

Tian An Australia Limited

(Comprising **Tian An Australia Limited** ABN 12 009 134 114 and its controlled entities)

Appendix 4D and Financial Report for the half-year ended 30 June 2025

This half-year financial report constitutes the Appendix 4D prepared in accordance with ASX Listing Rules and the *Corporations Act 2001*. This half-year financial report does not include all of the notes of the type normally included in an annual financial report. Accordingly, this half-year financial report is to be read in conjunction with the annual financial report for the year ended 31 December 2024 and any public announcements made by Tian An Australia Limited during the intervening period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

Tian An Australia Limited

Tian An Australia Limited ABN 12 009 134 114 (**TIA, Company or Parent**) comprises TIA and its controlled entities (**Group**).

Appendix 4D

for the half-year ended 30 June 2025

(previous corresponding period being the half-year ended 30 June 2024)

RESULTS FOR ANNOUNCEMENT TO THE MARKET

	\$'000	Up / (Down)	% movement
Revenue	78,532	78,532	NC
Profit after tax attributable to Shareholders	12,080	16,249	390%

NC – Not comparable with previous half-year period.

There were no dividends proposed or declared by TIA to Shareholders since the end of the previous financial year.

Additional information	30 June 2025	30 June 2024
Net tangible assets (NTA) per Share – cents	88	73

Commentary on the results for the period can be found in the attached 30 June 2025 half-year Directors' report.

Additional Appendix 4D disclosure requirements can be found in the attached notes to the 30 June 2025 half-year financial report.



Robert Lees
Company Secretary

Sydney
15 August 2025

Tian An Australia Limited

30 June 2025 Half-Year Financial Report

TABLE OF CONTENTS

	Page
Directors' report	2
Auditor's independence declaration	6
Financial report	
Consolidated statement of profit or loss and other comprehensive income	7
Consolidated statement of financial position	8
Consolidated statement of changes in equity	9
Consolidated statement of cash flows	10
Note 1 Statement of significant accounting policies	11
Note 2 Inventories	12
Note 3 Contributed equity	13
Note 4 Dividends	13
Note 5 Segment information	14
Note 6 Financial assets measured at fair value	14
Note 7 Borrowings	17
Note 8 Events after balance sheet date	17
Note 9 Related party transactions	17
Directors' declaration	18
Independent auditor's review report	19

GENERAL INFORMATION

The financial statements cover the Group. The financial statements are presented in Australian dollars, which is the Group's functional and presentation currency.

TIA is a listed public company limited by shares, incorporated and domiciled in Australia. Its registered office and principal place of business is:

Level 6, 99 Macquarie Street
Sydney NSW 2000

Principal Activities

The principal activity of the Group during the half year was the development and sale of residential land and built-form products. The Company has interests in developments on the east coast of Australia and in the Mandurah / Peel Region of Western Australia.

A review of the Group's operations is included in the Directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of Directors, on 15 August 2025.

The Directors present their report on the Group, consisting of Tian An Australia Limited ('TIA') and its controlled entities (the 'Group') for the half-year ended 30 June 2025 and the Independent Auditor's Review Report thereon.

DIRECTORS

The Directors of TIA during the half-year and up until the date of this report are as follows:

Director	Position	Period of Directorship
Peter Curry	Chairman, Non-Executive Director	Full half-year
Cerena Fu	Independent Non-Executive Director	Full half-year
Marcus Seow	Independent Non-Executive Director	Full half-year

REVIEW AND RESULTS OF OPERATIONS

Despite high interest rates the property market has continued to perform well. We have continued to sell down our completed stock. The Company is due to commence construction on stage 2 of its Auburn Square project. It will also seek approvals in its Point Grey project, and its Hammond Greens and Hammond Place, Chatswood projects. Directors and Management are continuing to evaluate the economic environment and the potential future impact on asset values. TIA is in a sound capital position and has the continuing financial support from Tian An China Investments Company Limited, the company's ultimate parent entity. TIA will continue to seek opportunities within its investment targets.

During and since the half-year, key events of the Group included:

- Completion of the Henley, Enfield project with settlements commencing in the first half of 2025.
- Continued Stage 1 sales and settlements at Auburn Square, Auburn. Presales of stage 2 commenced in May 2025.
- An SSDA application has been lodged for Hammond Greens, Chatswood, with approval expected in the 3rd quarter of 2025.
- Continued acquisition of apartments/land at Hammond Place, Chatswood
- Lodgement of the amendment to the local structure plan for the Point Grey site.
- Increased its loan facility with Oasis Star to \$230,000,000, which was made interest free.

