

CARINDALE PROPERTY TRUST: Appendix 4D
 (ASX Code: CDP) ARSN 093 261 744
 Half Year Report under ASX listing rule 4.2A
 For the half year ended 31 December 2023
 (previous corresponding period being the half year ended 31 December 2022)

Results for announcement to the market

			31 Dec 23	31 Dec 22
Revenue (\$'000)	up	5.6%	28,779	27,240
Net profit (excluding unrealised fair value movements and modification gain or loss) attributable to members of the Trust (\$'000)	up	3.3%	12,810	12,399
Net profit/(loss) (inclusive of unrealised fair value movements and modification gain or loss) attributable to members of the Trust (\$'000)	down	156.6%	(3,140)	5,548
Net property income (\$'000)	up	4.3%	20,348	19,510
Funds from operations (FFO) attributable to members of the Trust (\$'000)	up	3.4%	13,420	12,979

Distributions for Carindale Property Trust

	Cents per unit
Interim distribution to be paid on 29 February 2024 ⁽ⁱ⁾	13.551
Previous corresponding period	13.125

⁽ⁱ⁾ The number of units entitled to distributions on the record date, 31 December 2023 was 77,543,411.

The distribution per unit has been determined by reference to the number of units on issue at the record date. The record date for determining entitlements to the distribution for the six-month period to 31 December 2023 was 29 December 2023. The distribution will be paid on 29 February 2024 (February 2024 Distribution).

The Trust's distribution reinvestment plan (DRP) will be in operation for the February 2024 Distribution. An election to participate in the DRP for the February 2024 Distribution must be received by 5.00pm (Sydney time) on 22 February 2024.

The price of units to be issued under the DRP is \$4.388.

Units issued under the DRP for the February 2024 Distribution will rank equally with existing units on issue. The issue date will be 29 February 2024.

Details of the full year components of distributions will be provided in the Annual Tax Statements which will be sent to members in September 2024.

Commentary and analysis on the results for the half year end can be found in the announcement dated 21 February 2024 released to the ASX. The additional information required to comply with listing rule 4.2A.3 is contained in the attached half year report.

Carindale Property Trust Half-Year Report

For the half-year ended 31 December 2023

	Page
Statement of Comprehensive Income	1
Balance Sheet	2
Statement of Changes in Equity	3
Cash Flow Statement	4
Notes to the Financial Statements	5
Directors' Declaration	11
Independent Auditor's Report	12
Directors' Report	13
Directory	16

Scentre Management Limited ABN 41 001 670 579

AFS Licence 230329 as responsible entity of

Carindale Property Trust ARSN 093 261 744

Carindale

CARINDALE PROPERTY TRUST
STATEMENT OF COMPREHENSIVE INCOME
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

	31 Dec 23	31 Dec 22
	\$'000	\$'000
Revenue		
Property revenue	28,779	27,240
Expenses		
Property expenses and outgoings	(8,431)	(7,730)
Net property income	20,348	19,510
Other expenses		
Manager's service charge	(2,313)	(2,404)
Other costs	(145)	(154)
	(2,458)	(2,558)
Interest income	61	32
Financing costs	(4,978)	(4,423)
Net fair value gain/(loss) on interest rate derivatives	(3,479)	930
Property revaluation	(12,634)	(7,943)
Net profit/(loss) attributable to members of the Trust	(3,140)	5,548
Total comprehensive income/(loss) attributable to members of the Trust	(3,140)	5,548
	cents	cents
Basic earnings/(loss) per unit	(4.08)	7.54
Diluted earnings/(loss) per unit	(4.08)	7.54

CARINDALE PROPERTY TRUST
BALANCE SHEET
AS AT 31 DECEMBER 2023

	Note	31 Dec 23 \$'000	30 Jun 23 \$'000
Current assets			
Cash and cash equivalents		3,056	3,371
Trade debtors and receivables	4	1,126	1,398
Prepayments and deferred costs		1,216	39
Interest receivable		210	186
Derivative assets		2,918	4,018
Total current assets		8,526	9,012
Non current assets			
Investment properties	3	765,094	775,476
Prepayments and deferred costs		94	113
Derivative assets		1,857	4,093
Other non current assets		287	-
Total non current assets		767,332	779,682
Total assets		775,858	788,694
Current liabilities			
Trade and other payables		19,838	19,162
Interest payable		649	560
Total current liabilities		20,487	19,722
Non current liabilities			
Interest bearing liabilities	5	233,094	240,549
Derivative liabilities		143	-
Total non current liabilities		233,237	240,549
Total liabilities		253,724	260,271
Net assets		522,134	528,423
Equity attributable to members of the Trust			
Contributed equity		220,493	213,134
Reserves		33,196	30,284
Retained profits		268,445	285,005
Total equity attributable to members of the Trust		522,134	528,423

