

Announcement Summary

Entity name

VICINITY CENTRES

Date of this announcement

Wednesday September 16, 2026

The +securities the subject of this notification are:

Unquoted options that have been exercised or other unquoted +convertible securities that have been converted

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
VCX	FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	2,991,535	07/09/2026

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

VICINITY CENTRES

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

ABN

Registration number

90114757783

1.3 ASX issuer code

VCX

1.4 The announcement is

New announcement

1.5 Date of this announcement

16/9/2026

Part 2 - Issue details

2.1 The +securities the subject of this notification are:

Unquoted options that have been exercised or other unquoted +convertible securities that have been converted

2.2b The +securities being issued, transferred or re-classified as a result of the options being exercised or other +convertible securities being converted are:

securities that have already been quoted on ASX ("existing class")

Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

The right of the holder of the options or other +convertible securities to receive the +underlying securities is being satisfied by:

A transfer of existing +securities

The underlying securities being received by the holder are:

Already quoted by ASX

Existing +securities converting into an existing class

FROM (Existing Class)

ASX +Security code and description

VCXAK : PERFORMANCE RIGHTS

TO (Existing Class)

ASX +Security code and description

VCX : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Please state the number of options that were exercised or other +convertible securities that were converted

2,389,462

The first date the options were exercised or other +convertible securities were converted

7/9/2026

The last date the options were exercised or other +convertible securities were converted

7/9/2026

Is this all of the options or other +convertible securities on issue of that type?

No

Were the options being exercised or other +convertible securities being converted issued under an +employee incentive scheme?

Yes

Are any of the options being exercised or other +convertible securities being converted held by +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates who are exercising options or converting +convertible securities.

Name of KMP	Name of registered holder	Number of +securities
Peter Huddle	Peter Huddle	762,882
Adrian Chye	Adrian Chye	295,843

Date the +securities the subject of this notification were issued/transferred

7/9/2026

Any other information the entity wishes to provide about the +securities the subject of this notification

Issue details

Number of +securities

2,389,462

The right of the holder of the options or other +convertible securities to receive the +underlying securities is being satisfied by:

A transfer of existing +securities

The underlying securities being received by the holder are:

Already quoted by ASX

Existing +securities converting into an existing class**FROM (Existing Class)****ASX +Security code and description**

VCXAA : RESTRICTED RIGHTS

TO (Existing Class)**ASX +Security code and description**

VCX : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Please state the number of options that were exercised or other +convertible securities that were converted

602,073

The first date the options were exercised or other +convertible securities were converted

7/9/2026

The last date the options were exercised or other +convertible securities were converted

7/9/2026

Is this all of the options or other +convertible securities on issue of that type?

No

Were the options being exercised or other +convertible securities being converted issued under an +employee incentive scheme?

Yes

Are any of the options being exercised or other +convertible securities being converted held by +key management personnel (KMP) or an +associate?

No

Date the +securities the subject of this notification were issued/transferred

7/9/2026

Any other information the entity wishes to provide about the +securities the subject of this notification

The vesting of Restricted Rights detailed in this Appendix 3G relates to 50% of the Restricted Rights granted under each of the FY23 Equity Incentive Plan (Tranche 2) which had a performance period of 1 July 2022 to 30 June 2026 and under the FY24 Equity Incentive Plan (Tranche 1) which had a performance period of 1 July 2023 to 30 June 2026. Under the terms of the grants, these Restricted Rights did not carry any distribution or voting rights prior to vesting, however, recipients were entitled to receive distribution equivalent securities at the time of vesting equal to the distributions that would have been paid had those recipients received distributions on the Restricted Rights with respect to the respective performance periods ('Distribution Equivalent Securities'). The total of 703,139 VCX fully paid ordinary stapled securities that have been allocated to recipients upon vesting of the Restricted Rights therefore includes 101,066 Distribution Equivalent Securities.

Issue details

Number of +securities602,073

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
VCX : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	4,640,336,267

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
VCXAK : PERFORMANCE RIGHTS	8,509,788
VCXAA : RESTRICTED RIGHTS	1,446,030