

# SCENTRE GROUP

## ASX ANNOUNCEMENT

5 April 2023

### Scentre Group (ASX: SCG)

#### Scentre Group Limited Annual General Meeting – Address to Securityholders

Attached are copies of the addresses to be given at today's Annual General Meeting by:

- Mr Brian Schwartz AM, Chair; and
- Mr Elliott Rusanow, Chief Executive Officer.

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

Further information:

#### Company Secretary

Maureen McGrath  
+61 2 9358 7439

#### Investor Relations

Matt Gulczynski  
+61 2 9028 8792

#### Corporate Affairs/Media

Alexis Lindsay  
+61 2 9358 7739

#### Scentre Group Limited

ABN 66 001 671 496

#### Scentre Management Limited

ABN 41 001 670 579

AFS Licence No: 230329 as responsible  
entity of Scentre Group Trust 1

ABN 55 191 750 378 ARSN 090 849 746

#### RE1 Limited

ABN 80 145 743 862

AFS Licence No: 380202 as responsible  
entity of Scentre Group Trust 2

ABN 66 744 282 872 ARSN 146 934 536

#### RE2 Limited

ABN 41 145 744 065

AFS Licence No: 380203 as responsible  
entity of Scentre Group Trust 3

ABN 11 517 229 138 ARSN 146 934 652

# SCENTRE GROUP

## CHAIR'S ADDRESS SCENTRE GROUP LIMITED ANNUAL GENERAL MEETING

**HELD ON WEDNESDAY, 5 APRIL 2023 AT 10:00AM**

Good morning everyone and welcome to the Annual General Meeting of Scentre Group Limited.

I am Brian Schwartz, the Chair of Scentre Group.

Our AGM is being held in person this year at the Wesley Conference Centre in Sydney. The meeting is also being webcast live on Scentre Group's website.

The Company Secretary has informed me that a quorum is present, and I declare the meeting open.

In doing so, I would like to acknowledge the Gadigal people of the Eora Nation as the traditional custodians of the land we are on. I would like to pay my respects to each of their Elders, past and present and I extend that respect to Torres Strait and Aboriginal peoples here today. I recognise that people viewing the webcast of this AGM may be on different lands of different Traditional Custodians, and I would like to pay my respects to each of their Elders, past and present.

I would like to welcome on stage with me the Chair of our Audit and Risk Committee, Mike Ihlein; Chair of our Human Resources Committee, Ilana Atlas; our Managing Director and Chief Executive Officer, Elliott Rusanow; non-Executive Directors, Mike Wilkins and Steve McCann, and Maureen McGrath our Company Secretary.

I would also like to welcome my fellow Directors sitting in the front row: Carolyn Kay, Guy Russo, Margie Seale, Catherine Brenner and Andrew Harmos.

Ms Megan Wilson, representing the Group's auditors EY, is here today, and will retire as audit partner at the end of this meeting. I would like to thank Megan for her services to the Group

We are also joined by members of Scentre Group's executive team including our executive KMP: Andrew Clarke, CFO; Lillian Fadel, Group Director, Customer Experience; John Papagiannis, Group Director, Business; and Maria Stamoulis, Director, Human Resources.

*[Procedural matters addressed]*

Having gone through the formalities, I will now deliver my address.

On behalf of the Board of Scentre Group, thank you for participating in today's annual general meeting.

I would like to welcome Elliott Rusanow to his first AGM as our Chief Executive Officer and following me, Elliott will address our operating and financial performance.

## SCENTRE GROUP

When I think back over the year, what comes to mind is how successful our team has been in maintaining their focus on our customers and on our Westfield centres.

The vibrancy of our Westfield destinations has been pleasing to see with visitation growing as Australians and New Zealanders returned to living their lives free of restrictions.

Our financial performance reflects this positive momentum and demonstrates our continued proactive and deliberate approach to generating long-term value for our securityholders.

It has been a significant year for the Group as we successfully executed our leadership transition with Elliott commencing in the role of Chief Executive Officer on 1 October, following the decision of our inaugural CEO Peter Allen to step down. Andrew Clarke commenced in the role of Chief Financial Officer at the same time.

After an internal and external search, both were internal appointments which reflects the strength of the Group's succession and talent pipeline.