CARINDALE PROPERTY TRUST
 STATEMENT OF CHANGES IN EQUITY
 FOR THE HALF YEAR ENDED 31 DECEMBER 2023

	Contributed		Retained	31 Dec 23	Contributed		Retained	31 Dec 22
	equity	Reserves	profits	Total	equity	Reserves	profits	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Changes in equity attributable to members of the Trust								
Balance at the beginning of the period, as reported	213,134	30,284	285,005	528,423	199,724	23,568	303,363	526,655
- Net profit/(loss) for the period	-	-	(3,140)	(3,140)	-	-	5,548	5,548
- Amount transferred to other reserves	-	2,912	(2,912)	-	-	3,251	(3,251)	-
Transactions with owners in their capacity as owners:								
- Movement in contributed equity ⁽ⁱ⁾	7,359	-	-	7,359	6,451	-	-	6,451
- Distributions paid or provided for	-	-	(10,508)	(10,508)	-	-	(9,728)	(9,728)
Closing balance of equity attributable to members of the Trust	220,493	33,196	268,445	522,134	206,175	26,819	295,932	528,926

⁽ⁱ⁾ On 23 June 2023, the Trust announced that a DRP will be in operation for the six-month distribution payable for the period to 30 June 2023 and this was paid on 31 August 2023. The movement in contributed equity for the half-year ended 31 December 2023 comprised 1,823,601 units issued under the DRP at \$4.046 cents per unit on 31 August 2023.

CARINDALE PROPERTY TRUST
CASH FLOW STATEMENT
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

	31 Dec 23 \$'000	31 Dec 22 \$'000
Cash flows from operating activities		
Receipts in the course of operations (including Goods and Services Tax (GST))	32,683	32,644
Payments in the course of operations (including GST)	(13,263)	(11,980)
GST paid	(1,983)	(2,004)
Payments of financing costs	(4,893)	(4,372)
Interest received	61	32
Net cash inflow from operating activities	12,605	14,320
Cash flows from investing activities		
Capital expenditure on property investments	(2,544)	(8,854)
Financing costs capitalised to qualifying development projects and construction in progress	(10)	(2)
Net cash outflow from investing activities	(2,554)	(8,856)
Cash flows from financing activities		
Repayment of borrowings	(7,500)	(5,500)
Proceeds from borrowings	-	500
Security deposit	(287)	-
Distribution paid to members	(2,579)	(2,630)
Net cash outflow from financing activities	(10,366)	(7,630)
Net decrease in cash and cash equivalents held	(315)	(2,166)
Add: opening cash and cash equivalents brought forward	3,371	3,854
Cash and cash equivalents at the end of the period	3,056	1,688

CARINDALE PROPERTY TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

NOTE 1 BASIS OF PREPARATION OF THE HALF YEAR REPORT

This half year report is for the six month period 31 December 2023 (Financial Period). The half year report does not include all notes of the type normally included within 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 Trust as the full financial report. The half year report should be read in conjunction with the annual financial report of the Trust for the year ended 30 June 2023.

It is also recommended that the half-year financial report be considered together with any public announcements made by the Trust during the Financial Period in accordance with the continuous disclosure obligations under the Corporations Act 2001 (Cth).

(a) Corporate information

This report of Carindale Property Trust (Trust) for the Financial Period was approved in accordance with a resolution of the Board of Directors of Scentre Management Limited (Directors) as responsible entity of the Trust (Responsible Entity).

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

(b) Going concern

This half year report has been prepared on a going concern basis. In making this assessment, the Directors have considered the Trust's ability to meet its financial obligations over the next 12 months, using cash flow sensitivity analysis and having regard to debt maturities, funding requirements, operating cash earnings and available financing facilities. At 31 December 2023, \$70.1 million (30 June 2023: \$62.9 million) of financing resources were available to the Trust which are sufficient to cover short term liabilities.

(c) Statement of compliance

This half year report is a general purpose financial report, which has been prepared in accordance with the requirements of the Corporations Act 2001 (Cth) and AASB 134 Interim Financial Reporting. The accounting policies adopted are consistent with those of the previous financial year except that the Trust has adopted the following new or amended standards which became applicable on 1 July 2023.