For the half-year ended 30 June 2025, the Group reported a statutory profit after tax of \$12,080,000 (2024: loss of \$4,169,000).

The Group has recognised \$3,859,000 in deferred tax assets relating to a portion of the company's available carried forward tax losses on its Statement of Financial Position. The tax losses may be utilised against any tax liability arising as a result of any future profits, which is dependent on meeting the requirements of the tax legislation.

Portfolio Update*Western Australia*Point Grey and Peel Water, Point Grey, WA (Point Grey)

Management have lodged the amendment to the local structure plan for the Point Grey site. Community Assessment has completed, and the management continue to engage with different stakeholders to seek comments and resolve any outstanding matters. Management aims to obtain approval for the amendment to the Structure plan from the Western Australian Planning Authority in next 6 to 12 months.

Lot 370, Port Bouvard, Dawesville, WA (Lot 370)

Lot 370 currently is available for sale.

*Eastern Seaboard*The Henley, Enfield, NSW (The Henley)

The construction of the project has been completed in May 2025. 70% of the townhouses have been sold. Management is focussing on the sale of the remaining stock.

Auburn Square, Auburn, NSW (Auburn Square)

Our completed stock at Stage 1 at Auburn Square is largely sold. The pre-sale of Stage 2 was launched in May 2025. The construction contract of Stage 2 is expected in the 2nd half of 2025.

Hammond Greens, Chatswood, NSW (Hammond Greens)

The DA had been approved by Willoughby City Council in October 2024. Following the attainment of the DA an SSDA had been lodged with NSW State government (DPIE) under the In-fill Affordable Housing Scheme in February 2025. It is expected the SSDA approval will be issued in the 3rd quarter of 2025. The re-tender of the construction works is underway pending the SSDA approval.

Hammond Place, Chatswood, NSW (Hammond Place)

Management has acquired the majority of the land. The remaining acquisitions is due to occur in the 4th quarter of 2025.

Short Term Outlook

TIA will focus on identifying residential developments that meet its investment strategy and criteria.

MATERIAL BUSINESS RISKS

The Australian economy is continuing to improve with inflation moderating and interest rate cuts expected. Whilst there still exists some uncertainty from the wider global economy, the Company is in a solid financial position.

Due to the lack of new construction of housing over the past few years, there is a currently a housing shortage in Australia. This should result in a positive outcome for our projects. The Australian property market continues to be strong, with steady increases in prices over the past year. Housing affordability has been declining. The company continues to investigate options to improving affordability by considering including affordable housing in its future Chatswood projects.

Our joint venture partners play an important role in our business. The delivery of our developments is driven by the engagement of aligned partners. Our partner relationships are based on delivering mutual benefits to all parties. Our value creation model has a focus on committed partners and enables the delivery of our strategy. Governance frameworks are in place to manage our capital partnerships.

The Company continues to locate and develop sites which are close to existing transport links, ensuring buyers are able to reduce their carbon footprint by having access to public transport.

The Directors and Management are continuing to evaluate the economy, the impact of inflation and the potential future impact on asset values. TIA is in a solid capital position and has the continuing financial support from Tian An China Investments Company Limited, the company's ultimate parent entity. Despite the economic and financial impacts, the company continues to evaluate investment opportunities and take advantage of the improving Australian property market.

SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

Other than those items disclosed in the review of operations and portfolio update above, there were no significant changes in the state of affairs of the Group during the financial half-year.

SIGNIFICANT EVENTS AFTER THE BALANCE DATE

In Australia, inflation and construction costs have moderated but continued to increase in 2025. At this stage, further impact on our business, development projects and results is uncertain. In determining the value of our assets, it is necessary to make assumptions in relation project cashflows, the timing of these cashflows and the discount rates. There may be future delays in construction as well as projected timing of sales forecasted.

The Group entered into a \$20,000,000 loan facility with National Australia Bank on 4 July 2025. The facility expires in 12 months.

Other than the above, no other matters or circumstances have arisen since the end of the half-year and up until the date of this report, which significantly affect or may significantly affect the operations of the Group, the results of those operations, or the state of affairs of the Group in subsequent periods.

AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001

TIA has obtained the Auditor's Independence Declaration, which is set out on page 6.

ROUNDING

The amounts contained in this report and in the financial statements have been rounded to the nearest \$1,000 (where rounding is applicable) under the option available to the Company under ASIC Corporations (Rounding in Financial Directors' Reports) Instrument 2016/191. The Company is an entity to which the Legislative Instrument applies.

Signed in accordance with a resolution of the Directors:



Peter Curry
Chairman
Sydney
15 August 2025

DECLARATION OF INDEPENDENCE BY ELYSIA ROTHWELL TO THE DIRECTORS OF TIAN AN AUSTRALIA LIMITED

As lead auditor for the review of Tian An Australia Limited for the half-year ended 30 June 2025, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
2. No contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of Tian An Australia Limited and the entities it controlled during the period.

Elysia Rothwell
Director



BDO Audit Pty Ltd

Sydney, 15 August 2025

	Note	Group	
		Half year ended	Half year ended
		30 June 2025	30 June 2024
		\$'000	\$'000
Revenue		78,532	-
Cost of land and property developments sold		(68,108)	-
Gross Profit		10,424	-
Other income		294	181
Advertising and marketing		(53)	(64)
Employee benefits		(392)	(513)
Non-executive director fees		(74)	(73)
Commissions and discounts		(1,004)	(38)
Depreciation and amortisation		(49)	(36)
Rates and taxes		(265)	(132)
Repairs and maintenance		(15)	(29)
Consultants and legal fees		(442)	(282)
Rental expenses		(7)	(30)
Net increase in fair value of financial assets at fair value through profit or loss	6	-	1,129
Other expenses		(195)	(642)
Operating profit/(loss)		8,222	(529)
Finance income		22	51
Finance costs		(23)	(3,691)
Net finance costs		(1)	(3,640)
Profit/(loss) before income tax		8,221	(4,169)
Income tax benefit		3,859	-
Profit/(loss) after income tax for the half-year attributable to the owners of TIA		12,080	(4,169)
Other comprehensive income for the period, net of tax		-	-
Total comprehensive income/(loss) for the half-year attributable to the owners of TIA		12,080	(4,169)
Earnings per share (cents per share)			
Basic earnings/(loss) per share		13.95	(4.81)
Diluted earnings/(loss) per share		13.95	(4.81)

The above consolidated statement of profit or loss or other comprehensive income should be read in conjunction with the accompanying notes.

	Note	Group	
		30 June 2025 \$'000	31 December 2024 \$'000
Current assets			
Cash and cash equivalents		2,890	1,005
Trade and other receivables		4,660	293
Inventories	2	46,716	98,734
Other assets		1,343	236
Total current assets		55,609	100,268
Non-current assets			
Inventories	2	20,000	29,300
Financial assets at fair value through profit or loss	6	195,643	177,536
Right of use asset		102	133
Deferred tax asset		3,859	-
Property, plant and equipment		80	96
Total non-current assets		219,684	207,065
TOTAL ASSETS		275,293	307,333
Current liabilities			
Trade and other payables		2,216	1,466
Borrowings	7	-	51,404
Lease liability		-	140
Provisions		85	71
Total current liabilities		2,301	53,081
Non-current liabilities			
Borrowings	7	192,800	186,150
Provisions		77	67
Total non-current liabilities		192,877	186,217
TOTAL LIABILITIES		195,178	239,298
NET ASSETS		80,115	68,035
Equity			
Contributed equity	3	290,149	290,149
Accumulated losses		(210,034)	(222,114)
TOTAL EQUITY		80,115	68,035

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

	Contributed equity	Accumulated losses	Total
	\$'000	\$'000	\$'000
Balance at 1 January 2024	290,149	(222,847)	67,302
Loss for the period	-	(4,169)	(4,169)
Other comprehensive income	-	-	-
Total comprehensive income for the period	-	(4,169)	(4,169)
Balance at 30 June 2024	290,149	(227,016)	63,133
Balance at 1 January 2025	290,149	(222,114)	68,035
Profit for the period	-	12,080	12,080
Other comprehensive income	-	-	-
Total comprehensive income for the period	-	12,080	12,080
Balance at 30 June 2025	290,149	(210,034)	80,115

