

**Scentre Group <sup>1</sup> : Appendix 4E**  
**For the year ended 31 December 2025**

(previous corresponding period being the year ended 31 December 2024)

**Results for announcement to the market:**

			<b>2025</b>	<b>2024</b>
Revenue (\$million)	up	1.8%	2,685.0	2,637.1
Net operating income (\$million)	up	3.7%	2,104.1	2,029.5
Funds from Operations attributable to members (\$million)	up	4.9%	1,187.5	1,132.3
Profit after tax (including unrealised fair value movements) attributable to members (\$million)	up	69.4%	1,778.5	1,049.8

**Dividend/Distributions for Scentre Group**

	Cents per stapled security
Dividend/distributions for the year ended 31 December 2025	17.72
Final dividend/distributions in respect of Scentre Group earnings to be paid on 27 February 2026 comprising: <sup>(i)</sup>	8.905
– dividend in respect of a Scentre Group Limited share	Nil
– distribution in respect of a Scentre Group Trust 1 unit	7.710
– distribution in respect of a Scentre Group Trust 2 unit	1.195
– distribution in respect of a Scentre Group Trust 3 unit	Nil
Interim dividend/distributions in respect of Scentre Group earnings paid on 29 August 2025 comprising: <sup>(ii)</sup>	8.815
– dividend in respect of a Scentre Group Limited share	Nil
– distribution in respect of a Scentre Group Trust 1 unit	5.070
– distribution in respect of a Scentre Group Trust 2 unit	3.745
– distribution in respect of a Scentre Group Trust 3 unit	Nil

<sup>(i)</sup> The number of securities entitled to distributions on the record date, 13 February 2026 was 5,216,417,412.

<sup>(ii)</sup> The number of securities entitled to distributions on the record date, 15 August 2025 was 5,208,664,009.

The dividend/distributions per security have been determined by reference to the number of securities on issue at the record date. The record date for determining entitlements to the final distribution was 13 February 2026. The distribution will be paid on 27 February 2026.

A distribution reinvestment plan (DRP) is in operation for the distribution payable for the six-month period ended 31 December 2025. An election to participate in the DRP must have been received by 5.00pm (Sydney time) on 16 February 2026. The price of securities to be issued under the DRP is \$3.7998. No discount has been applied to the issue price. The issue date will be 27 February 2026.

Details of the full year components of distributions in respect of Scentre Group Trust 1 and Scentre Group Trust 2 will be provided in the Annual Tax Statements which will be sent to members in March 2026.

**Additional information**

Commentary on the results is contained in the announcement and results presentation released to the Australian Securities Exchange. The additional information requiring disclosure to comply with listing rule 4.3A is contained in the attached Annual Financial Report which includes the audited consolidated financial report. The annual general meeting will be held on 22 April 2026.

<sup>(iii)</sup> Scentre Group comprises Scentre Group Limited ABN 66 001 671 496 (SGL); Scentre Group Trust 1 ARSN 090 849 746 (SGT1); Scentre Group Trust 2 ARSN 146 934 536 (SGT2) and Scentre Group Trust 3 ARSN 146 934 652 (SGT3) and their respective controlled entities.