

Scentre Group ¹ : Appendix 4D For the half-year ended 30 June 2024

(previous corresponding period being the half-year ended 30 June 2023)

Results for announcement to the market:

			2024	2023
Revenue (\$million)	up	2.1%	1,276.5	1,250.3
Profit after tax (including unrealised fair value movements) attributable to members (\$million)	up	170.3%	403.9	149.4
Net operating income (\$million)	up	3.5%	1,005.6	971.9
Funds from Operations (FFO) attributable to members (\$million)	up	2.1%	568.2	556.6
FFO per security (cents)	up	2.0%	10.95	10.74

Dividend/Distributions for Scentre Group

	Cents per stapled security
Dividend/distributions for the period ended 30 June 2024	8.60
Interim dividend/distributions in respect of Scentre Group earnings to be paid on 30 August 2024 comprising: ⁽ⁱ⁾	8.60
- dividend in respect of a Scentre Group Limited share	Nil
- distribution in respect of a Scentre Group Trust 1 unit	4.47
- distribution in respect of a Scentre Group Trust 2 unit	4.13
- distribution in respect of a Scentre Group Trust 3 unit	Nil

⁽ⁱ⁾ The number of securities entitled to distributions on the record date, 16 August 2024 was 5,195,063,168.

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 distributions was 16 August 2024 and the distribution will be paid on 30 August 2024.

A distribution reinvestment plan (DRP) is in operation for the distribution payable for the six-month period ended 30 June 2024. An election to participate in the DRP must be received by 5.00pm (Sydney time) on 21 August 2024.

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 2025.

Additional information

Commentary on the results is contained in the announcement and results presentation released to the Australian Securities Exchange (ASX).

⁽¹⁾ 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.

Scentre Group

Half-Year Financial Report

For the half-year ended 30 June 2024

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SCENTRE GROUP

INCOME STATEMENT

For the half-year ended 30 June 2024

	Note	30 Jun 24 \$million	30 Jun 23 \$million
Revenue			
Property revenue		1,135.2	1,077.4
Property development and construction revenue		107.4	142.6
Property management income		33.9	30.3
		1,276.5	1,250.3
Expenses			
Property expenses, outgoings and other costs		(260.0)	(235.6)
Property development and construction costs		(103.3)	(127.5)
Property management costs		(7.2)	(6.0)
Overheads		(47.0)	(44.7)
		(417.5)	(413.8)
Share of after tax profits/(loss) of equity accounted entities			
Property revenue		128.9	123.4
Property expenses, outgoings and other costs		(34.3)	(29.9)
Interest income		1.2	0.6
Property revaluations		(104.5)	(15.9)
Tax expense		(3.7)	(6.6)
	6(a)	(12.4)	71.6
Interest income		7.5	7.2
Currency loss		(15.0)	(17.3)
Financing costs	12	(389.9)	(342.0)
Capital costs relating to strategic initiatives		(7.8)	(15.5)
Property revaluations		(15.0)	(376.6)
Profit before tax		426.4	163.9
Tax expense	7	(19.2)	(13.6)
Profit after tax for the period		407.2	150.3
Profit after tax for the period attributable to:			
– Members of Scentre Group		403.9	149.4
– External non controlling interests		3.3	0.9
Profit after tax for the period		407.2	150.3
Earnings per stapled security attributable to members of Scentre Group			
		cents	cents
– Basic earnings per stapled security	11(a)	7.79	2.88
– Diluted earnings per stapled security	11(a)	7.75	2.87

SCENTRE GROUP
STATEMENT OF COMPREHENSIVE INCOME

For the half-year ended 30 June 2024

	30 Jun 24 \$million	30 Jun 23 \$million
Profit after tax for the period	407.2	150.3
Other comprehensive loss		
<i>Movement in foreign currency translation reserve ⁽ⁱ⁾</i>		
– Currency movement on the translation of investment in foreign operations	(20.2)	(20.4)
Total comprehensive income for the period	387.0	129.9
Total comprehensive income attributable to:		
– Members of Scentre Group ⁽ⁱⁱ⁾	383.7	129.0
– External non controlling interests	3.3	0.9
Total comprehensive income for the period	387.0	129.9

⁽ⁱ⁾ This may be subsequently transferred to the profit and loss.

⁽ⁱⁱ⁾ Total comprehensive income attributable to members of Scentre Group comprises \$41.2 million (30 June 2023: \$37.1 million) attributable to Scentre Group Limited (SGL) members and \$342.5 million (30 June 2023: \$91.9 million) attributable to SGT1, SGT2 and SGT3 members.

Total comprehensive income attributable to members of SGT1, SGT2 and SGT3 consists of profit after tax for the period of \$362.0 million (30 June 2023: \$111.5 million) and currency loss on the translation of investment in foreign operations of \$19.5 million (30 June 2023: \$19.6 million).

SCENTRE GROUP
BALANCE SHEET

As at 30 June 2024

	Note	30 Jun 24 \$million	31 Dec 23 \$million
Current assets			
Cash and cash equivalents		288.1	296.4
Trade debtors	3	18.9	20.6
Receivables	3	105.4	104.0
Interest receivable		189.5	178.1
Derivative assets		450.7	241.5
Other current assets		61.7	73.6
Total current assets		1,114.3	914.2
Non current assets			
Investment properties	4	31,566.2	31,456.9
Equity accounted investments	6(b)	2,594.0	2,685.0
Derivative assets		306.4	418.9
Plant, equipment and intangible assets		57.6	62.4
Right-of-use assets		33.9	40.8
Other non current assets		92.9	93.3
Total non current assets		34,651.0	34,757.3
Total assets		35,765.3	35,671.5
Current liabilities			
Trade creditors		270.0	310.4
Payables and other creditors		405.9	469.1
Interest payable		315.4	300.6
Interest bearing liabilities			
– Senior borrowings	13	2,634.3	1,655.2
Other financial liabilities		-	174.0
Tax payable		0.6	4.8
Provision for employee benefits		22.2	28.1
Lease liabilities		16.5	15.8
Derivative liabilities		216.5	260.3
Total current liabilities		3,881.4	3,218.3
Non current liabilities			
Interest bearing liabilities			
– Senior borrowings	13	9,227.5	9,821.4
– Subordinated notes	13	4,048.0	3,963.6
Deferred tax liabilities		29.6	16.7
Provision for employee benefits		42.8	29.5
Lease liabilities		73.1	80.6
Derivative liabilities		477.3	517.9
Total non current liabilities		13,898.3	14,429.7
Total liabilities		17,779.7	17,648.0
Net assets		17,985.6	18,023.5
Equity attributable to members of Scentre Group			
Contributed equity	14(b)	10,005.0	9,990.8
Reserves		88.5	110.8
Retained profits		7,710.7	7,739.7
Total equity attributable to members of Scentre Group		17,804.2	17,841.3
Equity attributable to external non controlling interests			
Contributed equity		75.1	74.4
Retained profits		106.3	107.8
Total equity attributable to external non controlling interests		181.4	182.2
Total equity		17,985.6	18,023.5

SCENTRE GROUP
STATEMENT OF CHANGES IN EQUITY

For the half-year ended 30 June 2024

	Contributed Equity \$million	Reserves \$million	Retained Profits \$million	30 Jun 24 Total \$million	Contributed Equity \$million	Reserves \$million	Retained Profits \$million	30 Jun 23 Total \$million
Changes in equity attributable to members of Scentre Group								
Balance at the beginning of the period	9,990.8	110.8	7,739.7	17,841.3	9,990.8	119.6	8,420.2	18,530.6
– Profit after tax for the period ⁽ⁱ⁾	-	-	403.9	403.9	-	-	149.4	149.4
– Other comprehensive loss ^{(i) (iii)}	-	(20.2)	-	(20.2)	-	(20.4)	-	(20.4)
Transactions with owners in their capacity as owners								
– Movement in contributed equity ⁽ⁱⁱⁱ⁾	14.2	-	-	14.2	-	-	-	-
– Movement in employee share plan benefits reserve	-	(2.1)	-	(2.1)	-	(9.4)	-	(9.4)
– Dividends/distributions paid or provided for	-	-	(432.9)	(432.9)	-	-	(427.7)	(427.7)
Closing balance of equity attributable to members of Scentre Group	10,005.0	88.5	7,710.7	17,804.2	9,990.8	89.8	8,141.9	18,222.5
Changes in equity attributable to external non controlling interests								
Balance at the beginning of the period	74.4	-	107.8	182.2	72.7	-	117.2	189.9
– Profit after tax for the period attributable to external non controlling interests ⁽ⁱ⁾	-	-	3.3	3.3	-	-	0.9	0.9
– Distribution paid or provided for	-	-	(3.7)	(3.7)	-	-	(3.5)	(3.5)
– Increase/(decrease) in external non controlling interest	0.7	-	(1.1)	(0.4)	0.7	-	(1.1)	(0.4)
Closing balance of equity attributable to external non controlling interests	75.1	-	106.3	181.4	73.4	-	113.5	186.9
Total equity	10,080.1	88.5	7,817.0	17,985.6	10,064.2	89.8	8,255.4	18,409.4

⁽ⁱ⁾ Total comprehensive income for the period amounts to \$387.0 million (30 June 2023: \$129.9 million).

⁽ⁱⁱ⁾ The movement in reserves attributable to members of SGT1, SGT2 and SGT3 comprises currency loss on the translation of investment in foreign operations of \$19.5 million (30 June 2023: \$19.6 million).