I'm pleased to see our former CEO Peter Allen has joined us today. On behalf of the Board and securityholders, I would like to thank you Peter for your extraordinary leadership over eight years as our inaugural CEO. The seamless transition that occurred throughout 2022 is testament to your leadership and stewardship of our company and culture.

Peter achieved much in his 8 years as CEO but I think his greatest achievement was leading the change from Westfield to Scentre Group. He created a culture that I believe is truly unique, setting us up well for the long-term.

Some of the non-financial drivers of this have been a focus on diversity, equity and inclusion; on new starters; parents returning to work; on our Reconciliation Action Plan; on all facets of our Responsible Business strategy.

Peter was our leader and indeed the industry's leader more broadly throughout COVID -- a period we had no precedent for. The decisions made throughout this period prioritised long-term value creation and have left us well positioned for the future.

We are committed to fostering a diverse, equitable and inclusive workplace where our people feel respected, inspired to deliver their best and do work that matters to businesses and communities. Gender diversity remains a key focus of this approach. We have continued to increase female representation at all levels of the organisation and are well positioned to achieve our goal of 40:40:20 across the Group's workplace by 2025. We currently have four women on the Board and will achieve 40% female representation this year.

We have continued to deliver on our responsible business strategy. The Board maintains oversight of our approach to climate risk. Recently we released our first Climate Statement at the same time as our Responsible Business Report, providing more detail on our progress and pathway to net zero by 2030.

## SCENTRE GROUP

During the year we released our third Reconciliation Action Plan.

Board renewal and succession planning continues to be a focus. The Board is committed to continuing to ensure that we appoint directors with an appropriate mix of skills, knowledge, experience, and diversity.

We were very pleased to have Steve McCann join the Board from 1 November 2022. He is standing for election today as outlined in our Notice of Meeting.

Mike Wilkins is standing for re-election.

Mike and Steve will address securityholders shortly in support of their respective re-election and election, both with the full support of the Board.

Andrew Harnos announced his retirement from the Board and on behalf of the directors I extend my thanks to him for his contribution to Scentre Group since our formation in 2014.

Andrew has been a dedicated Chair of the Human Resources Committee and his contribution throughout this time has been significant. Andrew is our New Zealand-based director but always with a Group-wide perspective. We will miss him and on behalf of your fellow directors, thank you and we wish you all the very best Andrew.

The focus on succession and Board renewal includes the role of Chair.

This morning I announced I will be retiring from the Board on 30 September.

Having substantially completed the CEO transition, and with the company moving forward strongly post-COVID, it is the right time for the Board's leadership to also transition.

The Group's growth ambition is clear and I am very pleased Ilana Atlas will take the reins as your Chair from 1 October 2023.

Ilana and I will work closely over the coming months, with Elliott, to complete a seamless transition.

Ilana is an accomplished director and Chair with a diverse non-executive and executive career including financial and legal services and people and culture.

The Board unanimously supports her appointment and I have no doubt Ilana's leadership will add greatly to the future success and growth of our company and take it to another level.

I would like to extend my thanks to Elliott and the entire Scentre Group team for their focus on our customer strategy and growth ambition, continuing to deliver long-term growth for our securityholders.

## SCENTRE GROUP

I thank my fellow directors for their valuable contribution and support this year as we worked with management in delivering an excellent result and completed our CEO and CFO leadership transition, whilst making excellent progress on following this through to complete the leadership transition at Board level.

Thank you for your continued support of our company.

I would now like to introduce our CEO Elliott Rusanow to deliver his address.

**-ENDS-**

# SCENTRE GROUP

## CHIEF EXECUTIVE OFFICER'S ADDRESS SCENTRE GROUP LIMITED ANNUAL GENERAL MEETING

**HELD ON WEDNESDAY, 5 APRIL 2023 AT 10:00AM**

Thank you Chair. And good morning everyone.

I am delighted to be addressing you at my first AGM as the Group's Chief Executive Officer.

2022 was a great year for Scentre Group and demonstrated the value of our strategy - to create the places more people chose to come to, more often and for longer.