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

	Note	Group	
		Half year ended 30 June 2025 \$'000	Half year ended 30 June 2024 \$'000
Cash flows from operating activities			
Receipts from customers		72,163	-
Receipt from other income		294	181
Payments to suppliers and employees (inclusive of GST)		(9,710)	(18,506)
Interest received		22	51
Finance costs including interest and other costs of finance paid		(23)	(3,691)
Net cash from (used in) operating activities		62,746	(21,965)
Cash flows from investing activities			
Payments for property, plant and equipment		(2)	(29)
Payments for financial assets – Hammond Greens	6	(1,145)	(2,178)
Payments for financial assets – Hammond Place	6	(15,060)	(41,438)
Receipts from financial assets – The Peninsula	6	-	6,382
Receipts from financial assets – Cascade Gardens	6	-	3,620
Receipts from financial assets – Hammond Greens	6	27	-
Receipts from financial assets – Hammond Place	6	73	-
Net cash flows used in investing activities		(16,107)	(33,643)
Cash flows from financing activities			
Proceeds from borrowings	7	20,663	58,925
Repayment of borrowings	7	(65,417)	(5,000)
Net cash flows (used in) from financing activities		(44,754)	53,925
Net increase / (decrease) in cash and cash equivalents		1,885	(1,683)
Cash and cash equivalents at the beginning of the period		1,005	3,052
Cash and cash equivalents at the end of the period		2,890	1,369

The above consolidated statement of cashflow should be read in conjunction with the accompanying notes.

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

Tian An Australia Limited (**TIA**) is domiciled and incorporated in Australia. Its registered office and principal place of business is Level 6, 99 Macquarie Street, Sydney, New South Wales. The financial report of TIA consists of the financial statements of TIA and its controlled entities (**Group**). The financial report is presented in Australian dollars.

The significant accounting policies adopted in the preparation of the financial report are set out below. These policies have been consistently applied to all periods presented, unless otherwise stated.

(a) Basis of preparation

These general purpose financial statements for the half-year reporting period ended 30 June 2025 have been prepared in accordance with Australian Accounting Standard AASB 134 'Interim Financial Reporting' and the *Corporations Act 2001*, as appropriate for for-profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standards IAS 34 'Interim Financial Reporting'.

These general purpose financial statements for the half-year do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the period ended 31 December 2024 and any public announcements made by TIA during the half-year reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The financial statements are presented in Australian dollars, which is the functional and presentation currency of the Company, and all values are rounded to the nearest thousand dollars (\$'000), unless otherwise stated, under the option available to the Company under ASIC Corporations (Rounding in Financial Directors Reports) Instrument 2016/191. The Company is an entity to which this legislative Instrument applies.

The principal accounting policies adopted are consistent with those of the previous financial year and corresponding half-year reporting period, unless otherwise stated.

(b) Use of judgements and estimates

In preparing these interim financial statements, management has made judgements and estimates that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those described in the last annual financial statements, unless otherwise stated.

(c) New, revised or amending Accounting Standards and Interpretations adopted

The Group has adopted all of the new, revised or amending Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new, revised or amending Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance or position of the Group.

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(d) Going concern

This half year financial report has been prepared on the going concern basis, which contemplates the continuity of normal business activities and the realisation of assets and settlement of liabilities in the normal course of business.

As at 30 June 2025, the Group had cash reserves of \$2,890,000 (December 2024: \$1,005,000) and net current assets of \$53,308,000 (December 2024: \$47,187,000), during the half year ended 30 June 2025, the Group generated a net profit after tax of \$12,080,000 (June 2024 loss: \$4,169,000) and had operating cash inflows of \$62,746,000 (June 2024 cash outflows: \$21,965,000). However, the future operations and investments of the Group are subject to uncertainty relating to the timing of future cashflows from projects, and subject to economic impacts of rising interest rates, inflation and construction costs.

The half year financial report has been prepared on a going concern basis. This is considered appropriate as Tian An China Investments Company Limited, the ultimate parent company (the "Parent Entity"), has pledged its continuing support for a minimum of 12 months from the date of issuing these financial statements.

The Directors have received a letter of financial support from its Parent Entity, confirming that it will not seek repayment of intercompany loans or balances due from the Company, nor request additional funds from the Company, for a period of at least 12 months from the date of authorisation of the financial report, except to the extent that the Company has available funds to do so. The letter of support also covered the ability of the Group to drawdown further debt facilities should it be necessary for future project cashflows.

