major commercial centre 35 kilometres south-west of the Sydney CBD. The centre currently caters to a trade area population of 741,000 residents in the heart of Sydney's south west which is set for rapid growth over next 20 years. Westfield Liverpool is home to Myer, BIG W, Kmart, Coles and Woolworths. There is also an Event Cinemas complex on site as well as a broad mix of over 308 specialty stores.

The total retail spend by the Westfield Liverpool Total Trade Area was estimated at \$9.6 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$4.4 billion. In the Main Trade Area in 2021 (Census), 35% of households are families with children under 15 years compared to the Sydney Metro average of 28%. Home ownership is in line with the Sydney Metro average with 63% of households owning their own homes or paying a mortgage. The centre's Main Trade Area is culturally diverse with 50% of residents born outside Australia compared with the Sydney metro average of 40%. Approximately 23% of residents were born in Asia.

Ownership & Site

Centre Owner	Scentre Group (50%), DWSF (50%)
Site Area (ha)	7.3
Acquisition Date	1983
Book Value (\$m) SCG Share	522.8
Book Value (\$m)	1,045.5
Capitalisation Rate (%) ¹	5.75
Economic Yield (%) ²	6.54
Centre Opened	1972
Centre Redeveloped	1991, 1996, 2006, 2012

Business Partners

Number of Business Partners	314
Experience based offering (%) ³	44

Centre Composition by GLA

	GLA	%
Myer	11,902	14.4
BIG W	8,291	10.0
Kmart	8,250	10.0
Event Cinemas	7,800	9.4
Coles	3,876	4.7
Woolworths	3,659	4.4
Majors Total	43,778	52.8
Specialties	39,117	47.2
Offices	—	0.0
Total	82,894	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	552	566	571
Total Specialty Sales MAT (\$m)	328	334	342
Avg Sales per Specialty Store (\$'000)	1,385	1,376	1,378
Specialty Sales MAT \$psm (<400sqm)	10,387	10,364	10,371

Specialty Sales Category Contribution^{4,5}

Retail Services	6%
Leisure	9%
Food Retail	6%
Food Dining	13%
Health & Beauty	12%
Fashion	23%
Footwear	5%
Jewellery	7%
Technology	18%
General Retail	1%
Homewares	1%



314
NUMBER OF
BUSINESS
PARTNERS

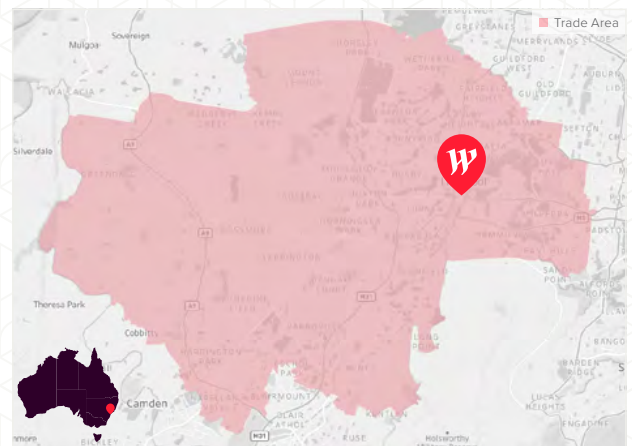
82,894m²
GROSS
LETTABLE
AREA

\$571.2m
TOTAL
ANNUAL RETAIL
SALES

3,382
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	13.9
Customer Visits 2023 (million)	13.6
Customer Advocacy – Net Promoter Score	47
Retail Expenditure (\$b)	9.6
Average Household Income (\$)	117,700
Total Trade Area Population	741,500



Site Area



Land Centre

Image courtesy of Nearmap



Manukau, NZ

Great South Road & Manukau Station Road, Manukau, Auckland 2104

Westfield Manukau in New Zealand is one of the main regional shopping centres in Auckland's south. Strategically located 20 kilometres from the Auckland CBD on one of the city's primary arterial routes, the centre currently caters to a diverse trade area population of 524,000 residents. Westfield Manukau is home to Farmers, Countdown and JB Hi-Fi. There is also an Event Cinemas complex on site, along with around 169 specialty business partners.

The total retail spend by the Westfield Manukau Total Trade Area was estimated at \$7.8 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$5.3 billion.

All currency in NZD

Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	11.9
Acquisition Date	1998
Book Value (\$m) SCG Share	165.8
Book Value (\$m)	325.0
Capitalisation Rate (%) ¹	7.75
Economic Yield (%) ²	9.07
Centre Opened	1976
Centre Redeveloped	1986, 1992, 2007

Business Partners

Number of Business Partners	173
Experience based offering (%) ³	47

Centre Composition by GLA	GLA	%
Farmers	7,958	17.8
Event Cinemas	6,778	15.1
Countdown	3,704	8.3
Majors Total	18,440	41.2
Specialties	22,949	51.2
Offices	3,407	7.6
Total	44,796	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	291	314	311
Total Specialty Sales MAT (\$m)	231	251	240
Avg Sales per Specialty Store (\$'000)	1,775	2,022	1,971
Specialty Sales MAT \$psm (<400sqm)	13,101	14,162	13,774

Specialty Sales Category Contribution^{4,5}

Retail Services	8%
Leisure	9%
Food Retail	2%
Food Dining	16%
Health & Beauty	11%
Fashion	19%
Footwear	5%
Jewellery	8%
Technology	20%
General Retail	3%
Homewares	0%



173
NUMBER OF
BUSINESS
PARTNERS

44,796m²
GROSS
LETTABLE
AREA

\$310.7m
TOTAL
ANNUAL RETAIL
SALES

2,113
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	6.7
Customer Visits 2023 (million)	7.0
Customer Advocacy – Net Promoter Score	43
Retail Expenditure (\$b)	7.8
Average Household Income (\$)	n/a
Total Trade Area Population	524,000



Site Area



Land Centre

Image courtesy of Nearmap



Marion, SA

297 Diagonal Road, Oaklands Park SA 5046

Westfield Marion is the largest shopping centre in South Australia, located 15 kilometres south of the Adelaide CBD, and is home to all the leading Major retailers, along with approximately 300 specialty retailers.

The total retail spend by the Westfield Marion Total Trade Area was estimated at \$9.8 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$5.9 billion. The total retail spend per capita for the Westfield Marion Total Trade Area was estimated at \$18,705 per annum in 2024 which is 7% above the Adelaide Metro average (\$17,507).

Home ownership in the Main Trade Area is in line with the Adelaide Metro average with 74% of households owning their own home or paying a mortgage, while 76% of workers are managers/professionals or other white-collar workers.

Ownership & Site

Centre Owner	Scentre Group (50%), Paragon REIT (50%)
Site Area (ha)	22.9
Acquisition Date	1987
Book Value (\$m) SCG Share	630.0
Book Value (\$m)	1,260.0
Capitalisation Rate (%) ¹	6.00
Economic Yield (%) ²	6.94
Centre Opened	1968
Centre Redeveloped	1982, 1989, 1997
Sundry Projects	2016, 2024

Business Partners

Number of Business Partners	304
Experience based offering (%) ³	41

Centre Composition by GLA

	GLA	%
David Jones	13,816	10.0
Myer	13,796	10.0
Event Cinemas	11,030	8.0
Bunnings Warehouse	10,048	7.3
BIG W	7,948	5.8
Target	7,413	5.4
Kmart	6,623	4.8
Woolworths	4,577	3.3
Coles	4,401	3.2
Harris Scarfe	3,387	2.5
Aldi	1,741	1.3
Dan Murphys	1,655	1.2
Majors Total	86,435	62.6
Specialties	46,366	33.6
Offices	5,295	3.8
Total	138,096	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	885	945	966
Total Specialty Sales MAT (\$m)	434	450	468
Avg Sales per Specialty Store (\$'000)	1,877	1,975	2,072
Specialty Sales MAT \$psm (<400sqm)	13,239	13,999	14,251

Specialty Sales Category Contribution^{4,5}

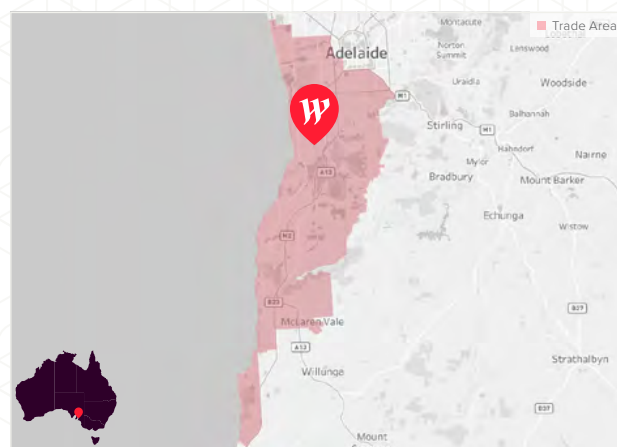
Retail Services	11%
Leisure	9%
Food Retail	12%
Food Dining	10%
Health & Beauty	10%
Fashion	17%
Footwear	4%
Jewellery	3%
Technology	11%
General Retail	1%
Homewares	11%



304	138,096m²	\$966.2m	5,549
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

Customer & Demographics

Customer Visits 2024 (million)	11.7
Customer Visits 2023 (million)	11.9
Customer Advocacy – Net Promoter Score	43
Retail Expenditure (\$b)	9.8
Average Household Income (\$)	110,600
Total Trade Area Population	524,300



Site Area



Land Centre

Image courtesy of Nearmap



Miranda, NSW

600 Kingsway, Miranda NSW 2228

Westfield Miranda is located 30 kilometres from the Sydney CBD in the city's leafy south eastern suburbs. A large destination currently serving a sizeable trade area population of approximately 607,000 residents. Westfield Miranda is home to David Jones, Myer, BIG W, Coles, Woolworths, ALDI, Kmart and Apple along with approximately 413 specialty stores. The centre features a gourmet food market, rooftop dining and entertainment precinct incorporating a 10-screen Event Cinemas complex. In 2022, the centre introduced large-format lifestyle and entertainment business partners Decathlon, Playtime and a flagship EMF Performance & Recovery Centre.

