Vicinity Centres[1]
Appendix 4E - Results for announcement to the market

Financial reporting for the year ended 30 June 2016

	30 June 2016	30 June 2015	Increase/ (Decrease)	
	$m	$m	$m	%
Revenue from ordinary activities[(2)]	1,326.4	856.1	470.3	54.9
Net Profit from ordinary activities after tax attributable to securityholders[(2)]	960.9	675.1	285.8	42.3
Underlying Earnings[(3)]	757.5	691.8	65.7	9.5

Net tangible assets per security	30 June 2016 $ per security	30 June 2015 $ per security	Increase/ (Decrease) $ per security	%
Total	2.59	2.45	0.14	5.7

Distribution per stapled security	Cents[(4)]	Record date	Payment date
Interim distribution	8.80	31-Dec-15	2-Mar-16
Final distribution	8.90	30-Jun-16	30-Aug-16

Review of results

For discussion on the full year results refer to the following documents released on the ASX today: ASX announcement, full year financial report and investor presentation.

Details of associates and joint venture entities (equity accounted investments)

Refer to Note 5 of the Financial Report.

The information presented above is based upon the audited Financial Report for the year ended 30 June 2016. Refer to page 109 - Independent auditor's report.

The remainder disclosures required to comply with listing rule 4.3A are contained within the Operating and Financial Review section of the June 2016 Directors' Report and the audited June 2016 Financial Report.

Michelle Brady **Date: 17 August 2016**
Company Secretary

Notes

1. Vicinity Centres (VCX) comprises Vicinity Limited ABN 90 114 757 783 and Vicinity Centres Trust ARSN 104 931 928.

2. Under accounting standards, the merger of Federation Centres and Novion Property Group (Novion) was accounted for as a reverse acquisition. As a result, comparative information for revenue from ordinary activities and net profit after tax attributable to securityholders, for the year ended 30 June 2015, represents the results of Novion only up until the date of the merger (11 June 2015) and of the Merged Group from that date.

The presentation and classification of certain items has also been adjusted as necessary to provide more meaningful information in the context of the Merged Group.

3. Comparative information for Underlying Earnings is aggregated and represents the results of Federation Centres and Novion for the full 12 months.

4. Details of the full year tax components of distributions will be provided in the Annual Tax Statements which will be sent to securityholders in late August 2016.