⁽ⁱⁱⁱ⁾ The movement in contributed equity pertains to the issue of securities under the Distribution Reinvestment Plan (DRP) as disclosed in Note 14(b).

SCENTRE GROUP

CASH FLOW STATEMENT

For the half-year ended 30 June 2024

	Note	30 Jun 24 \$million	30 Jun 23 \$million
Cash flows from operating activities			
Receipts in the course of operations (including Goods and Services Tax (GST))		1,428.0	1,462.7
Payments in the course of operations (including GST)		(491.1)	(503.7)
Dividends/distributions received from equity accounted entities		39.1	45.3
Net operating cash flows retained by equity accounted entities		34.2	23.5
Income and withholding taxes paid		(9.9)	(19.5)
GST paid		(108.7)	(103.6)
Payments of financing costs (excluding financing costs capitalised)		(372.9)	(376.8)
Interest received		7.5	7.2
Net cash inflow from operating activities - proportionate ⁽ⁱ⁾		526.2	535.1
Less: net operating cash flows retained by equity accounted entities		(34.2)	(23.5)
Net cash inflow from operating activities		492.0	511.6
Cash flows from investing activities			
Capital expenditure		(160.8)	(174.4)
Net outflows for investments in equity accounted entities		(7.3)	(25.8)
Payments for plant, equipment and intangible assets		(6.4)	(16.0)
Financing costs capitalised to qualifying development projects and construction in progress	12	(17.4)	(18.4)
Net cash outflow from investing activities		(191.9)	(234.6)
Cash flows from financing activities			
Repayment of senior borrowings		(371.0)	(811.2)
Proceeds from senior borrowings		666.7	715.5
Repayment of other financial liabilities	15	(174.0)	(162.3)
Payment of lease liabilities		(7.9)	(7.3)
Dividends/distributions paid		(418.7)	(427.7)
Distributions paid by controlled entities to external non controlling interests		(3.0)	(2.8)
Net cash outflow from financing activities		(307.9)	(695.8)
Net decrease in cash and cash equivalents held		(7.8)	(418.8)
Add opening cash and cash equivalents brought forward		296.4	679.0
Effects of exchange rate changes on cash and cash equivalents		(0.5)	0.8
Cash and cash equivalents at the end of the period ⁽ⁱⁱ⁾		288.1	261.0

⁽ⁱ⁾ Proportionate cash flows from operating activities includes operating cash flows from consolidated and equity accounted entities.

⁽ⁱⁱ⁾ Cash and cash equivalents comprise cash of \$288.1 million (30 June 2023: \$261.0 million) net of bank overdraft of nil (30 June 2023: nil).

SCENTRE GROUP

NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

1 Basis of preparation of the Financial Report

(a) Corporate information

This financial report of Scentre Group (Group), comprising Scentre Group Limited (Parent Company) and its controlled entities, for the half-year ended 30 June 2024 was approved in accordance with a resolution of the Board of Directors of the Parent Company.

The nature of the operations and principal activities of the Group are described in the Directors' Report.

(b) Basis of preparation

This half-year financial report does not include all notes of the type normally included in the annual financial report and therefore cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the Group as the annual financial report.

This half-year financial report should be read in conjunction with the annual financial report of Scentre Group as at 31 December 2023.

It is also recommended that this half-year financial report be considered together with any public announcements made by Scentre Group during the half-year ended 30 June 2024 in accordance with the continuous disclosure obligations arising under the Corporations Act 2001 (Corporations Act).

(c) Going concern

This half-year financial report has been prepared on a going concern basis. In making this assessment, the Directors have considered the Group's ability to meet its financial obligations over the next 12 months, using cash flow sensitivity analysis and having regard to maturity of interest bearing liabilities, funding requirements, operating cash earnings and available financing facilities. At 30 June 2024, \$3.2 billion (31 December 2023: \$3.5 billion) of financing resources were available to the Group which are sufficient to cover net short term liabilities.

(d) Basis of accounting

This half-year financial report is a general purpose financial report, which has been prepared in accordance with the requirements of the Corporations Act and AASB 134 Interim Financial Reporting.

This half-year financial report has been prepared on a historical cost basis, except for investment properties, investment properties within equity accounted investments, derivative financial instruments, financial assets at fair value through profit and loss and other financial liabilities.

For the purpose of preparing this half-year financial report, the half-year has been treated as a discrete reporting period.

This half-year financial report has been prepared using the same accounting policies as used in the annual financial report for the year ended 31 December 2023 except for the changes required due to the adoption of accounting standards as disclosed in Note 1(e).

This half-year financial report is presented in Australian dollars.

(e) New accounting standards and interpretations

The Group has adopted the following new or amended standards which became applicable on 1 January 2024:

- AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current (effective from 1 January 2024)

This amends AASB 101 Presentation of Financial Statements to clarify the requirements for classifying liabilities as current or non current. This amendment did not have a significant impact on the financial statements on application.

- AASB 2022-5 Amendments to Australian Accounting Standards – Lease Liability in a Sale and Leaseback (effective from 1 January 2024)

This amends AASB 16 Leases to add subsequent measurement requirements for sale and leaseback transactions that satisfy the requirements in AASB 15 Revenue from Contracts with Customers to be accounted for as a sale. This amendment did not have a significant impact on the financial statements on application.

- AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants (effective from 1 January 2024)

This amends AASB 101 Presentation of Financial Statements to improve the information an entity provides in its financial statements about liabilities arising from loan arrangements for which the entity's right to defer settlement of those liabilities for at least twelve months after the reporting period is subject to the entity complying with conditions specified in the loan arrangement. This amendment did not have a significant impact on the financial statements on application.

SCENTRE GROUP

NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

1 Basis of preparation of the Financial Report (continued)

(e) New accounting standards and interpretations (continued)

Certain Australian Accounting Standards and Interpretations have recently been issued or amended but are not yet effective and have not been adopted by the Group for the half-year ended 30 June 2024. The impact of these new standards or amendments to the standards and interpretations (to the extent relevant to the Group) is as follows:

- AASB 2014-10 Amendments to Australian Accounting Standards – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (effective from 1 January 2025)
This amends AASB 10 Consolidated Financial Statements and AASB 128 Investments in Associates and Joint Ventures to address an inconsistency between the requirements of AASB 10 and AASB 128 in dealing with the sale or contribution of assets between an investor and its associate or joint venture. This amendment is not expected to have a significant impact on the financial statements on application.
- AASB 18 Presentation and Disclosure in Financial Statements (effective from 1 January 2027)
This replaces AASB 101 Presentation of Financial Statements. The key presentation and disclosure requirements established under the new standard are the presentation of newly defined subtotals in the income statement, the disclosure of management-defined performance measures and enhanced requirements for grouping information. The Group is evaluating the impact of this standard on the financial statements on application.

Climate reporting

In October 2023, the Australian Accounting Standards Board (AASB) released Exposure Draft ED SR1 Australian Sustainability Reporting Standards – Disclosure of Climate-related Financial Information (ED SR1) to propose climate-related financial disclosure requirements. In March 2024, the Australian Government's Treasurer introduced into Parliament the Treasury Laws Amendment (Financial Market Infrastructure and Other Measures) Bill 2024 which contains amendments that set out new climate-related financial reporting requirements for entities that are required to lodge financial reports under Chapter 2M of the Corporations Act. The introduction of the Bill follows the release of exposure draft legislation on climate-related financial disclosures earlier in the year. The Group is expected to adopt the mandatory climate-related financial disclosures from 1 January 2025.

Effective 3 April 2024, the Audit and Risk Committee was restructured to establish an Audit and Finance Committee and a Risk and Sustainability Committee. The Audit and Finance Committee will have oversight of the Group's financial reporting, including mandatory climate reporting. The Risk and Sustainability Committee will have oversight of risk management, including the risks associated with climate change and the Group's sustainability strategy and objectives. The Directors continue to monitor developments in relation to the Australian sustainability reporting standards.

(f) Comparative information

Where applicable, certain comparative figures are restated in order to comply with the current period's presentation of the financial statements.

(g) Rounding

In accordance with ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191, the amounts shown in this half-year financial report have been rounded to the nearest tenth of a million dollars, unless otherwise indicated. Amounts shown as 0.0 represent amounts less than \$50,000 that have been rounded down.

SCENTRE GROUP

NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

2 Segment reporting

The Group's operational segments comprise the property investment and property management and construction segments.

(a) Property investments

Property investments segment includes net property income from shopping centres. A geographic analysis of net property investment income is also provided.

(b) Property management and construction

Property management and construction segment includes external fee income from third parties, primarily property management and development fees, and associated business expenses.

The Group's operating segment income and expenses as well as the details of segment assets have been prepared on a proportionate format. The proportionate format presents the net income from and net assets in equity accounted properties on a gross format whereby the underlying components of net income and net assets are disclosed separately as revenues and expenses, assets and liabilities. The Group's liabilities are managed on a consolidated basis rather than by operational segments.

The proportionate format is used by management in assessing and understanding the performance and results of operations of the Group as it allows management to observe and analyse revenue and expense results and trends on a portfolio-wide basis. The assets underlying both the consolidated and the equity accounted components of the statutory income statement are similar (that is, Australian and New Zealand shopping centres), all centres are under common management and therefore the drivers of their results are similar. Accordingly, management considers that the proportionate format provides a more useful way to understand the performance of the portfolio as a whole than the statutory format.