The total annual retail spend per capita in the Westfield Miranda Main Trade Area was estimated at \$19,870 in 2024, 19% above the Sydney Metro average (\$16,628). The proportion of households with incomes over \$156,000 per annum in the Westfield Miranda Main Trade Area was 37% which is above the Sydney Metro average (32%). There are high rates of home ownership in the Main Trade Area, with 77% of residents owning their own homes or paying a mortgage.

Ownership & Site

Centre Owner	Scentre Group (50%), DWPF (50%)
Site Area (ha)	7.3
Acquisition Date	1982
Book Value (\$m) SCG Share	1,173.0
Book Value (\$m)	2,346.0
Capitalisation Rate (%) ¹	5.00
Economic Yield (%) ²	5.67
Centre Opened	1964
Centre Redeveloped	1984, 1992, 2014/2015

Business Partners

Number of Business Partners	421
Experience based offering (%) ³	38

Centre Composition by GLA

	GLA	%
Myer	16,885	13.1
David Jones	12,590	9.8
Kmart	8,217	6.4
BIG W	7,685	6.0
Event Cinemas	6,550	5.1
Woolworths	4,819	3.7
Coles	4,118	3.2
Aldi	1,466	1.1
Majors Total	62,330	48.4
Specialties	66,469	51.6
Offices	—	0.0
Total	128,799	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	1,023	1,095	1,093
Total Specialty Sales MAT (\$m)	670	696	714
Avg Sales per Specialty Store (\$'000)	1,897	1,940	1,973
Specialty Sales MAT \$psm (<400sqm)	13,969	14,044	14,087

Specialty Sales Category Contribution^{4,5}

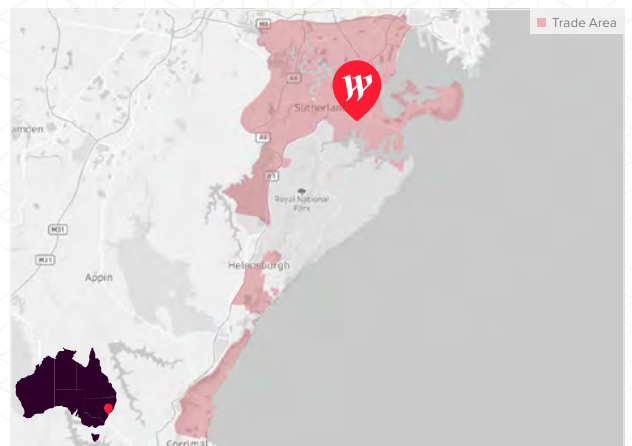
Retail Services	8%
Leisure	11%
Food Retail	5%
Food Dining	11%
Health & Beauty	11%
Fashion	26%
Footwear	4%
Jewellery	4%
Technology	15%
General Retail	1%
Homewares	2%



421	128,799m²	\$1,092.5m	4,880
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

Customer & Demographics

Customer Visits 2024 (million)	15.0
Customer Visits 2023 (million)	14.8
Customer Advocacy – Net Promoter Score	57
Retail Expenditure (\$b)	10.5
Average Household Income (\$)	139,200
Total Trade Area Population	606,900



Site Area



Land Centre

Image courtesy of Nearmap



Mt Druitt, NSW

Cnr Carlisle Avenue & Luxford Road, Mount Druitt NSW 2770

Westfield Mt Druitt is located 43 kilometres from the Sydney CBD in the heart of Sydney's booming western suburbs. Functioning as the area's town square, the centre is well served by public transport and currently caters to a trade area population of approximately 394,000 residents. A \$55 million redevelopment of Westfield Mt Druitt was completed in March 2022. The investment included the opening of an unparalleled rooftop dining and leisure precinct for the community featuring a large-scale Timezone. Westfield Mt Druitt is also home to some of Australia's best known business partners including Kmart, Target, Coles and Woolworths. There is a Hoyts cinema complex on site as well as a broad mix of business partners including approximately 236 specialty stores.

The total retail spend by the Westfield Mt Druitt Total Trade Area was estimated at \$5.8 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$2.3 billion.

Home ownership is broadly in line with the Sydney Metro average with 63% of residents in the Total Trade Area owning their own homes or paying a mortgage in 2021 (Census). There is a high proportion of families with school age children in the Total Trade Area; 22% of the population is under 15 years of age compared to the Sydney Metro average of 18%. The Total Trade Area also comprises a mix of professions: 64% of workers are managers, professionals or other white-collar workers with 36% working in blue collar occupations.

Ownership & Site

Centre Owner	Scentre Group (50%), DWPF (50%)
Site Area (ha)	15.7
Acquisition Date	2000
Book Value (\$m) SCG Share	320.0
Book Value (\$m)	640.0
Capitalisation Rate (%) ¹	6.25
Economic Yield (%) ²	7.11
Centre Opened	1973
Centre Redeveloped	1987, 1995, 1996, 2006, 2022

Business Partners

Number of Business Partners	241
Experience based offering (%) ³	57

Centre Composition by GLA

	GLA	%
Kmart	8,571	13.1
Target	7,281	11.1
Hoyts	4,323	6.6
Woolworths	3,998	6.1
Coles	3,702	5.7
Majors Total	27,875	42.6
Specialties	36,642	56.1
Offices	845	1.3
Total	65,361	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	455	469	471
Total Specialty Sales MAT (\$m)	225	224	224
Avg Sales per Specialty Store (\$'000)	1,334	1,272	1,305
Specialty Sales MAT \$psm (<400sqm)	9,597	9,301	9,403

Specialty Sales Category Contribution^{4,5}

Retail Services	11%
Leisure	8%
Food Retail	7%
Food Dining	21%
Health & Beauty	9%
Fashion	12%
Footwear	4%
Jewellery	4%
Technology	19%
General Retail	4%
Homewares	1%



241
NUMBER OF
BUSINESS
PARTNERS

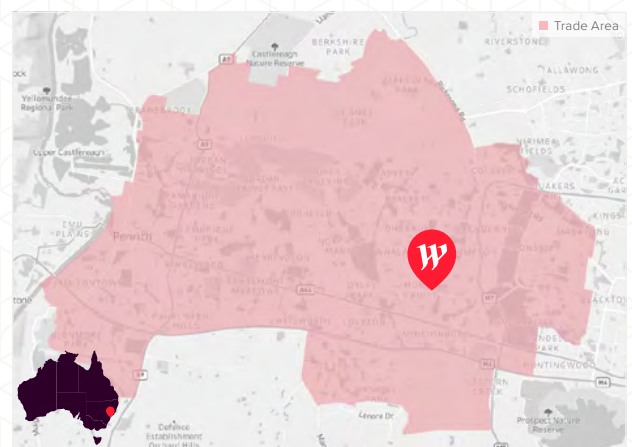
65,361m²
GROSS
LETTABLE
AREA

\$471.5m
TOTAL
ANNUAL RETAIL
SALES

2,330
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	13.0
Customer Visits 2023 (million)	12.4
Customer Advocacy – Net Promoter Score	42
Retail Expenditure (\$b)	5.8
Average Household Income (\$)	117,400
Total Trade Area Population	394,000



Site Area



Land Centre

Image courtesy of Nearmap



Mt Gravatt, Qld

Cnr Logan & Kessels Road, Upper Mount Gravatt Qld 4122

Westfield Mt Gravatt is located in a thriving regional hub 12 kilometres south of the Brisbane CBD. Well-served by major arterial roads, the centre sits adjacent to a Queensland State Government-owned bus terminal servicing Brisbane and the Gold Coast. It currently caters to a sizable trade area population of over 675,000 residents. Westfield Mt Gravatt is home to Myer, BIG W, Kmart, Target, Coles, Woolworths and ALDI. There is also an Event Cinemas complex on site as well a broad mix of business partners including approximately 375 specialty stores. In 2024 works were completed to reconfigure the former David Jones department store space enabling the introduction of Uniqlo, Harris Scarfe, and a range of specialty stores including highly sought after fashion brands, and a new entertainment precinct.

The total retail spend by the Westfield Mt Gravatt's Total Trade Area in 2024 was estimated at \$11.6 billion while the total retail spend by the Main Trade Area was estimated at \$4.7 billion. The centre's community is culturally diverse with 40% of the Main Trade Area population born in a country outside Australia and 24% born in Asia.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	24.4
Acquisition Date	2003
Book Value (\$m) SCG Share	1,634.0
Book Value (\$m)	1,634.0
Capitalisation Rate (%) ¹	5.50
Economic Yield (%) ²	5.88
Centre Opened	1971
Centre Redeveloped	1980, 2000, 2004, 2014
Sundry Projects	2018, 2024

Business Partners

Number of Business Partners	384
Experience based offering (%) ³	46

Centre Composition by GLA	GLA	%
Myer	12,898	9.1
BIG W	10,050	7.1
Birch Carroll & Coyle	8,839	6.2
Kmart	7,119	5.0
Target	6,936	4.9
Woolworths	4,285	3.0
Coles	3,615	2.6
Harris Scarfe	2,579	1.8
Aldi	1,516	1.1
Majors Total	57,837	40.9
Specialties	83,645	59.1
Offices	88	0.1
Total	141,570	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	906	925	970
Total Specialty Sales MAT (\$m)	531	551	598
Avg Sales per Specialty Store (\$'000)	1,775	1,818	1,962
Specialty Sales MAT \$psm (<400sqm)	12,094	12,339	12,825

Specialty Sales Category Contribution^{4,5}

Retail Services	6%
Leisure	11%
Food Retail	6%
Food Dining	18%
Health & Beauty	12%
Fashion	18%
Footwear	4%
Jewellery	5%
Technology	17%
General Retail	2%
Homewares	2%



