CARINDALE PROPERTY TRUST

ASX Announcement

25 August 2026

Carindale Property Trust delivers 8.8% growth in Funds From Operations to $32.3 million for FY26

Carindale Property Trust (ASX: CDP) today announced its full year results for the 12 months to 30 June 2026 with Funds From Operations (FFO) of $32.3 million, up 8.8%.

Statutory Profit for the year was $59.0 million and includes an unrealised property valuation increase of $25.6 million.

The distribution for the year ended 30 June 2026 is $24.7 million or 29.883 cents per unit, representing growth of 5.0% and in line with guidance.

Chief Executive Officer of Carindale Property Trust Elliott Rusanow said: “These results demonstrate the continued strength in operating performance, with our focus on providing customers with more reasons to visit.

“Our business partners achieved record annual retail sales of $1,137.8 million, an increase of 2.9% compared to 2025.

“Demand for space remains strong with 72 deals completed in the 12-months, including 30 new merchants and occupancy of 99.9% at 30 June 2026.”

The property was independently valued as of 30 June 2026 at $1,628 million (CDP share: $814 million), up 3.3% largely due to growth in net operating income.

As at 30 June 2026, the net tangible assets of the Trust were $7.20 per unit. The Trust’s gearing was 25.3% and interest rate hedging is 83% with an average base rate of 3.3%.

The final distribution of 14.9415 cents per unit is payable to unitholders on 31 August 2026.

Mr Rusanow said: “The strength of the operating performance of Westfield Carindale reflects the initiatives and investment we have undertaken over recent years and underpins the Trust’s ability to continue to deliver sustainable distribution growth for unitholders.”

Subject to no material change in the operating environment, the Trust expects to distribute 31.38 cents per unit for the year ending 30 June 2027, representing growth of 5.0%.

Authorised by the Board.

$32.3m

↑ 8.8%

Funds From Operations

$24.7m

↑ 5.0%

Distributions cpu

$1,138m

↑ 2.9%

Annual Retail Sales

Scentre Management Limited
AFS Licence No: 230329 as responsible entity of Carindale Property Trust
ABN 41 001 670 579
ARSN 093 261 744

Level 30, 85 Castlereagh Street
Sydney NSW 2000 Australia

GPO Box 4004
Sydney NSW 2001 Australia

Further information

Company Secretary	Investor Relations	Corporate Affairs/Media
+61 2 9358 7439	+ 61 2 9028 8792	+61 2 9358 7739

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.

The financial information included in this release is based on the Trust's IFRS financial statements. Non IFRS financial information has not been audited or reviewed. This release contains forward looking statements, including statements regarding future earnings that are based on information and assumptions available to us as of the date of this presentation. Actual results, performance or achievements could be significantly different from those expressed in, or implied by, these forward looking statements. These forward looking statements are not guarantees or predictions of future performance, and involve known and unknown risks, uncertainties and other factors, many of which are beyond our control, and which may cause actual results to differ materially from those expressed in the statements contained in this release. You should not place undue reliance on these forward looking statements. Except as required by law or regulation (including the ASX Listing Rules) we undertake no obligation to update these forward looking statements.