– **AASB 2021-5 Amendments to Australian Accounting Standards – Deferred Tax related to Assets and Liabilities arising from a Single Transaction** (effective from 1 January 2023)

This amends AASB 112 Income Taxes to clarify the accounting for deferred tax on transactions that at the time of the transaction give rise to equal taxable and deductible temporary differences. This amendment did not have a significant impact on the financial statements on application.

– **AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates** (effective from 1 January 2023)

This amends:

- (i) AASB 7 Financial Instruments: Disclosures, to clarify that information about measurement bases for financial instruments is expected to be material to an entity's financial statements;
- (ii) AASB 101 Presentation of Financial Statements, to require entities to disclose their material accounting policy information rather than their significant accounting policies;
- (iii) AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors, to clarify how entities should distinguish changes in accounting policies and changes in accounting estimates;
- (iv) AASB 134 Interim Financial Reporting, to identify material accounting policy information as a component of a complete set of financial statements; and
- (v) AASB Practice Statement 2 Making Materiality Judgements, to provide guidance on how to apply the concept of materiality to accounting policy disclosures.

These amendments did not have a significant impact on the financial statements on application.

Certain Australian Accounting Standards and Interpretations have recently been issued or amended but are not yet effective and have not been adopted by the Trust for the half-year ended 31 December 2023. The impact of these new standards or amendments to the standards and interpretations (to the extent relevant to the Trust) and interpretations is as follows:

– **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 is not expected to have a significant impact on the financial statements on application.

CARINDALE PROPERTY TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

NOTE 1 BASIS OF PREPARATION OF THE HALF YEAR REPORT (Continued)

- **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 is not expected to 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 is not expected to have a significant impact on the financial statements on application.

- **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.

(d) Basis of accounting

This half year report has been prepared on a historical cost basis, except for investment properties and derivative financial instruments that have been measured at fair value.

This half year report is presented in Australian dollars.

CARINDALE PROPERTY TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

	31 Dec 23	31 Dec 22
	\$'000	\$'000
NOTE 2 SEGMENT REPORTING		
The Trust operates in one business segment, being the ownership of a shopping centre in Australia.		
Property revenue		
Shopping centre base rent and other property income ⁽ⁱ⁾	29,495	27,970
Amortisation of tenant allowances	(716)	(730)
	<u>28,779</u>	<u>27,240</u>

⁽ⁱ⁾ Includes recoveries of outgoings from lessees of \$3.2 million (2022: \$3.4 million).

	31 Dec 23	30 Jun 23
	\$'000	\$'000
NOTE 3 INVESTMENT PROPERTIES		
Shopping centre investment	765,094	775,049
Development projects and construction in progress	-	427
	<u>765,094</u>	<u>775,476</u>

The Trust's shopping centre investment comprising Westfield Carindale and Millennium Boulevard Office and Retail Centre has been independently valued as at 30 June 2023. The valuation of the Trust's 50% interest is \$775.0 million with a capitalisation rate of 5.25% and a discount rate of 6.50%. This valuation was conducted by CBRE Valuations Pty Limited in accordance with guidelines set by the International Valuation Standards Council. The key assumptions in determining the valuation of the Trust's interest in Westfield Carindale are the estimated capitalisation rate and net operating income. Significant movements in each of these assumptions in isolation would result in a higher/(lower) fair value. As of 31 December 2023, the Trust's interest in Westfield Carindale has been assessed by the Directors at \$765.1 million with a capitalisation rate of 5.50% as approximating fair value and a discount rate of 6.75%.

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.

CARINDALE PROPERTY TRUST
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE HALF YEAR ENDED 31 DECEMBER 2023

	31 Dec 23	30 Jun 23
	\$'000	\$'000
NOTE 4 TRADE DEBTORS AND RECEIVABLES		
Current		
Trade debtors	531	807
Receivables	595	591
Total trade debtors and receivables	1,126	1,398
(a) Trade debtors and receivables comprise:		
Trade debtors	1,700	2,714
Receivables	1,670	1,428
	3,370	4,142
Expected credit loss allowance - trade debtors	(1,169)	(1,907)
Expected credit loss allowance - receivables	(1,075)	(837)
	(2,244)	(2,744)
Total trade debtors and receivables	1,126	1,398

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 abated from rent relief arrangements applicable to the COVID-19 pandemic period. The decrease in the expected credit loss allowance is primarily as a result of abatements credited against outstanding receivables.