(i) Operating segment information

	Property investment \$million	Property management and construction \$million	30 Jun 24 \$million	Property investment \$million	Property management and construction \$million	30 Jun 23 \$million
Revenue						
Property revenue	1,264.1	-	1,264.1	1,200.8	-	1,200.8
Property development and construction revenue	-	107.4	107.4	-	142.6	142.6
Property management income	-	33.9	33.9	-	30.3	30.3
	1,264.1	141.3	1,405.4	1,200.8	172.9	1,373.7
Expenses						
Property expenses, outgoings and other costs	(294.3)	-	(294.3)	(265.5)	-	(265.5)
Property development and construction costs	-	(103.3)	(103.3)	-	(127.5)	(127.5)
Property management costs	-	(7.2)	(7.2)	-	(6.0)	(6.0)
	(294.3)	(110.5)	(404.8)	(265.5)	(133.5)	(399.0)
Segment income and expenses	969.8	30.8	1,000.6	935.3	39.4	974.7
	Property investment \$million	Property management and construction \$million	30 Jun 24 \$million	Property investment \$million	Property management and construction \$million	31 Dec 23 \$million
Shopping centre investments	33,511.3	-	33,511.3	33,558.3	-	33,558.3
Development projects and construction in progress	758.7	-	758.7	721.0	-	721.0
Segment assets ⁽ⁱ⁾	34,270.0	-	34,270.0	34,279.3	-	34,279.3

⁽ⁱ⁾ Includes equity accounted segment assets of \$2,703.8 million (31 December 2023: \$2,822.4 million).

SCENTRE GROUP
NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

2 Segment reporting (continued)

(ii) Geographic information - Total revenue

	Australia \$million	New Zealand \$million	30 Jun 24 \$million	Australia \$million	New Zealand \$million	30 Jun 23 \$million
Property revenue ⁽ⁱ⁾	1,192.4	71.7	1,264.1	1,132.9	67.9	1,200.8
Property development and construction revenue	91.2	16.2	107.4	130.6	12.0	142.6
Property management income	30.5	3.4	33.9	27.0	3.3	30.3
Total revenue	1,314.1	91.3	1,405.4	1,290.5	83.2	1,373.7

⁽ⁱ⁾ Includes recoveries of outgoings from lessees of \$114.0 million (30 June 2023: \$102.2 million).

(iii) Geographic information - Net property income

	Australia \$million	New Zealand \$million	30 Jun 24 \$million	Australia \$million	New Zealand \$million	30 Jun 23 \$million
Shopping centre base rent and other property income	1,225.8	74.1	1,299.9	1,167.6	69.8	1,237.4
Amortisation of tenant allowances	(37.0)	(2.2)	(39.2)	(37.1)	(2.1)	(39.2)
Straight-lining of rent	3.6	(0.2)	3.4	2.4	0.2	2.6
Property revenue	1,192.4	71.7	1,264.1	1,132.9	67.9	1,200.8
Property expenses, outgoings and other costs	(275.1)	(19.2)	(294.3)	(248.6)	(16.9)	(265.5)
Net property income	917.3	52.5	969.8	884.3	51.0	935.3

(iv) Geographic information - Non current assets

	Australia \$million	New Zealand \$million	30 Jun 24 \$million	Australia \$million	New Zealand \$million	31 Dec 23 \$million
Non current assets	32,976.2	1,296.6	34,272.8	32,917.5	1,339.5	34,257.0
Group non current assets			378.2			500.3
Total non current assets			34,651.0			34,757.3
Additions to segment non current assets during the period ⁽ⁱⁱ⁾	151.4	-	151.4	413.3	9.0	422.3

⁽ⁱⁱ⁾ Additions are net of amortisation of tenant allowances of \$39.2 million (31 December 2023: \$77.3 million).

SCENTRE GROUP

NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

2 Segment reporting (continued)

(v) Reconciliation of segment information

The Group's operating segment income and expenses as well as the details of segment assets have been prepared on a proportionate format. The composition of the Group's consolidated and equity accounted details are provided below:

	Consolidated \$million	Equity Accounted \$million	30 Jun 24 \$million	Consolidated \$million	Equity Accounted \$million	30 Jun 23 \$million
Revenue						
Property revenue	1,135.2	128.9	1,264.1	1,077.4	123.4	1,200.8
Property development and construction revenue	107.4	-	107.4	142.6	-	142.6
Property management income	33.9	-	33.9	30.3	-	30.3
	1,276.5	128.9	1,405.4	1,250.3	123.4	1,373.7
Expenses						
Property expenses, outgoings and other costs	(260.0)	(34.3)	(294.3)	(235.6)	(29.9)	(265.5)
Property development and construction costs	(103.3)	-	(103.3)	(127.5)	-	(127.5)
Property management costs	(7.2)	-	(7.2)	(6.0)	-	(6.0)
	(370.5)	(34.3)	(404.8)	(369.1)	(29.9)	(399.0)
Segment income and expenses	906.0	94.6	1,000.6	881.2	93.5	974.7
Overheads			(47.0)			(44.7)
Interest income			8.7			7.8
Currency loss			(15.0)			(17.3)
Financing costs						
– Senior borrowings and subordinated notes coupons			(421.8)			(402.9)
– Interest capitalised			17.4			18.4
– Lease liabilities			(2.2)			(2.5)
– Net fair value movement and modification loss			16.7			50.4
– Other financial liabilities			-			(5.4)
			(389.9)			(342.0)
Capital costs relating to strategic initiatives			(7.8)			(15.5)
Property revaluations			(119.5)			(392.5)
Current tax expense - underlying operations			(18.6)			(20.6)
Deferred tax benefit/(expense)			(4.3)			0.4
External non controlling interests			(3.3)			(0.9)
Net profit attributable to members of the Group ⁽ⁱ⁾			403.9			149.4

⁽ⁱ⁾ Net profit attributable to members of the Group was \$403.9 million (30 June 2023: \$149.4 million). Net profit after tax for the period which includes profit attributable to external non controlling interests of \$3.3 million (30 June 2023: \$0.9 million) was \$407.2 million (30 June 2023: \$150.3 million).

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NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

2 Segment reporting (continued)

(v) Reconciliation of segment information (continued)

	Consolidated \$million	Equity Accounted \$million	30 Jun 24 \$million	Consolidated \$million	Equity Accounted \$million	31 Dec 23 \$million
Shopping centre investments	30,872.9	2,638.4	33,511.3	30,816.9	2,741.4	33,558.3
Development projects and construction in progress	693.3	65.4	758.7	640.0	81.0	721.0
Segment assets	31,566.2	2,703.8	34,270.0	31,456.9	2,822.4	34,279.3
Cash and cash equivalents	288.1	50.0	338.1	296.4	28.5	324.9
Trade debtors and receivables						
– Trade debtors	118.0	10.4	128.4	140.1	12.3	152.4
– Receivables	121.6	4.8	126.4	120.5	5.0	125.5
Expected credit loss allowance						
– Trade debtors	(99.1)	(9.3)	(108.4)	(119.5)	(10.8)	(130.3)
– Receivables	(16.2)	(0.6)	(16.8)	(16.5)	(0.7)	(17.2)
Derivative assets						
– Currency derivatives - Senior borrowings currency related ^{(i) (iv)}	491.2	-	491.2	449.0	-	449.0
– Currency derivatives - Senior borrowings interest related ^{(ii) (iv)}	(88.6)	-	(88.6)	(102.1)	-	(102.1)
	402.6	-	402.6	346.9	-	346.9
– Interest rate derivatives	354.5	-	354.5	313.5	-	313.5
Other assets	435.6	0.3	435.9	448.2	1.1	449.3
Total assets	33,171.3	2,759.4	35,930.7	32,986.5	2,857.8	35,844.3
Interest bearing liabilities						
– Senior borrowings ⁽ⁱ⁾	11,861.8	-	11,861.8	11,476.6	-	11,476.6
– Subordinated notes ⁽ⁱⁱⁱ⁾	4,048.0	-	4,048.0	3,963.6	-	3,963.6
Derivative liabilities						
– Currency derivatives - Subordinated notes currency related ^{(iii) (iv)}	(349.2)	-	(349.2)	(264.8)	-	(264.8)
– Currency derivatives - Subordinated notes interest related ^{(ii) (iv)}	504.1	-	504.1	490.3	-	490.3
	154.9	-	154.9	225.5	-	225.5
– Currency derivatives - Senior borrowings currency related ^{(i) (iv)}	36.0	-	36.0	65.0	-	65.0
– Currency derivatives - Senior borrowings interest related ^{(ii) (iv)}	501.4	-	501.4	471.6	-	471.6
	537.4	-	537.4	536.6	-	536.6
– Interest rate derivatives	1.5	-	1.5	16.1	-	16.1
Lease liabilities	89.6	0.3	89.9	96.4	0.3	96.7
Other financial liabilities	-	-	-	174.0	-	174.0
Other liabilities	1,086.5	165.1	1,251.6	1,159.2	172.5	1,331.7
Total liabilities	17,779.7	165.4	17,945.1	17,648.0	172.8	17,820.8
Net assets	15,391.6	2,594.0	17,985.6	15,338.5	2,685.0	18,023.5

⁽ⁱ⁾ The economically hedged value of senior borrowings was \$11,068.5 million (31 December 2023: \$10,767.7 million) comprising borrowings of \$11,861.8 million (31 December 2023: \$11,476.6 million) translated at period end rates, reduced by the net fair value gain on currency derivatives of \$455.2 million (31 December 2023: \$384.0 million) and cash and cash equivalents of \$338.1 million (31 December 2023: \$324.9 million).