The Directors have prepared detailed cash flow forecasts for the Group, which estimate a positive cash position over the 12-month period from the date of authorisation of this report, after taking into account additional funding being provided by the ultimate parent entity.

2. INVENTORIES

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

Land held for sale or under development and apartment projects under construction are measured at the lower of cost and net realisable value. Costs include the cost of acquisition, development, materials, borrowing costs and holding costs incurred during development and construction. Once development and construction is completed, borrowing costs and holding costs are expensed as incurred.

All land held for sale or under development (including land undergoing the approvals process) and apartment construction projects are regarded as inventory and are classified as such in the statement of financial position. Land and apartments are classified as current only when sales are expected to occur within the next 12 months.

Borrowing costs included in the cost of any land under development and apartment construction projects are those costs that would have been avoided if the expenditure on the acquisition and development of the land and building of the apartment project had not been made. Borrowing costs incurred while active development and construction is interrupted for extended periods are recognised as an expense.

	Group	
	30 June 2025	31 December 2024
	\$'000	\$'000
Current		
<i>Land held for sale</i>		
Lower of cost and recoverable value	1,350	1,350
Total current	1,350	1,350

2. INVENTORIES (CONTINUED)

	Group	
	30 June 2025	31 December 2024
	\$'000	\$'000
Current		
<i>Land under development</i>		
Cost of acquisition	15,343	33,299
Development and other costs	29,075	61,676
Capitalised interest	2,298	3,759
Impairment provision	-	-
Total current	46,716	98,734
Non-current		
<i>Land under development</i>		
Cost of acquisition	97,496	100,547
Development and other costs	6,949	17,130
Other Costs	4,291	-
Capitalised interest	1,480	1,839
Impairment provision	(90,216)	(90,216)
Total non-current	20,000	29,300
Total inventories net of impairment	66,716	128,034

As at 30 June 2025, an analysis of net realisable value of the Group's inventory resulted no additional impairments during the period (30 June 2024: \$Nil) on properties for development. Any impairments have been disclosed in the consolidated statement of profit or loss and other comprehensive income.

3. CONTRIBUTED EQUITY

	Group	
	30 June 2025	31 December 2024
	\$'000	\$'000
Issued capital		
Ordinary share capital	290,149	290,149
Movements in ordinary share capital		
Balance at the beginning of the period	290,149	290,149
Shares issued	-	-
Transactions costs	-	-
Balance at the end of the period	290,149	290,149

4. DIVIDENDS

There were no dividends proposed or declared by the Group to Shareholders during the period.

5. SEGMENT INFORMATION

In accordance with *AASB 8 Operating Segments*, the Group has assessed for the half-year reporting period ended 30 June 2025 what information is necessary to enable users of its financial statements to evaluate the nature and financial effects of the business activities in which it engages and the economic environments in which it operates.

Based upon this assessment, the Board of Directors of the Group determined that it operated in only one business segment, being residential property development in Australia. Operating results of the residential property development business segment are regularly reviewed by the Board to make decisions about resource allocation to that business and assess its performance.

6. FINANCIAL ASSETS MEASURED AT FAIR VALUE

Classification of joint arrangements

Determining whether a contractual arrangement gives the Group control or joint control of an arrangement requires a degree of judgement. In making this judgement, the Group considers whether the contractual arrangement provides the Group existing rights that give it the power to direct the relevant activities of the arrangement or whether the relevant activities require the unanimous consent of the parties sharing control. When assessing power in accordance with AASB 10, only substantive rights are considered. The holder of these substantive rights needs to have the practical ability to exercise and benefit from them, and those protective rights alone do not give control.

Management have made the following significant judgements in respect to the classification of the Group's joint arrangements.

Auburn Square, Auburn project

The joint venture agreement in relation to the Group's investment in the Auburn Square project provide the Group the right to participate in the development project through the contributions the Group has advanced to the development project in return for a preferred and residual profit distribution.

The joint venture agreement requires unanimous consent from both TIA and the joint venture partner in respect to certain key decisions and has a secured mortgage over the land in which the development activities will be conducted. The subject of the project and the development activities reside with the joint venture partner.

TIA has concluded that the Group has joint control over the key relevant activities and an asset, being its rights to the future cash flows of the project, therefore the investment is classified as a joint operation in accordance with AASB 11 "Joint Arrangements". The Group has accounted for its rights to the future cash flows of the project as a Financial Asset at Fair Value Through Profit or Loss (FVTPL).