At 31 December 2023, approximately 75% of trade debtors are aged greater than 90 days and the expected credit loss allowance is 69% of trade debtors. An increase or decrease of 5% in the expected credit loss rate (after adjusting for GST and bank guarantees) would result in an increase or decrease in expected credit loss allowance of \$64,700 respectively. At 30 June 2023, approximately 67% of trade debtors are aged greater than 90 days and the expected credit loss allowance is 70% of trade debtors. An increase or decrease of 5% in the expected credit loss rate (after adjusting for GST and bank guarantees) would result in an increase or decrease in expected credit loss allowance of \$97,500 respectively.

CARINDALE PROPERTY TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

	31 Dec 23	30 Jun 23
	\$'000	\$'000
NOTE 5 INTEREST BEARING LIABILITIES		
Non current		
Secured bank loans	233,000	240,500
Lease liabilities – ground leases	94	49
	233,094	240,549

The maturity profile in respect of the interest bearing liabilities is set out below:

Due within one year	3	5
Due between one and five years	233,013	240,518
Due after five years	78	26
	233,094	240,549

The Trust has a \$300 million secured 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 and matures in the first half of calendar year 2027.

NOTE 6 FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

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

	Fair value Hierarchy	Fair value		Carrying amount	
		31 Dec 23 \$'000	30 Jun 23 \$'000	31 Dec 23 \$'000	30 Jun 23 \$'000
Assets					
Cash and cash equivalents		3,056	3,371	3,056	3,371
Trade debtors and receivables ⁽ⁱ⁾		1,126	1,398	1,126	1,398
Interest receivable ⁽ⁱ⁾		210	186	210	186
Other non current assets ⁽ⁱ⁾		287	-	287	-
Derivative assets ⁽ⁱⁱ⁾	Level 2	4,775	8,111	4,775	8,111
Liabilities					
Trade and other payables ⁽ⁱ⁾		19,838	19,162	19,838	19,162
Interest payable ⁽ⁱ⁾		649	560	649	560
Interest bearing liabilities ⁽ⁱⁱ⁾					
- Floating rate debt	Level 2	233,000	240,500	233,000	240,500
Derivative liabilities ⁽ⁱⁱ⁾	Level 2	143	-	143	-

⁽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 Trust 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 Trust's financial instruments, consideration is given to the available market data and if the market for a financial instrument changes then the valuation technique applied will change accordingly.

During the Financial Period, there were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

Investment properties are considered Level 3.

CARINDALE PROPERTY TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

	31 Dec 23 Units	30 Jun 23 Units
NOTE 7 TRUST UNITS		
Number of units on issue		
Balance at the beginning of the year	75,719,810	72,650,101
Units issued under the DRP	1,823,601	3,069,709
Balance at the end of the year	77,543,411	75,719,810

	31 Dec 23 \$'000	31 Dec 22 \$'000
NOTE 8 DISTRIBUTIONS PAID AND PAYABLE TO MEMBERS		
(a) Current/prior period distribution payable/paid to members		
Interim distribution payable to members:		
- Ordinary units: 13.551 cents per unit	10,508	
Distribution in respect of the 6 months to 31 December 2022		
- Ordinary units: 13.125 cents per unit		9,728
	10,508	9,728
(b) Distributions paid to members		
Distribution in respect of the 6 months to 30 June 2023		
- Ordinary units: 13.125 cents per unit	9,938	
Distribution in respect of the 6 months to 30 June 2022		
- Ordinary units: 12.50 cents per unit		9,081
	9,938	9,081

NOTE 9 SUBSEQUENT EVENTS

No event has occurred since the end of the period which would significantly affect the operations of the Trust.

NOTE 10 OTHER SIGNIFICANT ACCOUNTING POLICIES

(a) Rounding

In accordance with ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191, the amounts shown in this financial report have, unless otherwise indicated, been rounded to the nearest thousand dollars, unless otherwise indicated. Amounts shown as 0.0 represent amounts less than \$500 that have been rounded down.

CARINDALE PROPERTY TRUST
DIRECTORS' DECLARATION

The Directors of Scentre Management Limited, the Responsible Entity of Carindale Property Trust (Trust) declare that:

- (a) in the Directors' opinion, there are reasonable grounds to believe that the Trust 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 of the Trust as at 31 December 2023 and the performance of the Trust for the half-year ended on that date in accordance with section 305 of the Corporations Act 2001.