⁽ⁱⁱ⁾ The cumulative net fair value loss on cross currency derivatives relating to interest rates of \$1,094.1 million (31 December 2023: \$1,064.0 million) has been recognised in the financial statements. This interest component of cross currency derivatives economically hedges the foreign currency interest bearing liabilities by swapping the fixed interest coupon into an Australian dollar floating exposure. Interest bearing liabilities are recognised at amortised cost for accounting and consequently an offsetting gain is not recorded in the financial statements.

⁽ⁱⁱⁱ⁾ The economically hedged value of the US\$ subordinated 60-year notes was \$3,698.8 million (31 December 2023: \$3,698.8 million) comprising notes of \$4,048.0 million (31 December 2023: \$3,963.6 million) translated at the period end rate of 0.6670 (31 December 2023: 0.6812) reduced by net currency gains on the hedging of subordinated notes of \$349.2 million (31 December 2023: \$264.8 million).

^(iv) The currency related and interest related components of cross currency derivatives are part of the same contract. The net position has been classified accordingly as a derivative asset or derivative liability on the balance sheet.

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NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

3 Trade debtors and receivables

	30 Jun 24 \$million	31 Dec 23 \$million
Trade debtors	18.9	20.6
Receivables	105.4	104.0
Total trade debtors and receivables	124.3	124.6

(a) Components of trade debtors and receivables

Trade debtors	118.0	140.1
Other receivables	121.6	120.5
	239.6	260.6
Expected credit loss allowance	(115.3)	(136.0)
Total trade debtors and receivables	124.3	124.6

(b) Movement in expected credit loss allowance

Balance at the beginning of the period	(136.0)	(204.6)
Decrease in expected credit loss allowance recognised in the income statement	4.2	6.8
Amounts written-off	16.5	61.8
Balance at the end of the period	(115.3)	(136.0)

Expected credit loss allowance

In determining the expected credit loss allowance, management has considered security deposits received from tenants generally in the form of bank guarantees, which can be called upon if the tenant is in default under the terms of the lease contract. Trade debtors also include GST which is fully recoverable from the relevant tax authorities where the debt is not collected and therefore the GST amount is excluded from the loss allowance.

Trade debtors and receivables written-off includes rent abatements processed. The decrease in the expected credit loss allowance is primarily as a result of abatements credited against outstanding receivables.

At 30 June 2024, approximately 69% of trade debtors were aged greater than 90 days and the expected credit loss allowance was 84% of gross trade debtors. An increase or decrease of 5% in the expected credit loss rate would result in an increase or decrease in expected credit loss allowance of \$5.4 million respectively. At 31 December 2023, approximately 78% of trade debtors were aged greater than 90 days and the expected credit loss allowance was 85% of gross trade debtors. An increase or decrease of 5% in the expected credit loss rate would result in an increase or decrease in expected credit loss allowance of \$6.4 million respectively.

4 Investment properties

	30 Jun 24 \$million	31 Dec 23 \$million
Shopping centre investments	30,872.9	30,816.9
Development projects and construction in progress	693.3	640.0
Total investment properties ⁽ⁱ⁾	31,566.2	31,456.9

⁽ⁱ⁾ The fair value of investment properties at the end of the period includes ground lease assets of \$48.5 million (31 December 2023: \$47.2 million).

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NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

4 Investment properties (continued)

Investment properties are carried at the Directors' assessment of fair value. Investment properties include both shopping centre investments and development projects and construction in progress.

The Directors' assessment of fair value of each shopping centre takes into account the latest independent valuations generally prepared annually, with updates taking into account any changes in capitalisation rate, underlying income and valuations of comparable centres. In determining the fair value, the capitalisation of net income method and the discounting of future cash flows to their present value have been used, which are based upon assumptions and judgements in relation to future rental income, capitalisation rate and make reference to market evidence of transaction prices for similar properties. The key assumptions and estimates used in determining fair value are disclosed in Note 5.

The Directors' assessment of fair value of each development project and construction in progress that meets the definition of an investment property, takes into account the expected costs to complete, the stage of completion, expected underlying income and yield of the developments. From time to time, during a development, the Directors may commission an independent valuation of the development project. On completion, the development projects are reclassified to shopping centre investments and an independent valuation is obtained.

Independent valuations are conducted in accordance with guidelines and valuation principles as set by the International Valuation Standards Council.

5 Details of shopping centre investments

	Carrying Amount 30 Jun 24 \$million	Retail Capitalisation Rates 30 Jun 24 %	Carrying Amount 31 Dec 23 \$million	Retail Capitalisation Rates 31 Dec 23 %
Consolidated Australian shopping centres	30,872.9	5.31%	30,816.9	5.24%
Wholly-owned: Belconnen, Bondi Junction, Carousel, Chatswood, Chermshire, Fountain Gate, Hornsby, Innaloo, Kotara, Mt Gravatt, Sydney ⁽ⁱ⁾ and Tuggerah				
Jointly-owned (50%): Airport West, Booragoon, Burwood, Carindale ⁽ⁱⁱ⁾ , Coomera, Doncaster, Eastgardens, Geelong, Helensvale, Hurstville, Knox, Liverpool, Marion, Miranda, North Lakes, Parramatta, Penrith, Plenty Valley, Warringah Mall, West Lakes, Whitford City and Woden				
Equity accounted Australian shopping centres	1,325.0	6.13%	1,369.5	5.81%
Jointly-owned (50%): Mt Druitt, Southland and Tea Tree Plaza				
Total Australian portfolio	32,197.9	5.36% ⁽ⁱⁱⁱ⁾	32,186.4	5.28% ⁽ⁱⁱⁱ⁾
Equity accounted New Zealand shopping centres	NZ\$1,438.0	7.05%	NZ\$1,478.9	6.93%
Jointly-owned (51%): Albany, Manukau, Newmarket, Riccarton and St Lukes				
Total New Zealand portfolio	NZ\$1,438.0	7.07% ⁽ⁱⁱⁱ⁾	NZ\$1,478.9	6.95% ⁽ⁱⁱⁱ⁾
Exchange rate	1.0949		1.0780	
Total New Zealand portfolio in A\$	1,313.4		1,371.9	
Total portfolio	33,511.3	5.42% ⁽ⁱⁱⁱ⁾	33,558.3	5.35% ⁽ⁱⁱⁱ⁾

⁽ⁱ⁾ Sydney comprises Sydney Central Plaza and the Sydney City Retail Centre.

⁽ⁱⁱ⁾ Carindale Property Trust (CDP) has a 50% interest in this shopping centre. As at 30 June 2024, the Group has a 65.72% interest in CDP (31 December 2023: 65.17%).

⁽ⁱⁱⁱ⁾ Weighted average capitalisation rate including non-retail assets.

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NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

5 Details of shopping centre investments (continued)

Valuation inputs

The Income Capitalisation approach and the Discounted Cash Flow approach are used to arrive at a range of valuation outcomes, from which a best estimate of fair value is derived at a point in time.

The key assumptions and estimates used in these valuation approaches include:

- forecast future income, based on the location, type and quality of the property, which are supported by the terms of any existing leases, other contracts or external evidence such as current market rents for similar properties;
- lease assumptions based on current and expected future market conditions after expiry of any current lease; and
- the capitalisation rate and discount rate derived from recent comparable market transactions.

The table below summarises some of the key inputs used in determining investment property valuations:

	30 Jun 24	31 Dec 23
Australian portfolio		
Retail capitalisation rate	4.63%-7.25%	4.63%-7.00%
Weighted average capitalisation rate ⁽ⁱ⁾	5.36%	5.28%
Retail discount rate	6.50%-8.00%	6.25%-8.00%
New Zealand portfolio		
Retail capitalisation rate	6.38%-7.75%	6.25%-7.75%
Weighted average capitalisation rate ⁽ⁱ⁾	7.07%	6.95%
Retail discount rate	8.00%-8.75%	7.25%-8.63%

⁽ⁱ⁾ Weighted average capitalisation rate including non-retail assets.

Changes to key inputs would result in changes to the fair value of investment properties. An increase in capitalisation rate and/or discount rate would result in lower fair value, while a decrease in capitalisation rate and/or discount rate would result in higher fair value (with all other factors held constant). The weighted average capitalisation rate increased from 5.35% at 31 December 2023 to 5.42% at 30 June 2024. The discount rates have increased in-line with the increase in capitalisation rates compared to 31 December 2023. The capitalisation rate sensitivity analysis is detailed below.

The sensitivity of shopping centre valuations to changes in capitalisation rates is as follows:

	30 Jun 24 \$million	31 Dec 23 \$million
Capitalisation rate movement	Increase/(decrease) in fair value	
-50 bps	3,402.3	3,460.3
-25 bps	1,619.0	1,645.3
+25 bps	(1,476.3)	(1,498.4)
+50 bps	(2,828.0)	(2,868.7)

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NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

6 Details of equity accounted investments

	30 Jun 24 \$million	30 Jun 23 \$million
(a) Share of equity accounted entities' net profit/(loss) and comprehensive income/(loss)		
Share of after tax profit/(loss) of equity accounted entities	(12.4)	71.6
Other comprehensive loss ⁽ⁱ⁾	(20.0)	(20.0)
Share of total comprehensive income/(loss) of equity accounted entities	(32.4)	51.6

⁽ⁱ⁾ Relates to the net exchange difference on translation of equity accounted foreign operations.