384
NUMBER OF
BUSINESS
PARTNERS

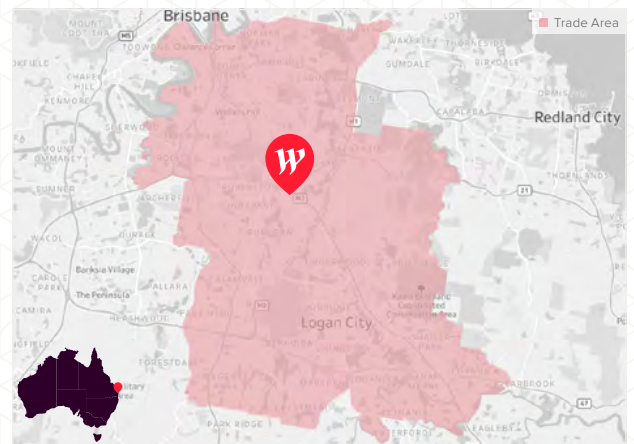
141,570m²
GROSS
LETTABLE
AREA

\$969.7m
TOTAL
ANNUAL RETAIL
SALES

5,864
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	16.5
Customer Visits 2023 (million)	16.2
Customer Advocacy – Net Promoter Score	53
Retail Expenditure (\$b)	11.6
Average Household Income (\$)	125,300
Total Trade Area Population	675,700



Site Area



Land Centre

Image courtesy of Nearmap



Newmarket, NZ

277 Broadway, Newmarket, Auckland 1023

Westfield Newmarket is located approximately four kilometres from the Auckland CBD and is the largest retail complex in Newmarket, currently catering to a trade area population over 530,000 residents. A NZ\$790 million redevelopment, completed in 2019, has seen this destination set a new benchmark as a world-class retail and lifestyle destination for New Zealanders. Incorporating multiple sites over four and half hectares, Westfield Newmarket is home to David Jones, Farmers, Countdown and approximately 219 new specialty stores. In 2021, Westfield Newmarket introduced 7 new international luxury brands to the centre, including Louis Vuitton and first to market business partners Moncler, Saint Laurent, Balenciaga, Golden Goose and Mulberry. A rooftop lifestyle, dining and entertainment precinct with a Event Cinemas complex offering V-Max and Gold Class, encompasses some of the country's finest food and beverage experiences in a vibrant outdoor environment.

In 2024 the total retail spend by the Westfield Newmarket Total Trade Area was estimated at \$9.5 billion while the total annual retail spend in the Main Trade Area was estimated at \$5.6 billion. The total annual retail spend per capita in the Main Trade Area in 2024 was estimated at \$19,321, which is 15% above the Auckland Region average (\$16,866).

All currency in NZD

Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	7.3
Acquisition Date	2002
Book Value (\$m) SCG Share	548.5
Book Value (\$m)	1,075.6
Capitalisation Rate (%) ¹	6.38
Economic Yield (%) ²	7.24
Centre Opened	1988
Centre Redeveloped	2019/2020

Business Partners

Number of Business Partners	251
Experience based offering (%) ³	45

Centre Composition by GLA	GLA	%
Farmers	9,113	10.5
David Jones	6,584	7.6
Event Cinemas	5,291	6.1
Woolworths	3,719	4.3
Majors Total	24,707	28.4
Specialties	48,136	55.4
Offices	14,036	16.2
Total	86,879	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	664	712	662
Total Specialty Sales MAT (\$m)	486	513	479
Avg Sales per Specialty Store (\$'000)	2,746	2,931	2,721
Specialty Sales MAT \$psm (<400sqm)	13,062	13,712	12,963

Specialty Sales Category Contribution^{4,5}

Retail Services	7%
Leisure	9%
Food Retail	3%
Food Dining	14%
Health & Beauty	12%
Fashion	31%
Footwear	4%
Jewellery	5%
Technology	12%
General Retail	1%
Homewares	3%



251	86,879m²	\$662.5m	3,045
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

Customer & Demographics

Customer Visits 2024 (million)	12.7
Customer Visits 2023 (million)	13.0
Customer Advocacy – Net Promoter Score	51
Retail Expenditure (\$b)	9.5
Average Household Income (\$)	n/a
Total Trade Area Population	530,200



Site Area



Land Centre

Image courtesy of Nearmap



North Lakes, Qld

Cnr Anzac Avenue & North Lakes Drive, North Lakes Qld 4509

Westfield North Lakes is located 25 kilometres north of the Brisbane CBD in one of the region's fastest-growing areas. The centre currently caters to a trade area population of over 467,000 people. A leading retail and lifestyle destination in the area, Westfield North Lakes is home to Myer, Target, BIG W, Kmart, Coles, Woolworths, ALDI, Dan Murphy's, Rebel and IKEA. The centre also boasts an Event Cinemas complex, a fresh food market and a casual al fresco dining precinct. The centre is well positioned with direct access to the M1 motorway, which links the Sunshine Coast, Brisbane and the Gold Coast, as well as being serviced by North Lakes railway station.

In 2024, the total retail spend by the Westfield North Lakes Total Trade Area was estimated at \$8.3 billion while the total retail spend by the Main Trade Area was estimated at \$4.4 billion. In the Main Trade Area 30% of households include children under 15 years of age.

Ownership & Site

Centre Owner	Scentre Group (50%), DWPF (50%)
Site Area (ha)	25.9
Acquisition Date	2003
Book Value (\$m) SCG Share	512.5
Book Value (\$)	1,025.0
Capitalisation Rate (%) ¹	5.50
Economic Yield (%) ²	6.25
Centre Opened	2003
Centre Redeveloped	2007, 2015, 2017

Business Partners

Number of Business Partners	262
Experience based offering (%) ³	48

Centre Composition by GLA	GLA	%
IKEA	29,000	25.2
Myer	12,128	10.5
BIG W	8,580	7.5
Target	7,157	6.2
Kmart	6,729	5.9
Birch Carroll & Coyle	5,385	4.7
Coles	4,374	3.8
Woolworths	4,049	3.5
Aldi	1,413	1.2
Dan Murphys	1,231	1.1
Majors Total	80,046	69.6
Specialties	33,318	29.0
Offices	1,653	1.4
Total	115,017	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	817	852	884
Total Specialty Sales MAT (\$m)	351	359	375
Avg Sales per Specialty Store (\$'000)	1,749	1,767	1,854
Specialty Sales MAT \$psm (<400sqm)	12,901	12,996	13,920

Specialty Sales Category Contribution^{4,5}

Retail Services	13%
Leisure	6%
Food Retail	8%
Food Dining	15%
Health & Beauty	11%
Fashion	16%
Footwear	4%
Jewellery	5%
Technology	17%
General Retail	1%
Homewares	2%



262
NUMBER OF
BUSINESS
PARTNERS

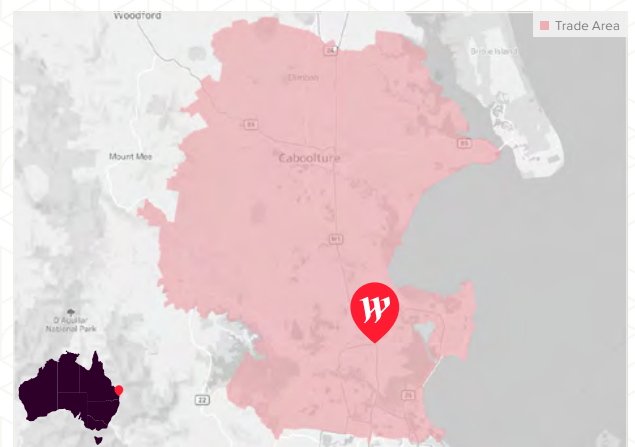
115,017m²
GROSS
LETTABLE
AREA

\$884.4m
TOTAL
ANNUAL RETAIL
SALES

4,883
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	12.0
Customer Visits 2023 (million)	12.0
Customer Advocacy – Net Promoter Score	50
Retail Expenditure (\$b)	8.3
Average Household Income (\$)	107,600
Total Trade Area Population	467,100



Site Area



Image courtesy of Nearmap



Parramatta, NSW

159–175 Church Street, Parramatta NSW 2150

Westfield Parramatta is located in Sydney's vibrant second city, approximately 30 kilometres west of the CBD. Strategically positioned in the heart of greater Sydney and benefiting from its proximity to major rail and bus connections and a sizeable office workforce, the centre currently caters to a trade area population in excess of 1.1 million residents. One of Australia's largest shopping centres, Westfield Parramatta is home to David Jones, Myer, Kmart, Target, Coles and Woolworths. There is an Event Cinemas complex on site and approximately 417 specialty stores as well as international mini-majors Uniqlo and Zara.

The total retail spend by the Westfield Parramatta Total Trade Area was estimated at \$15.4 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$5.1 billion. The centre's Main Trade Area is home to a young, culturally diverse population. In 2021 (Census), 41% of residents are aged 15-39 compared to 36% in the Sydney Metro area. Approximately 55% of residents were born outside Australia, which is above the Sydney Metro average of 40%.

Ownership & Site

Centre Owner	Scentre Group (50%), GIC (50%)
Site Area (ha)	6.4
Acquisition Date	1993
Book Value (\$m) SCG Share	1,057.2
Book Value (\$m)	2,114.4
Capitalisation Rate (%) ¹	5.00
Economic Yield (%) ²	5.72
Centre Opened	1975
Centre Redeveloped	1995, 2005, 2006, 2022
Sundry Projects	2015, 2016, 2018

Business Partners

Number of Business Partners	425
Experience based offering (%) ³	47

Centre Composition by GLA

	GLA	%
Myer	28,272	20.2
David Jones	12,905	9.2
Target	8,438	6.0
Kmart	6,592	4.7
Event Cinemas	6,396	4.6
Woolworths	4,622	3.3
Coles	4,056	2.9
Aldi	1,587	1.1
Majors Total	72,867	52.1
Specialties	63,573	45.4
Offices	3,547	2.5
Total	139,987	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	890	1,031	1,047
Total Specialty Sales MAT (\$m)	612	687	702
Avg Sales per Specialty Store (\$'000)	1,944	2,043	2,116
Specialty Sales MAT \$psm (<400sqm)	13,899	15,064	15,493

Specialty Sales Category Contribution^{4,5}

Retail Services	5%
Leisure	9%
Food Retail	6%
Food Dining	16%
Health & Beauty	14%
Fashion	23%
Footwear	4%
Jewellery	6%
Technology	14%
General Retail	3%
Homewares	1%



