

FY2025 ANNUAL GENERAL MEETING

15 October 2025

PROXY VOTES RECEIVED

- Valid proxy forms were received from 131 shareholders representing 183,004,503 being 67.25% of total issued shares.
- The proxy results for each resolution will be displayed for each agenda item.

RESOLUTION 1 – ADOPTION OF REMUNERATION REPORT

To consider and, if thought fit, to pass, with or without amendment, the following resolution as a **non-binding resolution**:

“That, for the purposes of section 250R(2) of the Corporations Act and for all other purposes, approval is given for the adoption of the Remuneration Report as contained in the Company’s annual financial report for the financial year ended 30 June 2025.”

- For: 71,741,896 – 93.53%
- Against: 4,769,786 – 6.22%
- Open-Usable: 193,518 – 0.25%
- Abstain: 196,938
- Excluded: 106,102,365

RESOLUTION 2 – APPROVAL OF EX-GRATIA PAYMENT TO MR DARREN PATEMAN

To consider and, if thought fit, to pass, with or without amendment, the following resolution as an **ordinary resolution**:

“That, for the purposes of section 200B and 200E of the Corporations Act and for all other purposes, Shareholders approve the Ex-Gratia Payment which may be given by the Company to Mr Darren Pateman in connection with his resignation of position, on the terms and conditions as set out in the Explanatory Statement.”

- For: 121,316,137 – 66.41%
- Against: 59,995,642 – 32.85%
- Open-Usable: 1,350,821 – 0.74%
- Abstain: 321,274
- Excluded: 20,629

RESOLUTION 3 – RE-ELECTION OF DIRECTOR – MR TERENCE PEH

To consider and, if thought fit, to pass, with or without amendment, the following resolution as an **ordinary resolution**:

“That, for the purpose of clause 13.2 of the Constitution, ASX Listing Rule 14.4 and for all other purposes, Mr Terence Peh, a Director, retires by rotation, and being eligible, is re-elected as a Director.”

- For: 173,075,464 – 94.72%
- Against: 8,280,145 – 4.53%
- Open-Usable: 1,371,450 – 0.75%
- Abstain: 277,444

RESOLUTION 4 – RE-ELECTION OF DIRECTOR – MR ELDON WAN

To consider and, if thought fit, to pass, with or without amendment, the following resolution as an **ordinary resolution**:

“That, for the purpose of clause 13.2 of the Constitution, ASX Listing Rule 14.4 and for all other purposes, Mr Eldon Wan, a Director, retires by rotation, and being eligible, is re-elected as a Director.”

- For: 162,313,196 – 90.41%
- Against: 15,841,696 – 8.82%
- Open-Usable: 1,371,450 – 0.77%
- Abstain: 3,478,161

FY2025 RESULTS SUMMARY



ABOUT FINBAR



Established

1995

Years on the ASX

30

Completed Developments

79

Apartments Delivered

7407

Consecutive years of profit

30

Completion success rate

100%

- Finbar Group Limited, listed on the ASX since 1995, has established a remarkable 30-year track record as Western Australia's leading apartment property developer.
- With a 100% project delivery success rate, Finbar has completed 79 residential and mixed-use developments to date, comprising 7,407 apartments and commercial units across the state. This achievement, combined with 30 consecutive years of profit, underpins Finbar's position as one of WA's most trusted developers.
- Throughout its history, Finbar has consistently shaped Perth's skyline, achieving major milestones across the decades, from its first project, Seville on the Point, to landmark luxury developments and over \$4 billion in completed projects. Today, with a skilled team of 18 professionals, the company continues to focus on sustainably elevating the quality of inner-city living and enhancing Perth's urban environment for future generations.

OUR BUSINESS MODEL



- Finbar carries out residential and mixed-use development projects through wholly owned entities, or through incorporated special purpose entities and joint ventures.
- Through maintaining deep stakeholder engagement including with Finbar's relationship builder Hanssen Pty Ltd, Chang Architects and a core group of consultants, contractors and suppliers, Finbar has created a key competitive advantage in an operational environment that continues to see wider construction capacity constraints acting as a barrier to new entrants and subdued competitor activity.