Hammond Greens, Chatswood project

The joint venture agreement in relation to the Group's investment in the Hammond Greens, Chatswood Project ('the development project') provide the Group the right to participate in the development project through the contributions the Group has advanced to the development project in return for a preferred and residual profit distribution.

The joint venture agreement requires unanimous consent from both TIA and the joint venture partner in respect to certain key decisions and has also granted TIA an option to hold a secured mortgage over the land in which the development activities will be conducted. Similar to the Group's Auburn Square, Auburn Cascade Gardens, Pymble and The Peninsula, Hope Island Projects, the property, the subject of the project and the development activities reside with the joint venture partner.

6. FINANCIAL ASSETS MEASURED AT FAIR VALUE (CONTINUED)

TIA has concluded that the Group has joint control over the key relevant activities and an asset, being its rights to the future cash flows of the project, therefore the investment is classified as a joint operation in accordance with AASB 11 "Joint Arrangements". The Group has accounted for its rights to the future cash flows of the project as a Financial Asset at Fair Value Through Profit or Loss (FVTPL).

Hammond Place, Chatswood 2 project

The joint venture agreement in relation to the Group's investment in the Hammond Place, Chatswood 2 Project ('the development project') provide the Group the right to participate in the development project through the contributions the Group has advanced to the development project in return for a preferred and residual profit distribution.

The joint venture agreement requires unanimous consent from both TIA and the joint venture partner in respect to certain key decisions and has also granted TIA an option to hold a secured mortgage over the land in which the development activities will be conducted. Similar to the Group's Auburn Square, Auburn Cascade Gardens, Pymble and The Peninsula, Hope Island Projects, the property, the subject of the project and the development activities reside with the joint venture partner.

TIA has concluded that the Group has joint control over the key relevant activities and an asset, being its rights to the future cash flows of the project, therefore the investment is classified as a joint operation in accordance with AASB 11 "Joint Arrangements". The Group has accounted for its rights to the future cash flows of the project as a Financial Asset at Fair Value Through Profit or Loss (FVTPL).

Measurement of financial assets

Financial assets for which fair value are measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 the fair value is calculated using quoted prices in active markets.
- Level 2 the fair value is estimated using inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices).
- Level 3 the fair value is estimated using inputs for the asset or liability that are not based on observable market data.

The financial assets are classified as being in Level 3 of this hierarchy and are measured at the estimated fair value at the reporting date using discounted cash flow analysis. The inputs to this valuation process were the estimated cash flows resulting from these investments and the discount rate used to present value these cash flows.

6. FINANCIAL ASSETS MEASURED AT FAIR VALUE (CONTINUED)

Movements for the half-year were:

	FVTPL (Auburn Square)	FVPTL (Hammond Greens)	FVPTL (Hammond Place)	TOTAL
	\$'000	\$'000	\$'000	\$'000
1 January 2025	75,415	50,693	51,428	177,536
Investments in projects	-	2,425	16,158	18,583
Return from projects	(360)	(43)	(73)	(476)
30 June 2025	75,055	53,075	67,513	195,643
Non-current financial assets	75,055	53,075	67,513	195,643
30 June 2025	75,055	53,075	67,513	195,643

During the half year, the Group received proceeds from Auburn Square, Auburn project, Hammond Greens and Hammond Place, Chatswood projects.

The Group is not expected to receive any proceeds from the Auburn Square, Auburn project, Hammond Greens and Hammond Place, Chatswood projects within 12 months and therefore the entire balance has been classified in non-current assets.

(i) Valuation inputs and relationships to fair value

The unobservable inputs were the discount rate used in discounting the estimated cash flows to their net present value and the expected net cash flows post return of initial equity contributions and the remaining duration of the projects. A change in these inputs would change the fair values of the investments as follows:

30 June 2025

	Auburn Square Profit or loss (\$'000)	Hammond Greens Profit or loss (\$'000)	Hammond Place Profit or loss (\$'000)
	Increase/ (Decrease)	Increase/ (Decrease)	Increase/ (Decrease)
Expected cash flow (increase of 10%)	7,496	5,308	6,751
Expected cash flow (decrease of 10%)	(7,496)	(5,308)	(6,751)
Discount rates (increase by 5%)	(8,992)	(10,222)	(20,457)
Discount rates (decrease by 5%)	10,602	12,735	26,273
Remaining duration of project used to calculate NPV (10% delays)	(3,475)	(3,512)	(4,798)