425
NUMBER OF
BUSINESS
PARTNERS

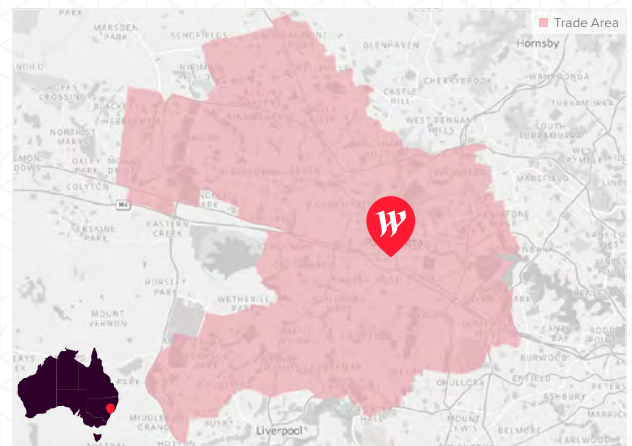
139,987m²
GROSS
LETTABLE
AREA

\$1,046.9m
TOTAL
ANNUAL RETAIL
SALES

4,339
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	31.5
Customer Visits 2023 (million)	29.0
Customer Advocacy – Net Promoter Score	46
Retail Expenditure (\$b)	15.4
Average Household Income (\$)	126,400
Total Trade Area Population	1,184,600



Site Area



Land Centre

Image courtesy of Nearmap



Penrith, NSW

585 High Street, Penrith NSW 2750

Westfield Penrith is situated in a regional hub approximately 55 kilometres west of the Sydney CBD at the foot of the popular Blue Mountains. Servicing a trade area population over 534,000 residents, the centre benefits from its strategic location in a thriving commercial district, as well as its proximity to reliable road and rail links. A large regional shopping centre, Westfield Penrith is home to Myer, BIG W, Woolworths, ALDI, Hoyts and Apple, as well as 311 specialty stores.

In 2022, Westfield Penrith completed a \$33 million development. The investment included the repurposing of the existing Target tenancy which made way for a new Coles supermarket, additional casual dining business partners as well as Archie Brothers Cirque Electriq and Holey Moley. The investment saw the transformation of Riley Street façade with illuminous light panels and new entrance to the entertainment precinct. Westfield Penrith's Main Trade Area features high levels of home ownership and a high proportion of family households.

The total retail spend of the centre's Total Trade Area was estimated at \$8.7 billion in 2024 while the Main Trade Area's estimated spend was \$4.9 billion.

Ownership & Site

Centre Owner	Scentre Group (50%), GPT (50%)
Site Area (ha)	8.6
Acquisition Date	2005
Book Value (\$m) SCG Share	682.5
Book Value (\$m)	1,365.0
Capitalisation Rate (%) ¹	5.5
Economic Yield (%) ²	6.23
Centre Opened	1971
Centre Redeveloped	2005, 2022

Business Partners

Number of Business Partners	317
Experience based offering (%) ³	48

Centre Composition by GLA

	GLA	%
Myer	20,114	22.0
BIG W	8,738	9.5
Hoyts	4,785	5.2
Coles	3,993	4.4
Woolworths	3,795	4.1
Aldi	1,612	1.8
Majors Total	43,038	47.0
Specialties	44,957	49.1
Offices	3,595	3.9
Total	91,589	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	682	750	756
Total Specialty Sales MAT (\$m)	467	485	493
Avg Sales per Specialty Store (\$'000)	2,032	2,048	2,010
Specialty Sales MAT \$psm (<400sqm)	12,777	13,244	13,170

Specialty Sales Category Contribution^{4,5}

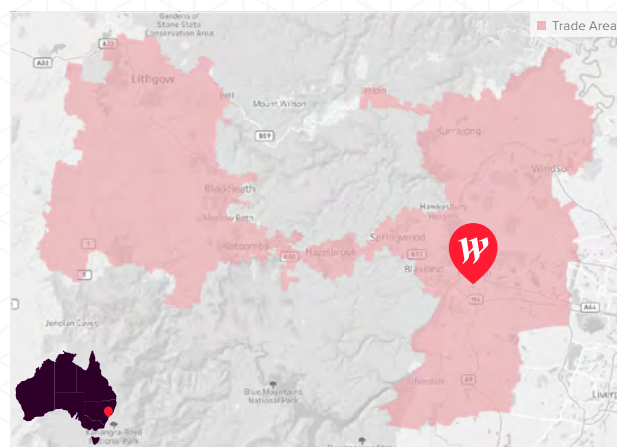
Retail Services	9%
Leisure	11%
Food Retail	4%
Food Dining	15%
Health & Beauty	11%
Fashion	19%
Footwear	4%
Jewellery	6%
Technology	20%
General Retail	1%
Homewares	1%



317 NUMBER OF BUSINESS PARTNERS	91,589m² GROSS LETTABLE AREA	\$756.0m TOTAL ANNUAL RETAIL SALES	3,554 CAR PARKING SPACES
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Customer & Demographics

Customer Visits 2024 (million)	17.1
Customer Visits 2023 (million)	15.0
Customer Advocacy – Net Promoter Score	50
Retail Expenditure (\$b)	8.7
Average Household Income (\$)	119,900
Total Trade Area Population	534,800



Site Area



Image courtesy of Nearmap



Plenty Valley, Vic

415 Mcdonalds Road, Mill Park Vic 3082

Westfield Plenty Valley is located on Melbourne's northern fringes, approximately 25 kilometres from the Melbourne CBD. Positioned conveniently adjacent to a railway station, the centre currently caters to a trade area population of nearly 312,000 residents. The centre has two fresh food precincts as well as Kmart, Target, Coles, Woolworths and ALDI, and a selection of approximately 182 specialty stores. An \$80 million redevelopment completed in 2018 included the addition of a new alfresco leisure and dining precinct with around 20 specialty business partners and food operators. The entertainment offering includes a first-class Village Cinemas complex, including Gold Class, Vpremium, Vmax and Vjunior.

The total retail spend in the Westfield Plenty Valley Total Trade Area was estimated at \$4.8 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$2.7 billion.

In the Main Trade Area, 36% of households are families with children under 15 years of age, well above the Melbourne Metro average of 28% in 2021 (Census). There is also high home ownership with 76% of households owning their own homes or paying a mortgage compared to the Melbourne Metro average of 69%. In the Main Trade Area, 68% of workers are managers, professionals or other white-collar workers with the remaining 32% employed in blue collar occupations.

Ownership & Site

Centre Owner	Scentre Group (50%), DWPF (50%)
Site Area (ha)	50.9
Acquisition Date	2004
Book Value (\$m) SCG Share	251.0
Book Value (\$m)	502.0
Capitalisation Rate (%) ¹	6.00
Economic Yield (%) ²	6.98
Centre Opened	2001
Centre Redeveloped	2008, 2017

Business Partners

Number of Business Partners	188
Experience based offering (%) ³	49

Centre Composition by GLA	GLA	%
Kmart	6,916	11.0
Target	6,603	10.5
Village Roadshow	5,422	8.6
Woolworths	3,950	6.3
Coles	3,600	5.7
Aldi	1,446	2.3
Majors Total	27,937	44.4
Specialties	34,957	55.6
Offices	—	0.0
Total	62,894	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	432	457	474
Total Specialty Sales MAT (\$m)	226	230	236
Avg Sales per Specialty Store (\$'000)	1,495	1,504	1,522
Specialty Sales MAT \$psm (<400sqm)	9,484	9,527	9,548

Specialty Sales Category Contribution^{4,5}

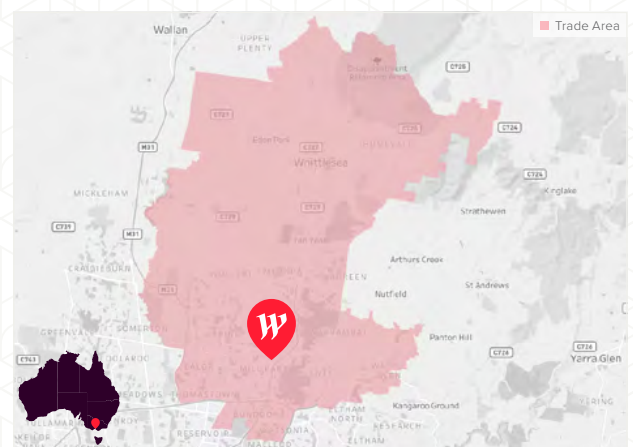
Retail Services	14%
Leisure	6%
Food Retail	12%
Food Dining	24%
Health & Beauty	9%
Fashion	9%
Footwear	1%
Jewellery	3%
Technology	17%
General Retail	2%
Homewares	2%



188	62,894m²	\$474.0m	2,650
NUMBER OF BUSINESS PARTNERS	GROSS LETTABLE AREA	TOTAL ANNUAL RETAIL SALES	CAR PARKING SPACES

Customer & Demographics

Customer Visits 2024 (million)	8.7
Customer Visits 2023 (million)	8.0
Customer Advocacy – Net Promoter Score	50
Retail Expenditure (\$b)	4.8
Average Household Income (\$)	116,100
Total Trade Area Population	311,900



Site Area



Land Centre Image courtesy of Nearmap



Riccarton, NZ

129 Riccarton Road, Riccarton, Christchurch 8041

Westfield Riccarton is located approximately three kilometres west of the Christchurch CBD in New Zealand. The centre is one of the best-performing retail locations in the South Island and currently caters to a trade area population of over 555,000 residents. A large regional centre, Westfield Riccarton is home to Farmers, Kmart, Pak N Save and JB Hi-Fi as well as approximately 182 specialty stores. There is also a Hoyts Cinemas complex on site.

The total retail spend by the Westfield Riccarton Total Trade Area was estimated at \$9.5 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$7.4 billion. Total annual retail spend per capita for the Main Trade Area is \$17,223, broadly in line with the Greater Christchurch area average (\$17,535).