PELAGO EAST & WEST

79 COMPLETED PROJECTS | 7,407 UNITS

KNIGHTSGATE

THE 10TH TEE

DIANELLA APARTMENTS

SUBI STRAND

ST THOMAS SQUARE

CHELSEA GARDENS

KINGSTON

MARKETRISE

MOTIVE

AIRE

PADDINGTON PLACE

SOL

LINO

CODE

CIRCLE WEST

CIRCLE EAST

VERVE

ST MARKS

UNISON ON TENTH

ONE KENNEDY

HORIZON CENTRAL
HORIZON SIXTH

NORWOOD

ECCO

WELLINGTON PLACE

THE RISE

AT238

DOMUS

AU

ROYALE

ALTAIR

REFLECTIONS EAST

REFLECTIONS WEST

COSMOPOLITAN

CONCERTO

WESTRALIAN

TOCCATA

ADAGIO

THE SAINT

ONE28

175 HAY

INFINITY

X2

FAIRLANES

18 ON PLAIN

ARUM
CERESA
SAPHIRE
AVENA

ARBOR NORTH

THE POINT

RIVERENA

SPRING VIEW TOWERS

THE EDGE

LIME

CIVIC HEART

AURELIA

52 MILL POINT ROAD

85 MILL POINT ROAD

SEVILLE ON THE POINT

RIVERSTONE

REVA

BLUEWATER

BLUE 2

19 RENWICK STREET

THE LINKS

167 MELVILLE PARADE

MATILDA BAY APARTMENTS

PALMYRA APARTMENTS EAST

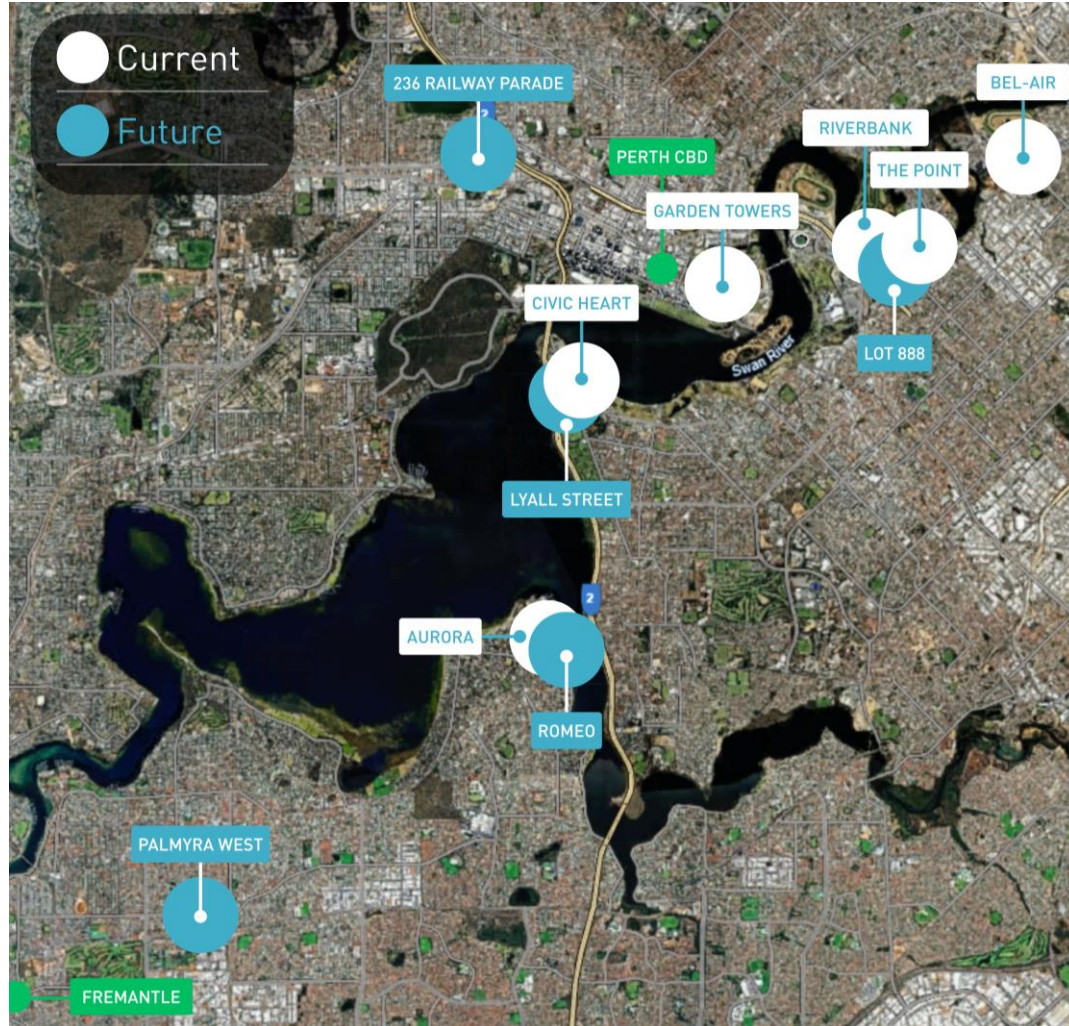
MONTEREY BAY

DEL MAR

AURORA

SABINA

STRATEGIC GROWTH SUMMARY



Delivering WA's Housing Needs *Focused Growth in Apartments*

WHERE WE BUILD – *Elevating the standard of inner-city living*

- Prime, walkable, transit-connected precincts across metropolitan Perth
- Designed to enhance lifestyle, community and accessibility

HOW WE COMPETE – *Trusted partnerships. Proven performance*

- 30+ years in operation with 20%+ repeat buyers
- Strategic Builder relationship ensures cost visibility and stability throughout the development process
- Access to capital on efficient and competitive terms through major financial institutions

WHAT WE DELIVER – *Shaping Perth's skyline with purpose*

- Large-scale residential and mixed-use projects
- Mid-market focus addressing WA's housing supply gap
- Preference for wholly owned projects

OUR RECOGNITION – *Excellence that stands tall*

- Award winning developments including Civic Heart (Perth's tallest residential tower) and Sabina Applecross
- Recognised by UDIA WA and Property Council for design innovation, community value and sustainability

