Notice of initial substantial shareholder

Form 603
Corporations Act
Section 671B

To: Vicinity Centres ("VCX", Ordinary Fully Paid)

1. Details of substantial shareholder

Citigroup Global Markets Australia Pty Limited (ACN 003 114 832) and each of the related bodies corporate in the Citigroup group of companies worldwide (for more details please visit www.citigroup.com).

The holder became a substantial holder on 16 November 2026.

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate had a relevant interest in on the date the substantial holder became a substantial holder are as follows:

Class of securities	Number of securities	Person's vote	Voting Power
Ordinary Fully Paid	245,543,819	245,543,819	5.2461%

3. Details of relevant interests

Holder of relevant interest	Nature of relevant interest	Class and number of securities
Citibank, N.A.	Citibank, N.A. holds a relevant interest in these shares pursuant to contracts entered into in the ordinary course of business on a stock market of a stock exchange, containing no terms and conditions other than standard terms and conditions.	26 Ordinary Fully Paid
Citibank, N.A. Sydney Branch	Citibank, N.A. Sydney Branch holds a relevant interest in these shares acting as Agent Lender and as the holder of securities subject to an obligation to return under a securities lending agreement. Refer to Annexure A.	76,531,142 Ordinary Fully Paid
Citibank, N.A. Sydney Branch	Citibank, N.A. Sydney Branch holds a relevant interest in these shares acting as Agent Lender and as the holder of collateral securities in a tripartite arrangement subject to an obligation to return under a securities lending agreement. Refer to Annexure A.	61,752 Ordinary Fully Paid

Citigroup Global Markets Australia Pty Limited	Citigroup Global Markets Australia Pty Limited holds a relevant interest in these shares pursuant to contracts entered into subject to an obligation to return under a securities lending agreement ***and*** pursuant to contracts entered into in the ordinary course of business on a stock market of a stock exchange, containing no terms and conditions other than standard terms and conditions. Refer to Annexure A.	27,920,672 Ordinary Fully Paid
Citigroup Global Markets Limited	Citigroup Global Markets Limited holds a relevant interest in these shares pursuant to contracts entered into subject to an obligation to return under a securities lending agreement ***and*** pursuant to contracts entered into in the ordinary course of business on a stock market of a stock exchange, containing no terms and conditions other than standard terms and conditions. Refer to Annexure A.	141,030,227 Ordinary Fully Paid

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Class and number of securities
Citibank, N.A.	Citicorp Nominees Pty Limited	26 Ordinary Fully Paid
Citibank, N.A. Sydney Branch	Various	76,531,142 Ordinary Fully Paid
Citibank, N.A. Sydney Branch	Citicorp Nominees Pty Limited	61,752 Ordinary Fully Paid
Citigroup Global Markets Australia Pty Limited	Citicorp Nominees Pty Limited	27,920,672 Ordinary Fully Paid
Citigroup Global Markets Limited	Citicorp Nominees Pty Limited	141,030,227 Ordinary Fully Paid

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration	Class and number of securities
Citibank, N.A.	Various	Various	26 Ordinary Fully Paid
Citibank, N.A. Sydney Branch	Various	Various (Refer Annexure A)	76,531,142 Ordinary Fully Paid

Citibank, N.A. Sydney Branch	Various	Various (Refer Annexure A)	61,752 Ordinary Fully Paid
Citigroup Global Markets Australia Pty Limited	Various	Various (Refer Annexure A)	27,920,672 Ordinary Fully Paid
Citigroup Global Markets Limited	Various	Various (Refer Annexure A)	141,030,227 Ordinary Fully Paid

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Citibank, N.A.	Each of the related bodies corporate in the Citigroup group of companies worldwide (for more details please visit www.citigroup.com).
Citibank, N.A. Sydney Branch	Each of the related bodies corporate in the Citigroup group of companies worldwide (for more details please visit www.citigroup.com).
Citigroup Global Markets Australia Pty Limited	Each of the related bodies corporate in the Citigroup group of companies worldwide (for more details please visit www.citigroup.com).
Citigroup Global Markets Limited	Each of the related bodies corporate in the Citigroup group of companies worldwide (for more details please visit www.citigroup.com).