(b) Share of equity accounted entities' assets and liabilities

The Group's equity accounted investments of \$2,594.0 million (31 December 2023: \$2,685.0 million) comprise investments in joint ventures in Australia and New Zealand represented by equity of \$1,780.7 million (31 December 2023: \$1,859.3 million) and interest bearing loans of \$813.3 million (31 December 2023: \$825.7 million). Inter-entity interest charges on the loans amounted to \$30.3 million (30 June 2023: \$27.6 million).

(c) Equity accounted entities economic interest

Name of investments	Type of equity	Balance date	Economic interest	
			30 Jun 24	31 Dec 23
Australian investments ⁽ⁱ⁾				
Mt Druitt ⁽ⁱⁱ⁾	Trust units	30 Jun	50.0%	50.0%
Southland ⁽ⁱⁱⁱ⁾	Trust units	30 Jun	50.0%	50.0%
Tea Tree Plaza ⁽ⁱⁱⁱ⁾	Trust units	30 Jun	50.0%	50.0%
New Zealand investments ^{(i) (iii)}				
Albany	Shares	31 Dec	51.0%	51.0%
Manukau	Shares	31 Dec	51.0%	51.0%
Newmarket	Shares	31 Dec	51.0%	51.0%
Riccarton	Shares	31 Dec	51.0%	51.0%
St Lukes	Shares	31 Dec	51.0%	51.0%

⁽ⁱ⁾ All equity accounted property partnerships, trusts and companies operate solely as retail property investors.

⁽ⁱⁱ⁾ Notwithstanding that the financial year of these investments ends on 30 June, the consolidated financial statements have been made out so as to include the accounts for a period coinciding with the financial year of the Parent Company being 31 December.

⁽ⁱⁱⁱ⁾ Under the Shareholders' Agreement, the Group and GIC, Singapore's sovereign wealth fund, each have two representatives in the Shareholders' Committee with voting power in proportion to each shareholder's shareholding. While the Group has a 51% interest in these entities, 75% of the votes is required to pass a resolution. Accordingly, the Group's 51% interest in these investments is accounted for using the equity accounted method.

7 Taxation

	30 Jun 24 \$million	30 Jun 23 \$million
Current tax expense - underlying operations	(17.0)	(17.3)
Deferred tax benefit/(expense)	(2.2)	3.7
	(19.2)	(13.6)

Global Anti-Base Erosion Rules (Pillar Two)

Pillar Two legislation is not yet substantively enacted in Australia but is intended to apply from the Group's financial year beginning 1 January 2024. Pillar Two legislation has been enacted in New Zealand (to apply from the Group's financial year beginning 1 January 2025). As the headline company tax rates in these jurisdictions where the Group operates are well above 15%, the Group does not expect a material potential exposure to Pillar Two top-up tax.

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NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

8 Significant items

The following items are relevant in calculating certain financial covenants:

	Note	30 Jun 24 \$million	30 Jun 23 \$million
Property revaluations	2(v)	(119.5)	(392.5)
Net fair value loss and associated credit risk on currency derivatives that do not qualify for hedge accounting	2(v)	(15.0)	(17.3)
Net fair value gain on interest rate hedges that do not qualify for hedge accounting	12	18.3	43.0
Net fair value gain on other financial liabilities	12	-	7.6
Net modification loss on refinanced borrowing facilities	12	(1.6)	(0.2)

9 Dividends/distributions

	30 Jun 24 \$million	30 Jun 23 \$million
(a) Interim dividends/distributions for the period		
Dividend/distribution in respect of the six months to 30 June 2024		
Parent Company: nil (30 June 2023: nil)	-	-
SGT1: 4.47 cents per unit (30 June 2023: 4.125 cents per unit)	231.9	213.8
SGT2: 4.13 cents per unit (30 June 2023: 4.125 cents per unit)	214.3	213.8
SGT3: nil (30 June 2023: nil)	-	-
Scentre Group: 8.60 cents per stapled security (30 June 2023: 8.25 cents per stapled security) ⁽ⁱ⁾	446.2	427.7

⁽ⁱ⁾ Total may not add due to rounding.

Interim distributions will be paid on 30 August 2024. The record date for determining entitlement to these distributions was 16 August 2024. A distribution reinvestment plan (DRP) is in operation for the distribution payable on 30 August 2024.

	30 Jun 24 \$million	30 Jun 23 \$million
(b) Dividends/distributions paid during the period		
Dividends/distributions in respect of the six months to 31 December 2023		
Parent Company: 1.211 cents per share (31 December 2022: 4.82 cents per share) ⁽ⁱ⁾	62.8	249.9
SGT1: 3.970 cents per unit (31 December 2022: 2.00 cents per unit)	205.8	103.7
SGT2: 3.102 cents per unit (31 December 2022: 1.43 cents per unit)	160.8	74.1
SGT3: 0.067 cents per unit (31 December 2022: nil) ⁽ⁱ⁾	3.5	-
Scentre Group: 8.35 cents per stapled security (31 December 2022: 8.25 cents per stapled security)	432.9	427.7

⁽ⁱ⁾ Dividends paid by the Parent Company and distributions paid by SGT3 are franked at the corporate tax rate of 30%.

10 Net tangible asset backing

	30 Jun 24 \$	31 Dec 23 \$
Net tangible asset backing per security	3.43	3.44

Net tangible asset backing per security is calculated by dividing net assets (including the right-of-use asset) attributable to members of the Group of \$17,804.2 million (31 December 2023: \$17,841.3 million) by the number of securities on issue at 30 June 2024 of 5,188,862,517 (31 December 2023: 5,184,177,688) as disclosed in Note 14(a).

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NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

11 Statutory earnings per security

	30 Jun 24 cents	30 Jun 23 cents
(a) Summary of earnings per security attributable to members of Scentre Group		
Basic earnings per stapled security	7.79	2.88
Diluted earnings per stapled security	7.75	2.87

The following reflects the income data used in the calculations of basic and diluted earnings per stapled security:

	30 Jun 24 \$million	30 Jun 23 \$million
Earnings used in calculating basic and diluted earnings per stapled security ^{(i) (ii)}	403.9	149.4

⁽ⁱ⁾ Refer to the income statement for details of the profit after tax attributable to members of the Group.

Adjustments to earnings on employee performance rights which are considered dilutive is nil (30 June 2023: nil).

⁽ⁱⁱ⁾ Comprises net profit attributable to SGL of \$41.9 million (30 June 2023: \$37.9 million) and net profit attributable to members of SGT1, SGT2 and SGT3 of \$362.0 million (30 June 2023: \$111.5 million).

The following reflects the security data used in the calculations of basic and diluted earnings per stapled security:

	30 Jun 24 Number of securities	30 Jun 23 Number of securities
Weighted average number of ordinary securities used in calculating basic earnings per stapled security	5,187,343,809	5,184,177,688
Weighted average number of potential employee performance rights which, if securities were issued, would be dilutive ⁽ⁱⁱⁱ⁾	23,702,198	22,164,929
Adjusted weighted average number of ordinary securities used in calculating diluted earnings per stapled security	5,211,046,007	5,206,342,617

⁽ⁱⁱⁱ⁾ As at 30 June 2024, 22,510,119 (30 June 2023: 21,167,206) employee performance rights are on issue.

(b) Conversions, calls, subscription, issues or buy-back after 30 June 2024

There have been no conversions to, calls of, subscriptions for, issuance of new or potential ordinary securities or buy-back of securities since the reporting date and before the completion of this report.

12 Financing costs

	30 Jun 24 \$million	30 Jun 23 \$million
Gross financing costs on senior borrowings (excluding net fair value gain/(loss) on interest rate hedges that do not qualify for hedge accounting)	(268.9)	(244.8)
Financing costs capitalised to qualifying development projects and construction in progress	17.4	18.4
Interest expense on other financial liabilities	-	(5.4)
Lease liabilities interest expense	(2.2)	(2.5)
	(253.7)	(234.3)
Net fair value gain on interest rate hedges that do not qualify for hedge accounting	18.3	43.0
Net fair value gain on other financial liabilities	-	7.6
Net modification loss on refinanced borrowing facilities	(1.6)	(0.2)
Total financing costs (excluding coupons on subordinated notes)	(237.0)	(183.9)
Subordinated notes coupons	(152.9)	(158.1)
Total financing costs	(389.9)	(342.0)

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13 Interest bearing liabilities

	30 Jun 24	31 Dec 23
	\$million	\$million
Current		
Unsecured		
Commercial paper and uncommitted facilities		
– A\$ denominated	771.0	682.9
Notes payable		
– € denominated ⁽ⁱ⁾	963.7	972.3
– US\$ denominated	899.6	-
	2,634.3	1,655.2
Non current		
Unsecured		
Bank loans		
– A\$ denominated	2,413.0	2,194.4
Notes payable		
– US\$ denominated	3,748.2	4,550.8
– € denominated	1,606.1	1,620.5
– £ denominated	758.3	747.5
– A\$ denominated	400.0	400.0
– HK\$ denominated	76.8	75.2
Secured		
Bank loans and mortgages		
– A\$ denominated	225.1	233.0
	9,227.5	9,821.4
Total senior borrowings	11,861.8	11,476.6
Less: cash and cash equivalents	(288.1)	(296.4)
Total senior borrowings net of cash and cash equivalents	11,573.7	11,180.2
Non current		
Unsecured		
Subordinated notes		
– US\$ denominated	4,048.0	3,963.6
Total subordinated notes	4,048.0	3,963.6
Interest bearing liabilities		
– Senior borrowings	11,861.8	11,476.6
– Subordinated notes	4,048.0	3,963.6
Total interest bearing liabilities	15,909.8	15,440.2

⁽ⁱ⁾ €600.0 million notes payable were repaid on 16 July 2024.