All currency in NZD

Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	8.1
Acquisition Date	1998
Book Value (\$m) SCG Share	272.3
Book Value (\$m)	534.0
Capitalisation Rate (%) ¹	7.63
Economic Yield (%) ²	8.69
Centre Opened	1965
Centre Redeveloped	1995, 2005, 2009
Sundry Projects	2018

Business Partners

Number of Business Partners	186
Experience based offering (%) ³	41

Centre Composition by GLA

	GLA	%
Farmers	7,097	12.9
Kmart	6,966	12.7
Pak N Save	6,297	11.5
Hoyts	4,136	7.5
Majors Total	24,497	44.6
Specialties	30,270	55.1
Offices	216	0.4
Total	54,982	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	539	588	596
Total Specialty Sales MAT (\$m)	323	336	324
Avg Sales per Specialty Store (\$'000)	2,257	2,438	2,314
Specialty Sales MAT \$psm (<400sqm)	13,800	14,380	14,504

Specialty Sales Category Contribution^{4,5}

Retail Services	11%
Leisure	9%
Food Retail	1%
Food Dining	11%
Health & Beauty	8%
Fashion	21%
Footwear	6%
Jewellery	6%
Technology	25%
General Retail	1%
Homewares	1%



186
NUMBER OF
BUSINESS
PARTNERS

54,982m²
GROSS
LETTABLE
AREA

\$596.1m
TOTAL
ANNUAL RETAIL
SALES

2,400
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	10.1
Customer Visits 2023 (million)	10.0
Customer Advocacy – Net Promoter Score	48
Retail Expenditure (\$b)	9.5
Average Household Income (\$)	n/a
Total Trade Area Population	555,200



Site Area



Land Centre

Image courtesy of Nearmap



Southland, Vic

1239 Nepean Highway, Cheltenham Vic 3192

Westfield Southland is located 16 kilometres from the Melbourne CBD. The centre caters to a trade area population of approximately 602,000 residents.

The total retail spend by the Westfield Southland Total Trade Area was estimated at \$10.9 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$6.3 billion. At \$19,197 per annum in 2024, the retail spend per capita in the Main Trade Area is 16% higher than the Melbourne metro average (\$16,515). In the Main Trade Area there is a high rate of home ownership with 76% of households owning their own homes or paying a mortgage compared to the Melbourne Metro average of 69%. The Main Trade Area is characterised by managers, professionals or other white-collar workers; with 81% of workers falling in these categories, higher than the Melbourne Metro average of 74%.

Ownership & Site

Centre Owner	Scentre Group (50%), DWSF (50%)
Site Area (ha)	16.5
Acquisition Date	1988
Book Value (\$m) SCG Share	675.0
Book Value (\$m)	1,350.0
Capitalisation Rate (%) ¹	5.75
Economic Yield (%) ²	6.55
Centre Opened	1970
Centre Redeveloped	1990, 1996, 2001
Sundry Projects	2017

Business Partners

Number of Business Partners	370
Experience based offering (%) ³	44

Centre Composition by GLA	GLA	%
Myer	16,078	12.4
David Jones	9,004	7.0
Target	8,940	6.9
BIG W	8,179	6.3
Village Roadshow	7,574	5.9
Kmart	7,568	5.9
Coles	5,100	3.9
Woolworths	4,424	3.4
Harris Scarfe	2,848	2.2
Aldi	1,533	1.2
Majors Total	71,248	55.1
Specialties	57,904	44.8
Offices	65	0.1
Total	129,217	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	826	879	889
Total Specialty Sales MAT (\$m)	441	464	469
Avg Sales per Specialty Store (\$'000)	1,543	1,607	1,645
Specialty Sales MAT \$psm (<400sqm)	9,598	9,888	9,998

Specialty Sales Category Contribution^{4,5}

Retail Services	10%
Leisure	12%
Food Retail	4%
Food Dining	12%
Health & Beauty	13%
Fashion	17%
Footwear	4%
Jewellery	4%
Technology	21%
General Retail	3%
Homewares	2%



370
NUMBER OF
BUSINESS
PARTNERS

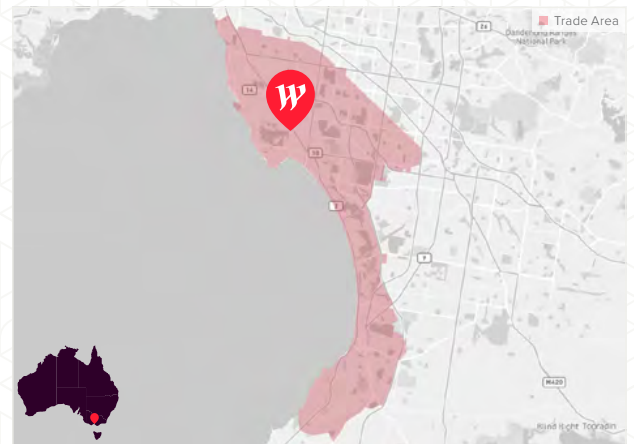
129,217m²
GROSS
LETTABLE
AREA

\$889.5m
TOTAL
ANNUAL RETAIL
SALES

5,509
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	12.7
Customer Visits 2023 (million)	12.6
Customer Advocacy – Net Promoter Score	42
Retail Expenditure (\$b)	10.9
Average Household Income (\$)	136,200
Total Trade Area Population	602,000



Site Area



Image courtesy of Nearmap



St Lukes, NZ

80 St Lukes Road, St Lukes, Auckland 1346

Westfield St Lukes is situated in the central Auckland suburb of Mt Albert, approximately 5 kilometres from the CBD. The centre is one of the city's most established retail destinations and currently serves a trade area population of 409,000 residents. The centre is home to Farmers, Kmart and Woolworths. There is also an Event Cinemas complex on site as well approximately 160 specialty stores.

The total retail spend by the Westfield St Lukes Total Trade Area was estimated at \$6.9 billion in 2024 while the total retail spend in the Main Trade Area was estimated at \$3.8 billion.

All currency in NZD

Ownership & Site

Centre Owner	Scentre Group (51%), GIC (49%)
Site Area (ha)	6.4
Acquisition Date	1998
Book Value (\$m) SCG Share	158.1
Book Value (\$m)	310.0
Capitalisation Rate (%) ¹	7.75
Economic Yield (%) ²	9.03
Centre Opened	1971
Centre Redeveloped	2004

Business Partners

Number of Business Partners	164
Experience based offering (%) ³	41

Centre Composition by GLA

	GLA	%
Farmers	7,059	17.9
Kmart	6,392	16.2
Woolworths	3,895	9.9
Event Cinemas	3,864	9.8
Majors Total	21,210	53.7
Specialties	18,283	46.3
Offices	—	0.0
Total	39,493	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	292	313	333
Total Specialty Sales MAT (\$m)	155	160	150
Avg Sales per Specialty Store (\$'000)	1,202	1,300	1,229
Specialty Sales MAT \$psm (<400sqm)	10,247	10,697	10,166

Specialty Sales Category Contribution^{4,5}

Retail Services	24%
Leisure	9%
Food Retail	1%
Food Dining	15%
Health & Beauty	11%
Fashion	17%
Footwear	5%
Jewellery	4%
Technology	9%
General Retail	3%
Homewares	1%



164
NUMBER OF
BUSINESS
PARTNERS

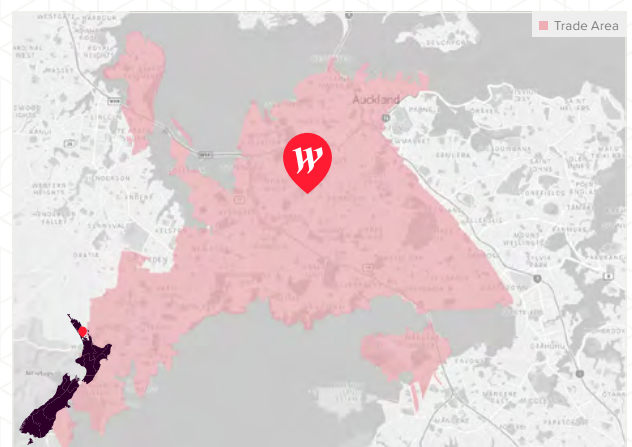
39,493m²
GROSS
LETTABLE
AREA

\$333.1m
TOTAL
ANNUAL RETAIL
SALES

2,018
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	5.6
Customer Visits 2023 (million)	5.8
Customer Advocacy – Net Promoter Score	46
Retail Expenditure (\$b)	6.9
Average Household Income (\$)	n/a
Total Trade Area Population	409,400



Site Area



Land Centre

Image courtesy of Nearmap



Sydney, NSW

Pitt Street Mall, Sydney NSW 2000

Westfield Sydney is a world-class retail destination in the heart of the city, anchoring key retail precincts in the CBD, connecting and enriching the inner-city community. Showcasing the best of local and international business partners, the centre combines superior design with a premium retail and dining offer. Occupying an enviable position on Pitt Street Mall and housing approximately 266 business partners, the centre caters to a trade area of more than 5.5 million people—the largest Westfield trade area in the country. Westfield Sydney is defined by a luxury offer that features global fashion icons Chanel, Fendi, Salvatore Ferragamo, Gucci and Miu Miu as well as first-to-market and first-to-Sydney stores; Christian Louboutin, Balenciaga, Fred, Valentino, Loewe, Saint Laurent, Roger Vivier, Dita, Berluti and Chaumet. The centre also has an extensive line up of Australian designers, including Zimmerman and Kookai. In 2025 Westfield Sydney will introduce an additional 6,000 square metres of luxury retail space over five levels, including the new Chanel boutique, Moncler and Omega.

The centre caters for a broad range of casual dining options throughout the centre. This includes an up-market casual dining offer spread over two beautifully designed floors above the fashion retail malls.