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



Ilana Atlas AO
Chair
21 February 2024



Michael Ihlein
Director



Ernst & Young
200 George Street
Sydney NSW 2000 Australia
GPO Box 2646 Sydney NSW 2001

Tel: +61 2 9248 5555
Fax: +61 2 9248 5959
ey.com/au

Independent Auditor's Review Report to the Members of Carindale Property Trust

Conclusion

We have reviewed the accompanying half-year financial report of Carindale Property Trust (the Trust), which comprises the balance sheet as at 31 December 2023, statement of comprehensive income, statement of changes in equity and cash flow statement for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, 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 Trust does not comply with the Corporations Act 2001, including:

- a. Giving a true and fair view of the Trust's financial position as at 31 December 2023 and of its financial performance for the half-year ended on that date; and
- b. 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 Trust 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 Scentre Management Limited, the Responsible Entity of the Trust, 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 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 Trust's financial position as at 31 December 2023 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 February 2024

Vida Virgo
Partner

Liability limited by a scheme approved under
Professional Standards Legislation

CARINDALE PROPERTY TRUST
 DIRECTORS' REPORT
 FOR THE HALF YEAR ENDED 31 DECEMBER 2023

The Directors of Scentre Management Limited (Responsible Entity), the responsible entity of Carindale Property Trust (Trust) submit the following report for the half-year ended 31 December 2023 (Financial Period).

REVIEW AND RESULTS OF OPERATIONS

Operating environment

The Trust is a property trust which owns a 50% interest in Westfield Carindale and Millennium Boulevard Office and Retail Centre, located in the suburb of Carindale in Brisbane, approximately 12 kilometres south-east of the Brisbane CBD.

Customer visitation for the 12 months to 31 December 2023 was 14 million and our business partners achieved annual retail sales of \$1.07 billion, an increase of 6.1% compared to 2022.

Demand for space remains strong with 42 deals completed in the 6-month period increasing occupancy to 99.7% as at 31 December 2023.

The \$20 million (Trust share: \$10 million) reconfiguration of the food court into a casual dining precinct commenced in September 2023. The upgrade will enhance Westfield Carindale's existing food and beverage offering through the introduction of eight new specialty restaurants who will begin trading in the third quarter of 2024.

The property was valued at \$1,530.2 million (Trust share: \$765.1 million) as of 31 December 2023, down 1.3% in the period, reflecting a 25bps increase in the capitalisation rate, partially offset by growth in net operating income.

Financial results

The Trust's funds from operations (FFO) for the Financial Period was \$13.4 million, up 3.4% and the statutory loss was \$3.1 million.

During the Financial Period, the Trust collected \$32.7 million of gross rent, achieving net operating cash flow of \$12.6 million.

As at 31 December 2023, the net tangible assets of the Trust were \$6.73 per unit (30 June 2023: \$6.98 per unit) and gearing was 30.5%.

As at 31 December 2023, 73% of the Trust's interest rate exposure is hedged.

	31 Dec 23	31 Dec 22
	\$'000	\$'000
Profit after tax, funds from operations and distribution for the period ⁽ⁱ⁾		
Net property income	20,348	19,510
Manager's service charge	(2,313)	(2,404)
Overheads	(145)	(154)
Net financing costs	(4,917)	(4,391)
Net fair value gain/(loss) on interest rate derivatives	(3,479)	930
Property revaluation	(12,634)	(7,943)
Profit/(loss) attributable to members of the Trust	(3,140)	5,548
Adjustments:		
- Property revaluation	12,634	7,943
- Tenant allowances amortised	716	730
- Straightlining of rent	(106)	(150)
- Net fair value gain/(loss) on interest rate derivatives	3,479	(930)
- Amortisation of debt modification	(163)	(162)
FFO	13,420	12,979
Amount transferred to other reserves	(2,912)	(3,251)
Distributable amount	10,508	9,728
	cents	cents
FFO per unit	17.44	17.63
Distributable amount per unit	13.551	13.125

⁽ⁱ⁾ The Trust'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 Trust's profit/(loss) reported in accordance with the Australian Accounting Standards and International Financial Reporting Standards. FFO is a non-statutory reporting measure and has not been audited.

CARINDALE PROPERTY TRUST
DIRECTORS' REPORT
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

PRINCIPAL ACTIVITY

The principal activity of the Trust during the Financial Period was the long-term ownership of a 50% interest in Westfield Carindale.

There were no significant changes to the principal activity or the state of affairs of the Trust during the Financial Period.

OUTLOOK

Subject to no material change in the operating environment, the Trust expects to distribute 27.102 cents per unit for the year ending 30 June 2024, representing growth of 3.25%.