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Citibank, N.A.	5800 S Corporate Place Sioux Falls, SD 57108, Lincoln, United States
Citibank, N.A. Sydney Branch	Two Park 2 Park St Sydney, NSW 2000 Australia
Citigroup Global Markets Australia Pty Limited	Two Park 2 Park St Sydney, NSW 2000 Australia
Citigroup Global Markets Limited	Citigroup Centre, Canary Wharf 33 Canada Square London, E14 5LB, United Kingdom

Dated this day, 19 November 2026.

Ji Hyun Kim

Citigroup Global Markets Australia Pty Limited
T: +61 2 8225 2489

Annexure A

This is Annexure A of 4 pages referred to in Form 603 *'Notice of initial substantial holder'*

Schedule (Loan)	
Type of Agreement	AMSLA / GMSLA / MSLA
Parties to Agreement	Various
Transfer date	Various
Holder of voting rights	Borrower
Are there any restrictions on voting rights?	No
Scheduled return date	Unknown
Does the borrower have the right to return early?	Yes
If yes, details	Standard AMSLA / GMSLA / MSLA terms
Does the lender have the right to recall early?	Yes
If yes, details	Standard AMSLA / GMSLA / MSLA terms
Will the securities be returned on settlement?	n/a
Statement	If requested by the company to whom the prescribed form must be given, or if requested by ASIC, Citi will give a copy of the AMSLA / GMSLA / MSLA to the company or ASIC.

Schedule (Agency Lending Agreement)	
Type of Agreement	Securities Lending Agency Agreement (SLAA)
Parties to Agreement	Various
Circumstances under which the agent lender can exercise the authorisations in relation to the securities	Agent Lender can only exercise authority, as agent, in relation to the lender's securities as defined and agreed in the Securities Lending Agency Agreement.
Circumstances under which the agent lender is subject to any restrictions in how it can deal with the securities	Lenders will define the restrictions and/or securities lending parameters in the Securities Lending Agency Agreement entered into with the lending agent. Such restrictions/parameters include specific designated accounts, lendable limits, acceptable collateral and/or cash reinvestment guidelines.
Does the agent lender have the right to recall early?	Agent Lenders have the right to early recall on behalf of Lender's instructions. However, the expectation is the Lender and Borrower would have mutually agreed no sales/recall of the securities during the duration of the loan term. Hence, borrowers are not obligated to return the securities early for termed loans.
If yes, details	Authorised under the standard Securities Lending Agency Agreement terms.
Statement	If requested by the company to whom the prescribed form must be given, or if requested by ASIC, Citi will give a copy of the authorisation agreement to the company or ASIC.

Schedule (Collateral)	
Type of Agreement	AMSLA / GMSLA / MSLA
Parties to Agreement	Various
Transfer date	Various
Holder of voting rights	Borrower
Are there any restrictions on voting rights?	No
Scheduled return date	Unknown
Does the borrower have the right to recall early?	Yes
If yes, details	Borrower can instruct their Triparty/Collateral Agent
Does the lender have the right to return early?	No
If yes, details	
Will the securities be returned on settlement?	n/a
Statement	If requested by the company to whom the prescribed form must be given, or if requested by ASIC, Citi will give a copy of the AMSLA / GMSLA / MSLA to the company or ASIC.

Schedule (Agency Lending Agreement - Collateral)	
Type of Agreement	Securities Lending Agency Agreement (SLAA)
Parties to Agreement	Various
Circumstances under which the agent lender can exercise the authorisations in relation to the securities	Agent Lender cannot exercise any authorisation with respect to the securities held as collateral by the Triparty Custodian/Agent.
Circumstances under which the agent lender is subject to any restrictions in how it can deal with the securities	Agent Lender has no access to the collateral held by the Triparty Custodian/Agent, till an event of default occurs and collateral is ring fenced and becomes accessible.
Does the agent lender have the right to return early?	No
If yes, details	
Statement	If requested by the company to whom the prescribed form must be given, or if requested by ASIC, Citi will give a copy of the Authorisation Agreement to the company or ASIC.