The total retail spend in Westfield Sydney's Total Trade Area was estimated at \$92.4 billion in 2024 while the total retail spend in the Main Trade Area was estimated to be \$37.0 billion. Westfield Sydney's Main Trade Area has a high retail spend per capita of \$18,759 per annum which is 13% above the wider Sydney Metro average (\$16,628). The centre's unique catchment features a high proportion of professionals with 85% of all Main Trade Area workers being managers, professionals or other white-collar workers.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	3.2
Acquisition Date	2001
Book Value (\$m) SCG Share	4,359.5
Book Value (\$m)	4,359.5
Capitalisation Rate (%) ¹	4.69
Economic Yield (%) ²	4.96
Centre Opened	2010
Centre Redeveloped	2010, 2024

Business Partners

Number of Business Partners	266
Experience based offering (%) ³	39

Centre Composition by GLA

	GLA	%
Myer	46,754	51.2
Majors Total	46,754	51.2
Specialties	44,595	48.8
Offices	—	0.0
Total	91,349	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	1,034	1,076	1,077
Total Specialty Sales MAT (\$m)	814	831	827
Avg Sales per Specialty Store (\$'000)	3,934	3,884	3,977
Specialty Sales MAT \$psm (<400sqm)	25,185	27,182	27,437

Specialty Sales Category Contribution^{4,5}

Retail Services	1%
Leisure	4%
Food Retail	0%
Food Dining	17%
Health & Beauty	2%
Fashion	50%
Footwear	7%
Jewellery	10%
Technology	5%
General Retail	4%
Homewares	0%



266
NUMBER OF
BUSINESS
PARTNERS

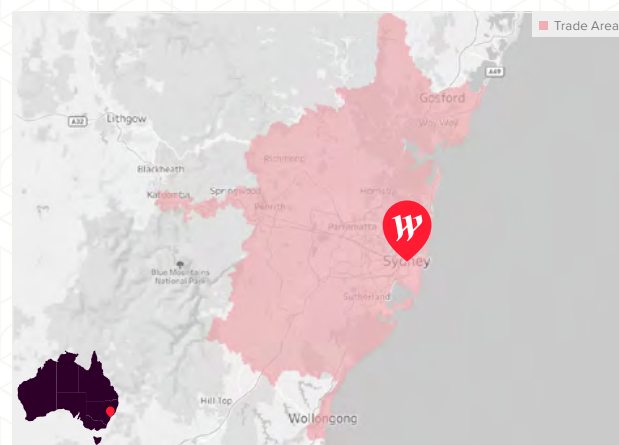
91,349m²
GROSS
LETTABLE
AREA

\$1,077.4m
TOTAL
ANNUAL RETAIL
SALES

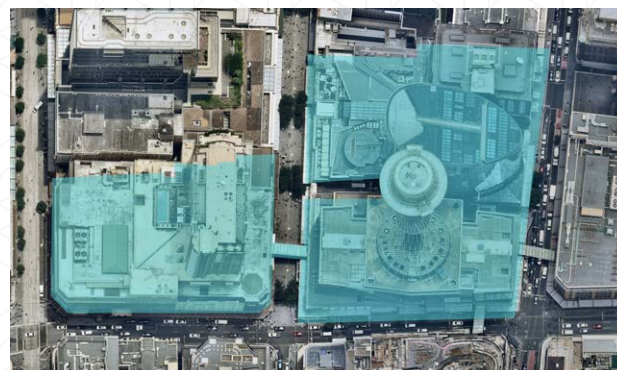
172
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	33.5
Customer Visits 2023 (million)	30.2
Customer Advocacy – Net Promoter Score	54
Retail Expenditure (\$b)	92.4
Average Household Income (\$)	141,300
Total Trade Area Population	5,557,500



Site Area



Land Centre

Image courtesy of Nearmap



Tea Tree Plaza, SA

976 North East Road, Modbury SA 5092

Westfield Tea Tree Plaza is located in Adelaide's north-eastern suburbs approximately 15 kilometres from the CBD. The centre currently caters to a trade area population of over 541,000 residents. Westfield Tea Tree Plaza is home to Myer, BIG W, Kmart, Target, Coles, Woolworths and ALDI as well as a range of approximately 234 specialty stores. Westfield Tea Tree Plaza's dining and entertainment precinct features 10 restaurants and a Hoyts cinema complex including the first Lux screens in South Australia, offering cinema-goers a premium experience. Indoor and outdoor entertainment are a key feature of the precinct and the area is brought to life with unique design elements that include light-filled green space, water features and a new outdoor children's play area. In 2023 Myer completed an upgrade of their reconfigured store enabling the introduction in 2024 of JB Hi-Fi and an expanded Timezone, along with a centre ambience upgrade.

The total retail spend by the Westfield Tea Tree Plaza Total Trade Area was estimated at \$8.4 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$4.2 billion. In the Main Trade Area 75% of households own their own homes or are paying a mortgage which is higher than the Adelaide Metro average of 71%.

Ownership & Site

Centre Owner	Scentre Group (50%), TTOT (50%)
Site Area (ha)	21.7
Acquisition Date	1988
Book Value (\$m) SCG Share	342.5
Book Value (\$m)	685.0
Capitalisation Rate (%) ¹	6.75
Economic Yield (%) ²	8.13
Centre Opened	1970
Centre Redeveloped	1991, 2004, 2018, 2024

Business Partners

Number of Business Partners	243
Experience based offering (%) ³	43

Centre Composition by GLA

	GLA	%
Myer	15,021	15.2
BIG W	8,174	8.3
Kmart	6,604	6.7
Hoyts	6,151	6.2
Target	6,058	6.1
Woolworths	4,650	4.7
Coles	3,672	3.7
Harris Scarfe	3,404	3.5
Aldi	1,615	1.6
Majors Total	55,348	56.2
Specialties	42,975	43.6
Offices	191	0.2
Total	98,514	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	533	588	646
Total Specialty Sales MAT (\$m)	254	267	303
Avg Sales per Specialty Store (\$'000)	1,467	1,501	1,622
Specialty Sales MAT \$psm (<400sqm)	12,096	12,519	12,392

Specialty Sales Category Contribution^{4,5}

Retail Services	20%
Leisure	6%
Food Retail	4%
Food Dining	17%
Health & Beauty	11%
Fashion	15%
Footwear	5%
Jewellery	5%
Technology	12%
General Retail	2%
Homewares	3%



243
NUMBER OF
BUSINESS
PARTNERS

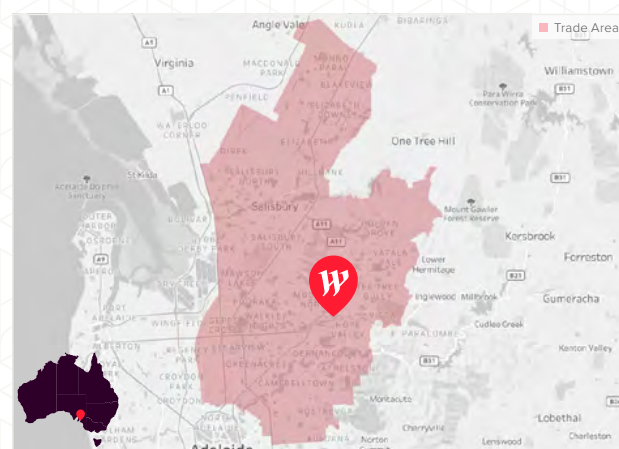
98,514m²
GROSS
LETTABLE
AREA

\$645.9m
TOTAL
ANNUAL RETAIL
SALES

4,650
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	11.3
Customer Visits 2023 (million)	10.8
Customer Advocacy – Net Promoter Score	45
Retail Expenditure (\$b)	8.4
Average Household Income (\$)	99,300
Total Trade Area Population	541,400



Site Area



Land Centre

Image courtesy of Nearmap



Tuggerah, NSW

50 Wyong Road, Tuggerah NSW 2259

Westfield Tuggerah is located on NSW's Central Coast, approximately 90 kilometres north of the Sydney CBD. The centre currently caters to a total trade area of 388,000 residents as well as sizeable weekend and tourist populations. Westfield Tuggerah delivers a broad retail offer and is home to David Jones, BIG W, Target, Coles, Woolworths, ALDI and Dan Murphy's as well as approximately 230 specialty stores. There is an Event Cinemas complex on site and in 2019, Westfield Tuggerah became home to the Central Coast's first Gold Class Cinema experience.

The total retail spend by the Westfield Tuggerah Total Trade Area was estimated at \$7.0 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$3.5 billion. Home ownership in the Main Trade is high in the 2021 Census; 72% of households own their own home or are paying a mortgage, compared to the Sydney Metro average of 63%. In the Main Trade Area 66% of workers are managers, professionals or other white-collar workers while 34% are engaged in blue collar work.

Ownership & Site

Centre Owner	Scentre Group (100%)
Site Area (ha)	67.2
Acquisition Date	1994
Book Value (\$m) SCG Share	730.0
Book Value (\$m)	730.0
Capitalisation Rate (%) ¹	6.25
Economic Yield (%) ²	6.69
Centre Opened	1995
Centre Redeveloped	1997, 2005

Business Partners

Number of Business Partners	239
Experience based offering (%) ³	48

Centre Composition by GLA

	GLA	%
Target	7,169	8.4
Kmart	7,134	8.4
BIG W	7,060	8.3
David Jones	6,611	7.7
Woolworths	5,100	6.0
Event Cinemas	4,809	5.6
Coles	3,570	4.2
Aldi	1,532	1.8
Dan Murphys	1,306	1.5
Majors Total	44,290	51.9
Specialties	41,087	48.1
Offices	—	0.0
Total	85,378	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	545	553	561
Total Specialty Sales MAT (\$m)	275	270	273
Avg Sales per Specialty Store (\$'000)	1,502	1,499	1,485
Specialty Sales MAT \$psm (<400sqm)	10,035	9,864	9,878

Specialty Sales Category Contribution^{4,5}

Retail Services	11%
Leisure	7%
Food Retail	9%
Food Dining	18%
Health & Beauty	8%
Fashion	18%
Footwear	5%
Jewellery	5%
Technology	17%
General Retail	1%
Homewares	2%



239
NUMBER OF
BUSINESS
PARTNERS

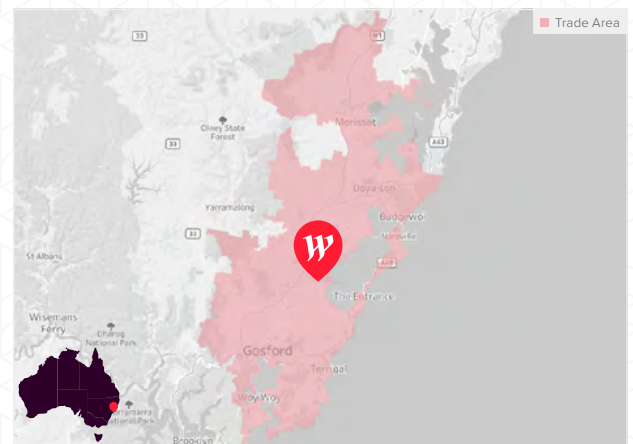
85,378m²
GROSS
LETTABLE
AREA

\$560.8m
TOTAL
ANNUAL RETAIL
SALES

3,157
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	7.7
Customer Visits 2023 (million)	7.5
Customer Advocacy – Net Promoter Score	39
Retail Expenditure (\$b)	7.0
Average Household Income (\$)	106,500
Total Trade Area Population	388,100