DISTRIBUTION

The distribution for the Financial Period is \$10.508 million or 13.551 cents per unit, in line with guidance. The distribution will be paid to members on 29 February 2024.

The pricing period for the Distribution Reinvestment Plan (DRP) ended on 16 February 2024. The issue price of units to be issued under the DRP is \$4.388.

THE DIRECTORS

The Directors of the Responsible Entity ⁽ⁱ⁾ during the Financial Period and to the date of this report are set out below.

Name	Appointed
Ilana Atlas AO ⁽ⁱⁱ⁾	28 May 2021
Elliott Rusanow	1 October 2022
Catherine Brenner	1 March 2022
Michael Ihlein	30 June 2014
Carolyn Kay	24 February 2016
Stephen McCann	1 November 2022
Guy Russo	1 September 2020
Margaret Seale	24 February 2016
Michael Wilkins AO	8 April 2020

Name	Appointed	Ceased to be a Director
Brian Schwartz AM ⁽ⁱⁱ⁾	6 May 2009	30 September 2023

⁽ⁱ⁾ Scentre Management Limited is part of Scentre Group which was established on 30 June 2014. Prior to that date Scentre Management Limited formed part of the Westfield Group.

⁽ⁱⁱ⁾ Brian Schwartz retired from the Board on 30 September 2023. Ilana Atlas was appointed Chair effective 1 October 2023.

CARINDALE PROPERTY TRUST
DIRECTORS' REPORT
FOR THE HALF YEAR ENDED 31 DECEMBER 2023

AUDITOR'S INDEPENDENCE DECLARATION

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



Ernst & Young
200 George Street
Sydney NSW 2000 Australia
GPO Box 2646 Sydney NSW 2001

Tel: +61 2 9248 5555
Fax: +61 2 9248 5959
ey.com/au

Auditor's Independence Declaration to the Directors of Scentre Management Limited, the Responsible Entity of Carindale Property Trust

As lead auditor for the review of the financial report of Carindale Property Trust for the half-year ended 31 December 2023, I declare to the best of my knowledge and belief, there have been:

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

Ernst & Young

Sydney
21 February 2024

Vida Virgo
Partner

Liability limited by a scheme approved under
Professional Standards Legislation

ASIC Disclosures

Rounding

Pursuant to ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191, the amounts shown in the financial statements have been rounded to the nearest thousand dollars, unless otherwise indicated. Amounts shown as 0.0 represent amounts less than \$500 that have been rounded down.

Synchronisation of Financial Year

The Trust is a consolidated entity of each of Scentre Group Trust 1 and Scentre Group Limited. By orders dated 21 November 2001 and 27 June 2005 respectively made by the Australian Securities and Investment Commission, the directors of the Company, as responsible entity of Scentre Group Trust 1 and Scentre Group Limited have been relieved of compliance with the requirement to ensure that the financial year of the Trust coincides with the financial year of Scentre Group Trust 1 and Scentre Group Limited.

This report is made in accordance with a resolution of the Board of Directors of the Responsible Entity and is signed for and on behalf of the Directors.

Ilana Atlas AO
Chair
21 February 2024

Michael Ihlein
Director

DIRECTORY

CARINDALE PROPERTY TRUST

ABN 29 192 934 520

ARSN 093 261 744

RESPONSIBLE ENTITY

Scentre Management Limited

ABN 41 001 670 579

AFS Licence 230329

REGISTERED OFFICE

Level 30

85 Castlereagh Street

Sydney NSW 2000

Telephone +61 2 9358 7000

Facsimile +61 2 9028 8500

SECRETARIES

Maureen T McGrath

Paul F Giugni

AUDITORS

Ernst & Young

200 George Street

Sydney NSW 2000

INVESTOR INFORMATION

Carindale Property Trust

Level 30

85 Castlereagh Street

Sydney NSW 2000

Telephone +61 2 9358 7877

Free Call 1800 116 661 (Australia only)

Facsimile +61 2 9358 7881

E-mail investor@scentregroup.com

Website www.carindalepropertytrust.com.au

UNIT REGISTRY

Computershare Investor Services Pty Limited

Level 3, 60 Carrington Street

Sydney NSW 2000

GPO Box 2975

Melbourne VIC 3001

Telephone +61 3 9946 4471

Free Call 1300 730 458 (Australia only)

Facsimile +61 3 9473 2500

E-mail www.investorcentre.com/contact

Website www.computershare.com

LISTINGS

ASX - CDP