CARINDALE PROPERTY TRUST

ASX Announcement

25 August 2026

Fund Payment Notice

CARINDALE PROPERTY TRUST (ASX: CDP)

Notice for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Tax Administration Act
Non-resident withholding tax
Distribution for the six months ended 30 June 2026

Set out below are the components of the distribution for the six months ended 30 June 2026.

Distribution amount:	14.9415 cents per unit
Payment date:	31 August 2026
Income year:	Year ended 30 June 2026

These components are provided solely for the purposes of Subdivision 12-H and Division 12A of the Taxation Administration Act 1953 (Cth) (the Tax Admin Act) and should not be used for any other purpose.

Components	Cents per unit
Fund payment amount	16.382483
Australian interest income	0.093022
Dividend income – fully franked	0.271947

Note, the total amount of the Fund payment, Australian interest income and dividend income exceeds the cash distribution.

Carindale Property Trust declares that it is a withholding MIT for the purposes of Subdivision 12-H of Schedule 1 of the Tax Admin Act in respect of the income year ended 30 June 2026.

This distribution does not include any amounts that are attributable to:

- non-concessional MIT income or amounts excluded from non-concessional MIT income; or
- a fund payment from a clean building managed investment trust.

Australian resident members should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to members in September 2026.

This announcement has been authorised for release by the Company Secretary.

Scentre Management Limited
AFS Licence No: 230329 as responsible entity of Carindale Property Trust
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Further information

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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.