The Group maintains a range of interest bearing liabilities. The sources of funding are spread over various counterparties to minimise credit risk exposure and the terms of the instruments are negotiated to achieve a balance between capital availability and the cost of debt.

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For the half-year ended 30 June 2024

13 Interest bearing liabilities (continued)

	30 Jun 24 \$million	31 Dec 23 \$million
(a) Summary of financing facilities		
Committed financing facilities available to the Group:		
Financing facilities	18,910.7	18,739.9
Senior borrowings	(11,861.8)	(11,476.6)
Subordinated notes	(4,048.0)	(3,963.6)
Bank guarantees	(47.3)	(48.3)
Available financing facilities	2,953.6	3,251.4
Cash and cash equivalents	288.1	296.4
Financing resources available	3,241.7	3,547.8

These facilities comprise fixed rate notes and both secured and unsecured interest only floating rate facilities. Certain facilities are also subject to negative pledge arrangements which require the Group to comply with specific minimum financial and non-financial requirements. Amounts which are denominated in foreign currencies are translated at exchange rates ruling at balance date.

	Maturity Date	Committed financing facilities 30 Jun 24 \$million	Interest bearing liabilities 30 Jun 24 \$million	Committed financing facilities 31 Dec 23 \$million	Interest bearing liabilities 31 Dec 23 \$million
(b) Financing facilities and interest bearing liabilities, comprise:					
Unsecured senior notes payable					
– US\$ ⁽ⁱ⁾	Feb 25 to May 30	4,647.8	4,647.8	4,550.8	4,550.8
– € ^{(i) (ii)}	Jul 24 to Mar 29	2,569.8	2,569.8	2,592.8	2,592.8
– £ ⁽ⁱ⁾	Jul 26	758.3	758.3	747.5	747.5
– HK\$ ⁽ⁱ⁾	Apr 30	76.8	76.8	75.2	75.2
– A\$	May 31	400.0	400.0	400.0	400.0
Total unsecured senior notes payable		8,452.7	8,452.7	8,366.3	8,366.3
Unsecured bank loan facilities	Oct 25 to Oct 30	6,110.0	2,413.0	6,110.0	2,194.4
Unsecured commercial paper and uncommitted facilities ⁽ⁱⁱⁱ⁾		-	771.0	-	682.9
Secured bank loans and mortgages ^(iv)	May 27	300.0	225.1	300.0	233.0
		14,862.7	11,861.8	14,776.3	11,476.6
Unsecured subordinated notes - US\$ ^(v)	Sep 80	4,048.0	4,048.0	3,963.6	3,963.6
Total financing facilities and interest bearing liabilities		18,910.7	15,909.8	18,739.9	15,440.2

⁽ⁱ⁾ The US\$, €, £ and HK\$ denominated unsecured senior notes payables are economically hedged using cross currency swaps with the same principal values to convert into A\$ payables.

⁽ⁱⁱ⁾ €600.0 million notes payable were repaid on 16 July 2024.

⁽ⁱⁱⁱ⁾ Drawings on the Group's commercial paper program and uncommitted facilities are in addition to the Group's committed facilities and are classified as current interest bearing liabilities. These drawings may be refinanced by non current unsecured bank loan facilities.

^(iv) The Group consolidates Carindale Property Trust. The trust has a \$300.0 million (31 December 2023: \$300.0 million) floating interest rate syndicated facility. Drawings under this facility are secured by a registered mortgage over the trust's interest in Westfield Carindale, and a fixed and floating charge over all assets and undertakings of the trust. The facility is subject to negative pledge arrangements. At 30 June 2024, the recorded fair value of Westfield Carindale is \$765.6 million (31 December 2023: \$765.0 million) compared to borrowings of \$225.1 million (31 December 2023: \$233.0 million).

^(v) The US\$ subordinated notes comprise US\$1.4 billion (31 December 2023: US\$1.4 billion) with a non-call period of 6 years and US\$1.3 billion (31 December 2023: US\$1.3 billion) with a non-call period of 10 years. The notes may be redeemed by the Group at par at the end of their respective non-call periods or any coupon date thereafter. The unsecured subordinated notes are economically hedged up to the end of their respective non-call periods using cross currency swaps with the same principal values to convert into A\$ payables.

SCENTRE GROUP
NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

13 Interest bearing liabilities (continued)

	Maturity Date	30 Jun 24 Local currency million	31 Dec 23 Local currency million
(c) Maturity of unsecured senior notes payable and subordinated notes			
Senior notes payable			
	16 Jul 24	€600.0	€600.0
	12 Feb 25	US\$600.0	US\$600.0
	28 Oct 25	US\$500.0	US\$500.0
	28 Jan 26	US\$750.0	US\$750.0
	16 Jul 26	£400.0	£400.0
	23 Mar 27	US\$500.0	US\$500.0
	11 Apr 28	€500.0	€500.0
	28 Mar 29	€500.0	€500.0
	29 Apr 30	HK\$400.0	HK\$400.0
	28 May 30	US\$750.0	US\$750.0
	1 May 31	A\$400.0	A\$400.0
Total A\$ equivalent of unsecured senior notes payable		8,452.7	8,366.3
Subordinated notes	24 Sep 80	US\$2,700.0	US\$2,700.0
Total A\$ equivalent of unsecured senior notes payable and subordinated notes		12,500.7	12,329.9

14 Contributed equity

	30 Jun 24 Number of securities	31 Dec 23 Number of securities
(a) Securities on issue		
Balance at the beginning of the period	5,184,177,688	5,184,177,688
Securities issued under the DRP	4,684,829	-
Balance at the end of the period ⁽ⁱ⁾	5,188,862,517	5,184,177,688

⁽ⁱ⁾ The number of securities on issue as at 30 June 2024 was 5,195,063,168 (31 December 2023: 5,190,378,339). The Scentre Executive Option Plan Trust holds 6,200,651 (31 December 2023: 6,200,651) securities in the Group, which have been consolidated and eliminated in accordance with accounting standards.

Holders of Scentre Group stapled securities have the right to receive declared dividends from the Parent Company and distributions from SGT1, SGT2 and SGT3 and, in the event of winding up the Parent Company, SGT1, SGT2 and SGT3, to participate in the proceeds from the sale of all surplus assets in proportion to the number of and amounts paid up on stapled securities held.

Holders of stapled securities can vote their shares and units in accordance with the Corporations Act, either in person or by proxy, at a meeting of any of the Parent Company, SGT1, SGT2 and SGT3 (as the case may be).

	30 Jun 24 \$million	31 Dec 23 \$million
(b) Amount of contributed equity attributable to members of Scentre Group		
Comprise amounts attributable to:		
SGL	661.5	661.0
SGT1, SGT2 and SGT3	9,343.5	9,329.8
Scentre Group	10,005.0	9,990.8
Movement in contributed equity:		
Balance at the beginning of the period	9,990.8	9,990.8
DRP	14.2	-
Balance at the end of the period	10,005.0	9,990.8

On 29 February 2024, the Group issued 4,684,829 securities under the DRP at \$3.0433 per security.

SCENTRE GROUP

NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

15 Fair value of financial assets and liabilities

Set out below is a comparison by category of carrying amounts and fair values of the Group's financial instruments.

		Fair value		Carrying amount	
	Fair value Hierarchy	30 Jun 24 \$million	31 Dec 23 \$million	30 Jun 24 \$million	31 Dec 23 \$million
Consolidated assets					
Cash and cash equivalents		288.1	296.4	288.1	296.4
Trade debtors and receivables ⁽ⁱ⁾		124.3	124.6	124.3	124.6
Interest receivable ⁽ⁱ⁾		189.5	178.1	189.5	178.1
Derivative assets ⁽ⁱⁱ⁾	Level 2	757.1	660.4	757.1	660.4
Consolidated liabilities					
Trade and other payables ⁽ⁱ⁾		675.9	779.5	675.9	779.5
Interest payable ⁽ⁱ⁾		315.4	300.6	315.4	300.6
Interest bearing liabilities ⁽ⁱⁱ⁾					
– Fixed rate senior borrowings	Level 2	8,166.8	8,030.2	8,452.7	8,366.3
– Fixed rate subordinated notes	Level 2	3,844.7	3,623.6	4,048.0	3,963.6
– Floating rate senior borrowings	Level 2	3,409.1	3,110.3	3,409.1	3,110.3
Other financial liabilities ⁽ⁱⁱ⁾	Level 3	-	174.0	-	174.0
Derivative liabilities ⁽ⁱⁱ⁾	Level 2	693.8	778.2	693.8	778.2

⁽ⁱ⁾ These financial assets and liabilities are not subject to interest rate risk and the fair value approximates carrying amount.

⁽ⁱⁱ⁾ These financial assets and liabilities are subject to interest rate and market risks, the basis of determining the fair value is set out in the fair value hierarchy below.

