

ASX Announcement

26 August 2025

Carindale Property Trust (ASX: CDP)**Notice for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the
Tax Administration Act
Non-resident withholding tax
Distribution for the six months ended 30 June 2025**

Set out below are the components of the distribution for the six months ended 30 June 2025.

Distribution amount: 14.23 cents per unit
Payment date: 29 August 2025
Income year: Year ended 30 June 2025

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

Components	Cents per unit
Fund payment amount	13.108993
Australian interest income	0.113677
Dividend income – fully franked	0.391604
Non-assessable amount	0.615726
Total	14.230000

Carindale Property Trust declares that it is a withholding MIT for the purposes of Subdivision 12-H of Schedule 1 of the Tax Admin Act in respect of the income year ended 30 June 2025.

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

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

Australian resident members should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to members in September 2025.

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

Contacts:

Company Secretary
+61 2 9358 7439

Investor Relations
+61 2 9028 8792

Corporate Affairs / Media
+61 2 9358 7739