Site Area



Land Centre

Image courtesy of Nearmap



Warringah Mall, NSW

Condamine Street & Old Pittwater Road, Brookvale NSW 2100

Westfield Warringah Mall is located 15 kilometres from the Sydney CBD in Sydney's affluent North. One of the largest shopping centres in the area, and well served by public transport with a dedicated bus interchange on its doorstep, the centre currently caters to a trade area population of 326,000 residents. Westfield Warringah Mall is a premium retail destination offering a contemporary environment that retains its unique outdoor ambience. The centre is home to Australia's first new Myer concept store as well as David Jones, BIG W, Coles, Kmart, Woolworths and Bunnings. Alongside 358 specialty stores, the centre also offers an exciting mix of international and local brands including Sephora, Mecca Maxima and Scotch & Soda. In 2022, the centre opened Planet Mino, a new concept indoor children's playground with bespoke play zones tailored to the Northern Beaches customer.

The total retail spend by the Westfield Warringah Mall Total Trade Area was estimated at \$7.2 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$4.9 billion. The total retail spend per capita for the Westfield Warringah Mall Main Trade Area was estimated at \$21,155 per annum in 2024, which is 27% above the Sydney Metro average (\$16,628).

Ownership & Site

Centre Owner	Scentre Group (50%), DWPF (50%)
Site Area (ha)	17.1
Acquisition Date	2003
Book Value (\$m) SCG Share	789.0
Book Value (\$m)	1,578.0
Capitalisation Rate (%) ¹	5.75
Economic Yield (%) ²	6.47
Centre Opened	1963
Centre Redeveloped	1981, 1999, 2016
Sundry Projects	2024

Business Partners

Number of Business Partners	366
Experience based offering (%) ³	41

Centre Composition by GLA

	GLA	%
David Jones	20,100	15.2
Myer	14,864	11.3
BIG W	7,827	5.9
Kmart	6,576	5.0
Hoyts	5,571	4.2
Woolworths	5,173	3.9
Coles	4,190	3.2
Bunnings Warehouse	1,943	1.5
Majors Total	66,244	50.1
Specialties	63,408	48.0
Offices	2,453	1.9
Total	132,104	100.0

Business Partner In-store Sales Information

	2022	2023	2024
Total Sales – MAT (\$m)	727	752	770
Total Specialty Sales MAT (\$m)	395	414	436
Avg Sales per Specialty Store (\$'000)	1,509	1,550	1,652
Specialty Sales MAT \$psm (<400sqm)	10,197	10,547	10,695

Specialty Sales Category Contribution^{4,5}

Retail Services	6%
Leisure	14%
Food Retail	4%
Food Dining	9%
Health & Beauty	12%
Fashion	25%
Footwear	4%
Jewellery	4%
Technology	14%
General Retail	2%
Homewares	6%



366
NUMBER OF
BUSINESS
PARTNERS

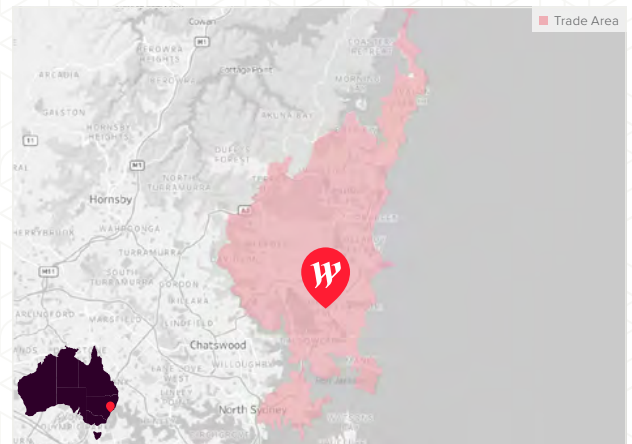
132,104m²
GROSS
LETTABLE
AREA

\$769.9m
TOTAL
ANNUAL RETAIL
SALES

4,650
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	10.8
Customer Visits 2023 (million)	10.7
Customer Advocacy – Net Promoter Score	58
Retail Expenditure (\$b)	7.2
Average Household Income (\$)	176,800
Total Trade Area Population	326,200



Site Area



Land Centre

Image courtesy of NearmapA



West Lakes, SA

111 West Lakes Boulevard, West Lakes SA 5021

Westfield West Lakes is located 12 kilometres north-west of the Adelaide CBD and currently caters to a trade area population in excess of 223,000 residents. The centre is home to David Jones, Kmart, Target, Coles and Woolworths. There is a Reading Cinemas complex on site and a mix of more than 220 specialty stores.

The total retail spend by the Westfield West Lakes Total Trade Area was estimated at \$3.8 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$3.0 billion. The total annual retail spend per capita in the Main Trade Area was estimated at \$17,838 per annum in 2024, which is broadly in line with the Adelaide Metro average (\$17,507). The Total Trade Area is characterised by pockets of cultural diversity, with 29% of the total population born outside Australia, and broad range of ages and life stages that are broadly consistent with the Adelaide Metro average.

Ownership & Site

Centre Owner	Scentre Group (50%), WLOT (50%)
Site Area (ha)	20.4
Acquisition Date	2004
Book Value (\$m) SCG Share	185.9
Book Value (\$m)	371.8
Capitalisation Rate (%) ¹	7.25
Economic Yield (%) ²	8.86
Centre Opened	1974
Centre Redeveloped	2004, 2013
Sundry Projects	2018

Business Partners

Number of Business Partners	226
Experience based offering (%) ³	41

Centre Composition by GLA	GLA	%
Target	7,100	9.9
David Jones	6,712	9.4
Kmart	6,221	8.7
Reading Cinemas	4,325	6.0
Coles	4,147	5.8
Woolworths	3,939	5.5
Harris Scarfe	2,755	3.8
Majors Total	35,199	49.2
Specialties	36,396	50.8
Offices	–	0.0
Total	71,595	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	429	471	505
Total Specialty Sales MAT (\$m)	196	206	221
Avg Sales per Specialty Store (\$'000)	1,342	1,383	1,424
Specialty Sales MAT \$psm (<400sqm)	9,977	10,211	10,632

Specialty Sales Category Contribution^{4,5}

Retail Services	25%
Leisure	7%
Food Retail	7%
Food Dining	8%
Health & Beauty	11%
Fashion	14%
Footwear	3%
Jewellery	4%
Technology	17%
General Retail	2%
Homewares	1%



226
NUMBER OF
BUSINESS
PARTNERS

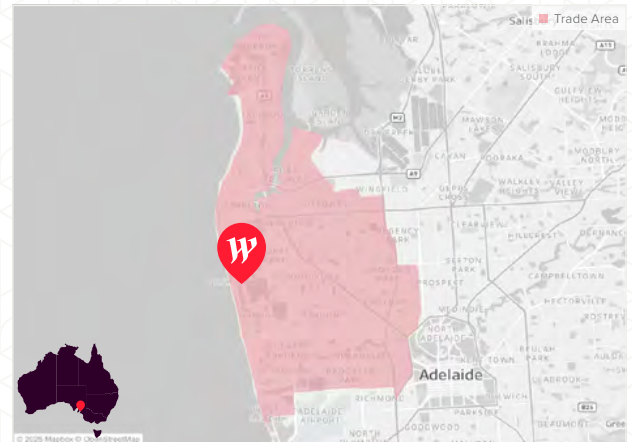
71,595m²
GROSS
LETTABLE
AREA

\$505.4m
TOTAL
ANNUAL RETAIL
SALES

3,909
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	6.9
Customer Visits 2023 (million)	6.6
Customer Advocacy – Net Promoter Score	49
Retail Expenditure (\$b)	3.8
Average Household Income (\$)	105,500
Total Trade Area Population	223,500



Site Area



Image courtesy of Nearmap



Whitford City, WA

Marmion Avenue & Whitfords Avenue, Hillarys WA 6025

Westfield Whitford City is located in Hillarys, a coastal suburb 20 kilometres north of the Perth CBD. The centre currently caters to a trade area population of over 453,000 residents. An \$80 million redevelopment completed in September 2017, delivered a new dining, lifestyle and entertainment precinct incorporating an 8-screen Event Cinemas complex and a bowling alley. Designed as a space where people can come together, the fresh outdoor space celebrates the best of Perth's café culture and provides a new destination for Perth's northern beaches community. Westfield Whitford City offers customers a convenient mix of business partners including a BIG W, Coles, Woolworths and Kmart as well as around 272 specialty stores.

The total retail spend in the Westfield Whitford City Total Trade Area was estimated at \$8.6 billion in 2024 while the total retail spend in the Main Trade Area was estimated at \$3.3 billion. The annual retail spend per capita in the Main Trade Area was estimated at \$20,572 in 2024, 11% higher than the Perth Metro average (\$18,569).