Determination of fair value

The Group uses the following hierarchy for determining and disclosing the fair value of a financial instrument. The valuation techniques comprise:

Level 1: the fair value is calculated using quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2: the fair value is estimated using inputs other than quoted prices that are observable, either directly (as prices) or indirectly (derived from prices).

Level 3: the fair value is estimated using inputs that are not based on observable market data.

In assessing the fair value of the Group's financial instruments, consideration is given to available market data and if the market for a financial instrument changes then the valuation technique applied will change accordingly.

During the half-year ended 30 June 2024, there were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

	30 Jun 24 \$million	31 Dec 23 \$million
Level 3 fair value movement - Property linked notes ⁽ⁱ⁾		
Balance at the beginning of the period	174.0	354.9
Repayment of other financial liabilities	(174.0)	(162.3)
Net fair value gain included in financing costs in the income statement	-	(18.6)
Balance at the end of the period	-	174.0

⁽ⁱ⁾ The fair value of the property linked notes has been determined by reference to the fair value of the relevant Westfield shopping centres.

Investment properties are considered Level 3, refer to Note 4 Investment properties and Note 5 Details of shopping centre investments for the relevant fair value disclosures.

SCENTRE GROUP

NOTES TO THE FINANCIAL STATEMENTS

For the half-year ended 30 June 2024

16 Capital expenditure commitments

The following is prepared on a proportionate basis which includes both consolidated and equity accounted capital expenditure commitments.

	30 Jun 24 \$million	31 Dec 23 \$million
Estimated capital expenditure committed at balance date but not provided for in relation to development projects:		
Due within one year	105.1	149.4
Due between one and five years	104.2	119.9
	209.3	269.3

17 Contingent liabilities

The following is prepared on a proportionate basis which includes both consolidated and equity accounted contingent liabilities.

	30 Jun 24 \$million	31 Dec 23 \$million
Performance guarantees	48.8	49.8

Entities of Scentre Group have provided guarantees in respect of certain Westfield Corporation Limited joint venture operations in the United Kingdom. Under the Restructure and Merger Implementation Deed, the entities of Scentre Group and Westfield Corporation have cross indemnified each other for any claims that may be made or payment that may be required under such guarantees. On 7 June 2018, Unibail-Rodamco-Westfield acquired the entities of Westfield Corporation, including Westfield Corporation Limited.

The Group's obligation in respect of performance guarantees may be called on at any time dependent upon the performance or non performance of certain third parties.

From time to time, in the normal course of business, the Group is involved in lawsuits. The Directors believe that the ultimate outcome of such pending litigation will not materially affect the results of operations or the financial position of the Group.

SCENTRE GROUP DIRECTORS' DECLARATION

The Directors of Scentre Group Limited (Company) declare that:

- (a) in the Directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable; and
- (b) in the Directors' opinion, the Financial Statements and notes thereto are in accordance with the Corporations Act 2001, including:
 - (i) complying with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001; and
 - (ii) giving a true and fair view of the financial position as at 30 June 2024 and the performance of the consolidated entity for the half-year ended on that date in accordance with section 305 of the Corporations Act 2001.

Made on 21 August 2024 in accordance with a resolution of the Board of Directors.



Ilana Atlas AO
Chair



Michael Ihlein
Director

Independent Auditor's Review Report to the Members of Scentre Group Limited

Conclusion

We have reviewed the accompanying half-year financial report of Scentre Group Limited (the Company) and its subsidiaries (collectively the Group), which comprises the balance sheet as at 30 June 2024, income statement, statement of comprehensive income, statement of changes in equity and cash flow statement for the half-year ended on that date, explanatory notes and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Group does not comply with the *Corporations Act 2001*, including:

- Giving a true and fair view of the consolidated financial position of the Group as at 30 June 2024 and of its consolidated financial performance for the half-year ended on that date; and
- Complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for Conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Half-year Financial Report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

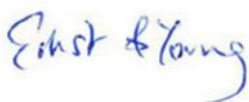
Directors' Responsibilities for the Half-year Financial Report

The directors of the Company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Review of the Half-year Financial Report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 30 June 2024 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Ernst & Young

Sydney, 21 August 2024



Mike Wright
Partner

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Liability limited by a scheme approved under Professional Standards Legislation

SCENTRE GROUP

DIRECTORS' REPORT

The Directors of Scentre Group Limited (**Parent Company**) submit the following report for the half-year ended 30 June 2024 (**Financial Period**).

Scentre Group (**Group**) is a stapled entity which comprises the Parent Company, Scentre Group Trust 1, Scentre Group Trust 2, Scentre Group Trust 3 and their respective controlled entities. Scentre Group operates as a single coordinated economic entity, with a common Board of Directors and management team.

1. Operating and financial review

1.1 Our strategy

Our 42 Westfield destinations are strategically located in close proximity to 20 million people across Australia and New Zealand.

Our growth is driven by our ability to attract more people to our Westfield destinations.

Our unique capability to activate our destinations enables us to create moments that connect and celebrate our local communities. We create the places and experiences more people choose to come, more often, for longer.

1.2 Review of results

Economic performance

The Group delivered strong operating performance during the Financial Period.

Funds From Operations (FFO), a widely recognised measure of performance of real estate investments, was \$568.2 million or 10.95 cents per security, up 2.0 per cent. Distributions are \$446.2 million (8.60 cents per security, up 4.2 per cent).

The statutory profit for the Financial Period was \$403.9 million and includes an unrealised property valuation decrease of \$119.5 million. As at 30 June 2024, the Group's portfolio is valued at \$34.3 billion.

During the Financial Period the Group welcomed 320 million customer visits. This is an increase of 1.9 per cent or 6 million more visits compared to the six-month period to 30 June 2023.

Business partner sales through Westfield destinations increased by 2.4 per cent to \$13.4 billion in the Financial Period. For the 12 months to 30 June 2024, business partners achieved a record \$28.6 billion of sales.

Portfolio occupancy is 99.3 per cent as at 30 June 2024, an increase from 99.0 per cent at 30 June 2023. Average specialty rent escalations increased by 5.5 per cent during the Financial Period and new lease spreads were +1.1 per cent. Average specialty occupancy costs are now 16.9 per cent.

During the Financial Period 1,459 leasing deals were completed, which included 98 new brands to the portfolio.

Net Operating Income grew by 3.5 per cent to \$1,005.6 million for the Financial Period. This consists of growth in property revenue of 5.1 per cent, partially offset by increased property expenses including an increase in security costs.

Gross rent collections for the Financial Period were \$1,372 million, an increase of \$40 million compared to the same period in 2023 and equivalent to 100 per cent of gross rent billings.

The Westfield membership program now exceeds 4.1 million members, an increase of 600,000 compared to 12 months ago.

Westfield Bondi

On 13 April 2024, Westfield Bondi was the location of a devastating attack that saw six innocent people lose their lives and many others impacted. The Group continues to provide support, both financial and non-financial, to the victims' families as well as the victims injured during this attack.

Scentre Group continues to operate its 42 Westfield destinations with increased levels of security and is working closely with police, authorities, government and industry on community safety initiatives.

Westfield destinations

The Group continues to progress its \$4 billion pipeline of future retail development opportunities. During the Financial Period the Group commenced the reconfiguration of previous department store space at Westfield Bondi and Westfield Burwood in Sydney and Westfield Southland in Melbourne.

Works progress on the Group's expansion of Westfield Sydney on the corner of Market and Castlereagh Streets in Sydney's CBD, as well as the construction of the adjoining commercial and residential tower on behalf of Cbus Property.

Scentre Group's portfolio includes 670 hectares of land holdings. These substantial land holdings, combined with the destinations' strategic locations, has the potential to provide significant future long term growth opportunities for the Group.

SCENTRE GROUP

DIRECTORS' REPORT (continued)

FFO and Distribution ^{(i) (ii)}

	30 Jun 24 \$million	30 Jun 23 \$million
Property revenue ⁽ⁱⁱⁱ⁾	1,299.9	1,237.4
Property expenses	(294.3)	(265.5)
Net operating income	1,005.6	971.9
Management income ^(iv)	26.7	24.3
Income	1,032.3	996.2
Overheads	(47.0)	(44.7)
EBIT	985.3	951.5
Net interest (including subordinated notes coupons) ^(v)	(397.9)	(379.2)
Tax	(17.5)	(16.1)
Minority interest ^(vi)	(4.7)	(10.2)
Operating profit	565.2	546.0
Project income ^(vii)	4.1	15.1
Tax on project income	(1.1)	(4.5)
Project income after tax	3.0	10.6
FFO	568.2	556.6
Retained earnings	(122.0)	(128.9)
Distribution	446.2	427.7

(i) The Group's income and expenses in the above table have been prepared on a proportionate basis. The proportionate basis presents the net income from equity accounted entities on a gross basis.

(ii) The Group's measure of FFO is based upon the National Association of Real Estate Investment Trusts' (NAREIT, a US industry body) definition, adjusted to reflect the Group's profit after tax and non controlling interests reported in accordance with the Australian Accounting Standards and International Financial Reporting Standards and excludes straight-lining of rent. FFO is a non-statutory reporting measure and the table above was not reviewed by the auditor.

In calculating the Group's FFO, adjustments to profit after tax are presented below.