Our Funds from Operations for the year were 20.1 cents per security, up 20.6% and ahead of guidance; customer visitation was 480 million, up 16% and we completed a record number of leasing deals; occupancy continued to increase; and we collected a record amount of cash.

Our business partners achieved \$26.7 billion of sales, the most ever sales achieved in the history of the Westfield brand in Australia and New Zealand.

We delivered distributions per security of 15.75 cents, a 10.5% increase and ahead of guidance.

I would like to thank the Scentre Group team for their dedication and contribution in achieving these great results.

Attracting more people into our Westfield destinations is key to how we create value for our business partners and securityholders.

During the year we activated more than 15,400 events across our portfolio of 42 Westfield destinations.

Demand from businesses to partner with us by leasing space and accessing customers in our destinations is strong.

We completed a record 3,409 lease deals during the year, an increase of 912 on the prior year with portfolio occupancy increasing to 98.9% at year end, up from 98.7% at the end of 2021.

We collected almost \$2.6 billion in gross rent in 2022, \$334 million more than in 2021. This is the highest level of rental cash collection since Scentre Group was established.

Progress continues to be made on the Group's strategic customer initiatives including our membership program which now has 3.4 million members, an increase of 1.2 million since the start of 2022.

We are focused on delivering long-term growth in a responsible, sustainable way.

## SCENTRE GROUP

We released our 2022 Responsible Business Report two weeks ago and this year for the first time, our Climate Statement.

Both provide our stakeholders with a detailed view of our progress to our net zero by 2030 objective.

Since 2014 we have reduced our emissions by 38%. Our New Zealand portfolio is now powered by 100% renewable electricity and last year we contracted to move our Queensland portfolio to 100% renewable electricity from 2025.

Other responsible business highlights include the investment of \$21 million in our local communities in the past four years, the launch of our Auslan Santa program and the retention of 93% of our key talent.

On behalf of our people, I would like to thank Peter Allen for his leadership and guidance to many people over many years. Thank you for being with us today.

I would also like to acknowledge three internal senior executives who have been appointed Key Management Personnel, effective from 1 January 2023.

They are:

- Lillian Fadel, Group Director, Customer, Community and Destination;
- John Papagiannis, Group Director, Businesses; and
- Maria Stamoulis, Director Human Resources.

I am pleased to report that attracting more people to our destinations remains our focus into 2023.

For the first 13 weeks of this year to 2<sup>nd</sup> of April, we have welcomed over 125 million customer visits. This is an increase of 16% or 17 million more visits when compared to the same 13 weeks in 2022.

Total business partner sales for January and February this year are 17% higher compared to 2022 and 10% higher than 2019.

Our Westfield destinations continue to be the most efficient platform for our business partners to connect with customers.

Seven of our Westfield destinations now generate more than \$1 billion in Annual Sales including Chermside, Bondi Junction, Fountain Gate, Sydney, Miranda, Carindale and most recently Doncaster.

Cash collections for the first three months of the year were \$663 million, \$78 million higher than the comparable period in 2022.

## SCENTRE GROUP

We remain focused on activating our destinations and creating reasons for customers to visit us.

Recently we announced our collaboration with Disney to help celebrate their 100th anniversary through special events and activations across our portfolio during 2023. Already we have seen excellent results from this collaboration.

We have also announced a partnership with Netball Australia, creating a direct connection between our destinations and the most popular female sport in Australia, played by over 1.2 million participants.

We are confident that the strength of our business and platform, the quality of our team and our customer focused strategy will continue to create long-term value and growth for our securityholders.

I would like to thank the Board for their support and guidance to me and the broader team during the recent transition. It is much appreciated.

Brian, thank you for your extraordinary leadership and contribution to our business which we will further recognise and celebrate later this year.

Ilana, congratulations on your endorsement as our Chair-Elect. I am very much looking forward to working with you and Brian as part of the Chair transition over the coming months.

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

As announced at our full year results in February, subject to no material change in conditions, the Group expects FFO to be in the range of 20.75 to 21.25 cents per security for 2023, representing 3.4% to 5.9% growth for the year.

Distributions are expected to be at least 16.50 cents per security for 2023, representing at least 4.8% growth for the year.

Thank you for your ongoing support of Scentre Group.

I will now hand back to the Chair.

**-ENDS-**