Ownership & Site

Centre Owner	Scentre Group (50%), JY Group (50%)
Site Area (ha)	22.7
Acquisition Date	2004
Book Value (\$m) SCG Share	205.0
Book Value (\$m)	410.0
Capitalisation Rate (%) ¹	7.25
Economic Yield (%) ²	8.67
Centre Opened	1978
Centre Redeveloped	2001, 2002/2003, 2017

Business Partners

Number of Business Partners	278
Experience based offering (%) ³	50

Centre Composition by GLA	GLA	%
BIG W	7,980	9.4
Event Cinemas	6,970	8.2
Kmart	5,978	7.0
Coles	4,680	5.5
Woolworths	4,411	5.2
Aldi	1,776	2.1
Majors Total	31,794	37.4
Specialties	50,273	59.1
Offices	2,981	3.5
Total	85,048	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	473	514	541
Total Specialty Sales MAT (\$m)	212	223	232
Avg Sales per Specialty Store (\$'000)	1,240	1,265	1,274
Specialty Sales MAT \$psm (<400sqm)	7,916	8,284	8,343

Specialty Sales Category Contribution^{4,5}

Retail Services	20%
Leisure	8%
Food Retail	4%
Food Dining	19%
Health & Beauty	13%
Fashion	10%
Footwear	2%
Jewellery	2%
Technology	11%
General Retail	3%
Homewares	6%



278
NUMBER OF
BUSINESS
PARTNERS

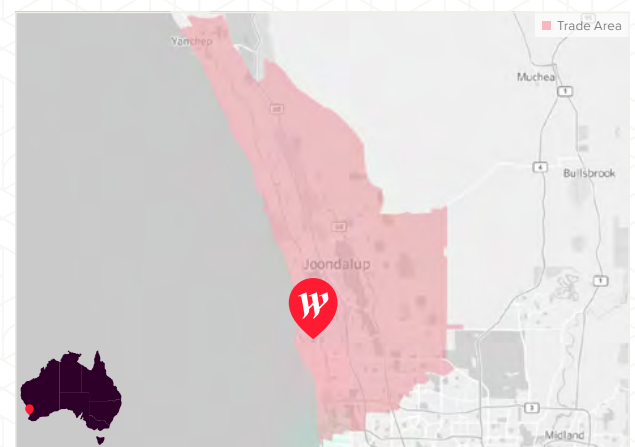
85,048m²
GROSS
LETTABLE
AREA

\$540.9m
TOTAL
ANNUAL RETAIL
SALES

4,107
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	6.8
Customer Visits 2023 (million)	6.7
Customer Advocacy – Net Promoter Score	49
Retail Expenditure (\$b)	8.6
Average Household Income (\$)	132,400
Total Trade Area Population	453,400



Site Area



Land Centre

Image courtesy of Nearmap



Woden, ACT

Keltie Street, Phillip ACT 2606

Westfield Woden is located eight kilometres south of the Canberra CBD. Centrally located in the midst of government buildings and neighbourhoods of families, professionals and skilled workers, the centre currently caters to a trade area of over 522,000 residents. The centre is home to David Jones, BIG W, Coles and Woolworths, a Hoyts cinemas complex and a range of business partners including approximately 233 specialty stores. In 2019, Westfield Woden completed a \$21 million redevelopment, introducing a new dining precinct to the centre.

The total retail spend by the Westfield Woden Total Trade Area was estimated at \$9.7 billion in 2024 while the total retail spend by the Main Trade Area was estimated at \$4.3 billion. The total retail spend per capita for the Westfield Woden Main Trade Area was estimated at \$19,668 per annum in 2024, which is 18% above the Sydney Metro average (\$16,628). 83% of workers in the Main Trade Area are managers, professionals or other white-collar workers compared to the Sydney Metro average of 77%.

Ownership & Site

Centre Owner	Scentre Group (50%), Perron (50%)
Site Area (ha)	9.1
Acquisition Date	2005
Book Value (\$m) SCG Share	290.2
Book Value (\$m)	580.4
Capitalisation Rate (%) ¹	6.25
Economic Yield (%) ²	7.14
Centre Opened	1972
Centre Redeveloped	1995, 2019

Business Partners

Number of Business Partners	238
Experience based offering (%) ³	51

Centre Composition by GLA

	GLA	%
David Jones	13,634	18.8
BIG W	8,492	11.7
Woolworths	4,078	5.6
Hoyts	3,778	5.2
Coles	3,400	4.7
Majors Total	33,382	45.9
Specialties	33,775	46.5
Offices	5,548	7.6
Total	72,705	100.0

Business Partner In-store Sales Information	2022	2023	2024
Total Sales – MAT (\$m)	381	411	407
Total Specialty Sales MAT (\$m)	206	218	214
Avg Sales per Specialty Store (\$'000)	1,235	1,282	1,275
Specialty Sales MAT \$psm (<400sqm)	9,095	9,383	9,259

Specialty Sales Category Contribution^{4,5}

Retail Services	15%
Leisure	7%
Food Retail	10%
Food Dining	21%
Health & Beauty	9%
Fashion	11%
Footwear	3%
Jewellery	3%
Technology	17%
General Retail	1%
Homewares	3%



238
NUMBER OF
BUSINESS
PARTNERS

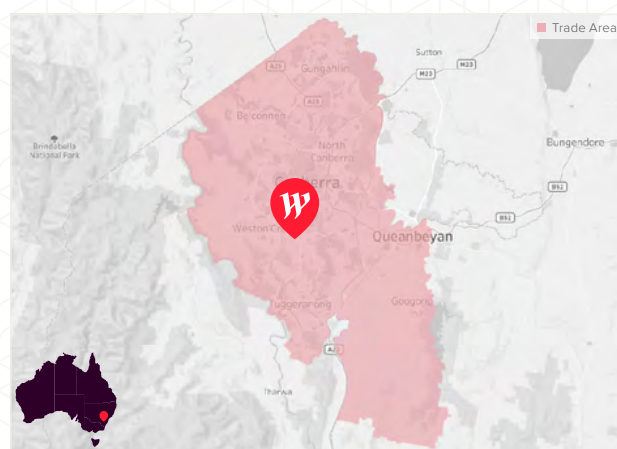
72,705m²
GROSS
LETTABLE
AREA

\$407.4m
TOTAL
ANNUAL RETAIL
SALES

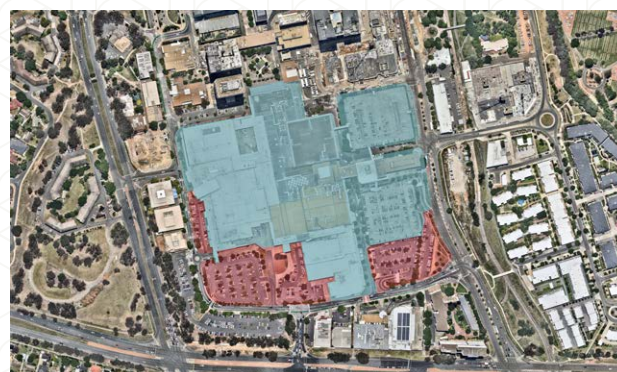
2,274
CAR
PARKING
SPACES

Customer & Demographics

Customer Visits 2024 (million)	8.8
Customer Visits 2023 (million)	8.7
Customer Advocacy – Net Promoter Score	47
Retail Expenditure (\$b)	9.7
Average Household Income (\$)	157,500
Total Trade Area Population	522,700



Site Area



Land Centre

Image courtesy of Nearmap



Glossary

Term	Definition
Fashion	Contemporary, designer, luxury, youth and mature clothing retailers.
Food Dining	Cafes, juice bars, fast and slow dining.
Food Retail	Fruit and vegetable, butchers, poultry, fish mongers, Asian groceries and delicatessens.
Footwear	General, women's, men's and children's footwear.
General Retail	Discount & variety stores, gifts & souvenirs and florists.
Health & Beauty	Cosmetics, chemists, nail bars, laser clinics, hair salons and barbers.
Homewares	Manchester, home décor, furniture and hardware.
Jewellery	Jewellers of gold, silver, rare stones and watches and accessories.
Leisure	Sporting goods stores, athleisure and outdoor equipment.
Net Promoter Score (NPS)	Measurement of customer loyalty and experience through online reviews and rating.
Retail Services	Optometrist, alterations, key cutting and shoe repairs.
Technology	Pure brand technology stores, technology aggregators, mobile phones and photographic.
TTA	Total Trade Area

Footnotes

1. Retail Capitalisation Rate as per the independent valuation.
2. Capitalisation Rate adjusted for the benefit of internal and external management.
3. Experience based offering includes dining, entertainment, health, fitness, finance, education and beauty services, which can only be consumed on-site.
4. Contribution based on 2024 MAT.
5. Refer to Glossary for detailed category descriptions.

Directory

Scentre Group

Scentre Group Limited

ABN 66 001 671 496

Scentre Group Trust 1

ARSN 090 849 746

(responsible entity Scentre Management Limited
ABN 41 001 670 579, AFS Licence No 230329)

Scentre Group Trust 2

ARSN 146 934 536

(responsible entity RE1 Limited
ABN 80 145 743 862, AFS Licence No 380202)

Scentre Group Trust 3

ARSN 146 934 652

(responsible entity RE2 Limited
ABN 41 145 744 065, AFS Licence No 380203)

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Listing

Australian Securities Exchange – SCG

Website

scentregroup.com

Authorised by the Chief Executive Officer, Elliott Rusanow

Disclaimer

Scentre Group comprises Scentre Group Limited, Scentre Group Trust 1 (the responsible entity of which is Scentre Management Limited); Scentre Group Trust 2 (the responsible entity of which is RE1 Limited); and Scentre Group Trust 3 (the responsible entity of which is RE2 Limited), (collectively Scentre" or "Scentre Group").

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This Property Compendium is not financial advice and has been prepared without taking into account the objectives, financial situation or needs of individuals. This Property Compendium may contain forward-looking statements. Any forward-looking statements are not assured or guaranteed may be affected by a number of unforeseen circumstances.

Sources

AU: Urbis; ABS (incl. Census 2021); and trade areas defined using transaction data from CBAlQ (CBAlQ's data output captures the electronic bank transactions of representative sample of people who purchased at Westfield destinations and their associated Trade Areas. Representative electronic bank transaction data is weighted using the ABS 2021 Census to be demographically and nationally representative of the Australian market.).

Refer to applicable Westfield Destination Trade Area Maps for further trade area information. Drive times were estimated using Google in December 2024 (set for a Saturday in August).

NZ: Urbis, Marketview, Stats NZ (incl. Census 2023). Refer to applicable Westfield Destination Trade Area Maps for further trade area information. Drive Times were estimated using Open Source Maps.

Note: Household income estimates are as at the Census year (2021 for Australia, 2023 for NZ), Population and Retail expenditure estimates for 2024 are provided as a guide.



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