	Note in Financial Statements	30 Jun 24 \$million	30 Jun 23 \$million
Profit after tax attributable to members of Scentre Group		403.9	149.4
Adjusted for:			
– Property revaluations	2(v)	119.5	392.5
– Amortisation of tenant allowances	2(iii)	39.2	39.2
– Straight-lining of rent	2(iii)	(3.4)	(2.6)
– Net fair value loss and associated credit risk on currency derivatives that do not qualify for hedge accounting	2(v)	15.0	17.3
– Net fair value gain on interest rate hedges that do not qualify for hedge accounting	12	(18.3)	(43.0)
– Net modification loss on refinanced borrowing facilities	12	1.6	0.2
– Net fair value gain on other financial liabilities	12	-	(7.6)
– Capital costs relating to strategic initiatives	2(v)	7.8	15.5
– Deferred tax expense/(benefit)	2(v)	4.3	(0.4)
– FFO adjustments attributable to external non controlling interests		(1.4)	(3.9)
FFO		568.2	556.6

(iii) Property revenue of \$1,264.1 million (Note 2(iii)) plus amortisation of tenant allowances of \$39.2 million (Note 2(iii)) less straight-lining of rent of \$3.4 million (Note 2(iii)).

(iv) Property management income of \$33.9 million (Note 2(v)) less property management costs of \$7.2 million (Note 2(v)).

(v) Financing costs of \$389.9 million (Note 2(v)), offset by interest income of \$8.7 million (Note 2(v)), less net fair value gain on interest rate hedges that do not qualify for hedge accounting of \$18.3 million (Note 12) and net modification loss on refinanced borrowing facilities of \$1.6 million (Note 12).

(vi) Profit after tax attributable to external non controlling interests of \$3.3 million (Note 2(v)) add non-FFO items of \$1.4 million.

(vii) Property development and construction revenue of \$107.4 million (Note 2(v)) less property development and construction costs of \$103.3 million (Note 2(v)).

SCENTRE GROUP

DIRECTORS' REPORT (continued)

Capital management

As at 30 June 2024, the Group had available liquidity of \$3.2 billion, sufficient to cover all debt maturities until the end of 2025.

During the Financial Period, the Group successfully established the \$310 million Tea Tree Opportunity Trust which purchased a 50 per cent share in Westfield Tea Tree Plaza. The Group continues to own the other 50 per cent of the centre.

The Group has increased its interest rate hedging to 89 per cent with an average base rate of 2.44 per cent as at June 2024, and to 89 per cent with an average base rate of 2.93 per cent at December 2024.

Distributions

On 30 August 2024 a distribution of 8.60 cents per security in respect of the Financial Period will be paid to securityholders.

The distribution comprises an aggregate distribution from Scentre Group Trust 1 and Scentre Group Trust 2. The Parent Company has determined not to pay a dividend for the Financial Period. Scentre Group Trust 3 has determined not to pay a distribution for the Financial Period.

The Group's Distribution Reinvestment Plan (DRP) is in operation for the distribution payable for the Financial Period. An election to participate in the DRP must be received by 5.00pm (Sydney time) on 21 August 2024. Securities issued under the DRP will rank equally with existing securities on issue and will be issued on 30 August 2024.

2024 guidance and outlook

The Group is well positioned to deliver long-term growth for securityholders.

Subject to no material change in conditions, the Group reconfirms that it expects FFO to be in the range of 21.75 to 22.25 cents per security for 2024, representing 3.0 per cent to 5.4 per cent growth for the year.

Distributions are expected to be at least 17.20 cents per security for 2024, representing at least 3.6 per cent growth for the year.

2. Risk management

We recognise that effective risk management is fundamental to achieving Our Purpose, Our Plan and Our Ambition and operating as a responsible and sustainable business.

Risk awareness and the balancing of risks and opportunities is a core aspect of delivering our strategic objectives.

The Board approved Risk Appetite Statement includes guidance for management on our appetite and tolerance for material risks.

As risk appetite continues to evolve, risk tolerances and our policies and frameworks continue to be refined. Our Enterprise Risk Management (ERM) Policy and Framework integrate with our day-to-day business processes. Risk management accountability is a key requirement for our business managers and leaders. The ERM Policy and Framework defines risk oversight responsibilities for the Board and management and are reviewed annually by the risk team and approved by the Risk and Sustainability Committee and Board.

A detailed discussion of risks is set out in the Group's 2023 Annual Financial Report.

SCENTRE GROUP

DIRECTORS' REPORT (continued)

3. Directors

Our Board comprises seven independent non-executive Directors and one executive Director (being the Managing Director/Chief Executive Officer (CEO)).

Name	Position
Ilana Atlas AO	Non-executive Chair
Elliott Rusanow	Managing Director and CEO
Catherine Brenner	Non-executive Director
Michael Ihlein	Non-executive Director
Carolyn Kay	Non-executive Director
Guy Russo	Non-executive Director
Margaret Seale	Non-executive Director
Michael Wilkins AO	Non-executive Director

Stephen McCann retired from the Board on 26 June 2024.

All other Directors held office for the entire Financial Period.

The Boards of Scentre Management Limited, RE1 Limited and RE2 Limited (as Responsible Entities of Scentre Group Trust 1, Scentre Group Trust 2 and Scentre Group Trust 3, respectively) are identical to the Board of the Parent Company. If a Director ceases to be a Director of the Parent Company for any reason they must also retire as a Director of each responsible entity.

4. Principal activities

The principal activities of the Group for the Financial Period were the ownership, development, design, construction, asset management, leasing and marketing activities with respect to its portfolio of 42 Westfield destinations across Australia and New Zealand.

There were no significant changes in the nature of those activities during the Financial Period.

5. Matters subsequent to the reporting period

No event has occurred since the end of the Financial Period which would significantly affect the operations of the Group.

6. General information

Rounding

The Parent Company is of a kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191.

Accordingly, the amounts shown in the Directors' Report, the Financial Statements and Notes to the Financial Statements have been rounded to the nearest tenth of a million dollars, unless otherwise indicated. Amounts shown as 0.0 represent amounts less than \$50,000 that have been rounded down.

Synchronisation of financial year

Carindale Property Trust is a consolidated entity of the Parent Company and has a financial year ending on 30 June. By an order dated 27 June 2005 made by the Australian Securities and Investments Commission, the Directors of the Parent Company have been relieved from compliance with the requirement to ensure that the financial year of Carindale Property Trust coincides with the financial year of the Parent Company.

ASX listing

ASX reserves the right (but without limiting its absolute discretion) to remove Scentre Group Limited, Scentre Group Trust 1, Scentre Group Trust 2 and Scentre Group Trust 3 from the official list of ASX if any of the shares or units comprising those stapled securities cease to be stapled together, or any equity securities are issued by a Scentre Group entity which are not stapled to the equivalent securities in the other entities.

SCENTRE GROUP DIRECTORS' REPORT (continued)

7. Auditor's independence declaration

The Directors have obtained the following independence declaration from the auditor, Ernst & Young.



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GPO Box 2646 Sydney NSW 2001

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Auditor's Independence Declaration to the Directors of Scentre Group Limited

As lead auditor for the review of the half-year financial report of Scentre Group Limited for the half-year ended 30 June 2024, I declare to the best of my knowledge and belief, there have been:

- No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review;
- No contraventions of any applicable code of professional conduct in relation to the review; and
- No non-audit services provided that contravene any applicable code of professional conduct in relation to the review.

This declaration is in respect of Scentre Group Limited and the entities it controlled during the Financial Period.

Ernst & Young

21 August 2024

Mike Wright
Partner

A member firm of Ernst & Young Global Limited
Liability limited by a scheme approved under Professional Standards Legislation

This report is made on 21 August 2024 in accordance with a resolution of the Board of Directors and is signed for and on behalf of the Directors.

Ilana Atlas AO
Chair

Michael Ihlein
Director

DIRECTORY

Scentre Group

Scentre Group Limited
ABN 66 001 671 496

Scentre Group Trust 1

ARSN 090 849 746
(responsible entity Scentre Management Limited
ABN 41 001 670 579, AFS Licence No 230329)

Scentre Group Trust 2

ARSN 146 934 536
(responsible entity RE1 Limited
ABN 80 145 743 862, AFS Licence No 380202)

Scentre Group Trust 3

ARSN 146 934 652
(responsible entity RE2 Limited
ABN 41 145 744 065, AFS Licence No 380203)

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Sydney NSW 2000

New Zealand Office

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Secretaries

Maureen T McGrath
Paul F Giugni

Auditor

Ernst & Young
200 George Street
Sydney NSW 2000

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Share Registry

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Contact: www.investorcentre.com/contact
Website: www.computershare.com

Listing

Australian Securities Exchange – SCG

Website

scentregroup.com

SCENTRE GROUP

ADDITIONAL INFORMATION

As at 30 June 2024

Australian Capital Gains Tax Considerations

A Scentre Group stapled security comprises four separate assets for capital gains tax purposes. For capital gains tax purposes a securityholder needs to apportion the cost of each stapled security and the proceeds on sale of each stapled security over the separate assets that make up the stapled security. This apportionment should be done on a reasonable basis. One possible method of apportionment is on the basis of the relative Net Tangible Assets (NTA) of the individual entities.

These are set out by entity in the table below.

Relative NTA of entities in Scentre Group	30 Jun 24	31 Dec 23
Scentre Group Limited	3.70%	3.83%
Scentre Group Trust 1	38.21%	38.14%
Scentre Group Trust 2	58.00%	57.93%
Scentre Group Trust 3	0.09%	0.10%