6. FINANCIAL ASSETS MEASURED AT FAIR VALUE (CONTINUED)

(ii) Valuation processes

The main level 3 inputs used by the group in measuring the fair value of financial instruments are derived and evaluated as flows:

- Discount rates: these are determined using both internal management reviews and external valuers which reflect the current market assessment of the time value of money and the risk associated with the asset.
- Expected cash flow: these are based on the expected costs of development, construction and financing activities as well as the proceeds from the sales of the projects assets. These estimates are based on the Group's knowledge of the development, and how the current economic environment is likely to impact the demand for residential accommodation over the life of the project.

7. BORROWINGS

	Group	
	30 June 2025 \$'000	31 December 2024 \$'000
Loan from parent entity	192,800	186,150
Construction loan from CBA	-	51,404
Total borrowings	192,800	237,554

In April 2023, the Group entered into a loan facility for The Henley, Enfield project. The total facility was \$58,000,000 and was interest bearing and repayable within 25 months from the first drawdown date. The loan was repaid in full in May 2025. There remains a bank guarantee facility in place for \$1,258,000.

The Group entered into a loan facility with Oasis Star Limited on 26 April 2018 with interest of approx. 5.87% per annum, payable quarterly in arrears plus the cost of the bank loan facility available to Oasis Star Limited. The facility was made interest free from 23 May 2024. The loan facility was increased to \$230,000,000 in March 2025.

The repayment date has been extended to 31 December 2027. The loan is unsecured.

8. EVENTS AFTER BALANCE SHEET DATE

In Australia, inflation and construction costs have moderated but continued to increase in 2025. At this stage, further impact on our business, development projects and results is uncertain. In determining the value of our assets, it is necessary to make assumptions in relation project cashflows, the timing of these cashflows and the discount rates. There may be future delays in construction as well as projected timing of sales forecasted.

The Group entered into a \$20,000,000 loan facility with National Australia Bank on 4 July 2025. The facility expires in 12 months.

Other than the above, no other matters or circumstances have arisen since the end of the half-year and up until the date of this report, which significantly affect or may significantly affect the operations of the Group, the results of those operations, or the state of affairs of the Group in subsequent periods.

9. RELATED PARTY TRANSACTIONS

The Group has a loan facility of \$230,000,000 loan with Oasis Star Limited. The facility expires on 31 December 2027. Oasis Star Limited is Tian An Australia's largest shareholder, owning 76.7% of its shares. Oasis Star Limited is a 100% owned subsidiary of Tian An China Investments Company Limited which is 56.94% indirectly held by Allied Properties (H.K.) Limited.

In the opinion of the Directors of Tian An Australia Limited:

- the attached Financial Statements and Notes thereto of the Group comply with the *Corporations Act 2001*, Australian Accounting Standard AASB 134 'Interim Financial Reporting', the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- the attached Financial Statements and Notes thereto of the Group give a true and fair view of the Group's financial position as at 30 June 2025 and of its performance for the half-year ended on that date; and
- there are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors made pursuant to section 303(5)(a) of the Corporations Act 2001.

A handwritten signature in black ink, appearing to read 'Peter Curry', with a large, stylized flourish extending downwards and to the right.

Peter Curry
Chairman
Sydney
15 August 2025

INDEPENDENT AUDITOR'S REVIEW REPORT

To the members of Tian An Australia Limited

Report on the Half-Year Financial Report

Conclusion

We have reviewed the half-year financial report of Tian An Australia Limited (the Company) and its subsidiaries (the Group), which comprises the consolidated statement of financial position as at 30 June 2025, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the half-year ended on that date, material accounting policy information 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 accompanying half-year financial report of the Group does not comply with the *Corporations Act 2001* including:

- i. Giving a true and fair view of the Group's financial position as at 30 June 2025 and of its financial performance for the half-year ended on that date; and
- ii. 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*. Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the 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 the audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001* which has been given to the directors of the Company, would be the same terms if given to the directors as at the time of this auditor's review report.

Responsibility of the directors for the 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 responsibility for the review of the 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 2025 and its 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*.

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.

BDO Audit Pty Ltd



Elysia Rothwell
Director

Sydney, 15 August 2025