OUR FUTURE – *Sustained growth built on a solid foundation*

- \$1.2+ billion five-year development pipeline
- Strong balance sheet and supportive market conditions (migration, housing undersupply, policy tailwinds)
- Continued delivery of high-quality apartment projects

FY25 OPERATIONAL UPDATE HIGHLIGHTS

► Settlements

351 Lots | Valued at \$352M

► Total Sales

221 Lots | Valued at \$236M

► Completed Stock Sales

102 Lots | Valued at \$143M

► Average Sales per Month

\$20M

► Under Construction

539 Lots | Valued at \$391M

► Future Pipeline

\$1B | 1,300+ Lots

Total Revenue

\$284.5M

Dividend

2c per share

Comprehensive Profit

\$14.4M

Net tangible assets per security

92 cents

Earnings per share

5.28 cents

Cash

\$36.4M

Current State of the Western Australian Residential Market – Key Trends & Insights

Demand Drivers

- **Strong Migration:** Continued interstate and overseas migration with annual net increase 11,675 and 41,395 respectively, equating to over 1,000 people per week ¹
- **Market Outperformance:** Perth housing is outperforming all major cities: with values up by 4% in the September quarter, led by strong growth in the unit market ²
- **Record High Dwelling Values:** Perth dwelling values at a record high, with 47% of the annual growth recorded in the September quarter ²
- **Affordability Gap:** Growing price gap between detached housing and units – median house price \$810K vs unit price \$565K - is expected to drive continued apartment demand ³
- **Investor Resurgence:** Investor finance activity for purchase of newly erected dwellings 35% above the six-year average in the June quarter ⁴
- **Rental Market Strength:** Median rent has risen to approximately \$650 per week, a 5.8% year-on-year increase, with extremely low vacancy at 0.7% ⁵

References

¹ Australian Bureau of Statistics (March 2025), *National, state and territory population*, ABS Website, Released 18/09/2025

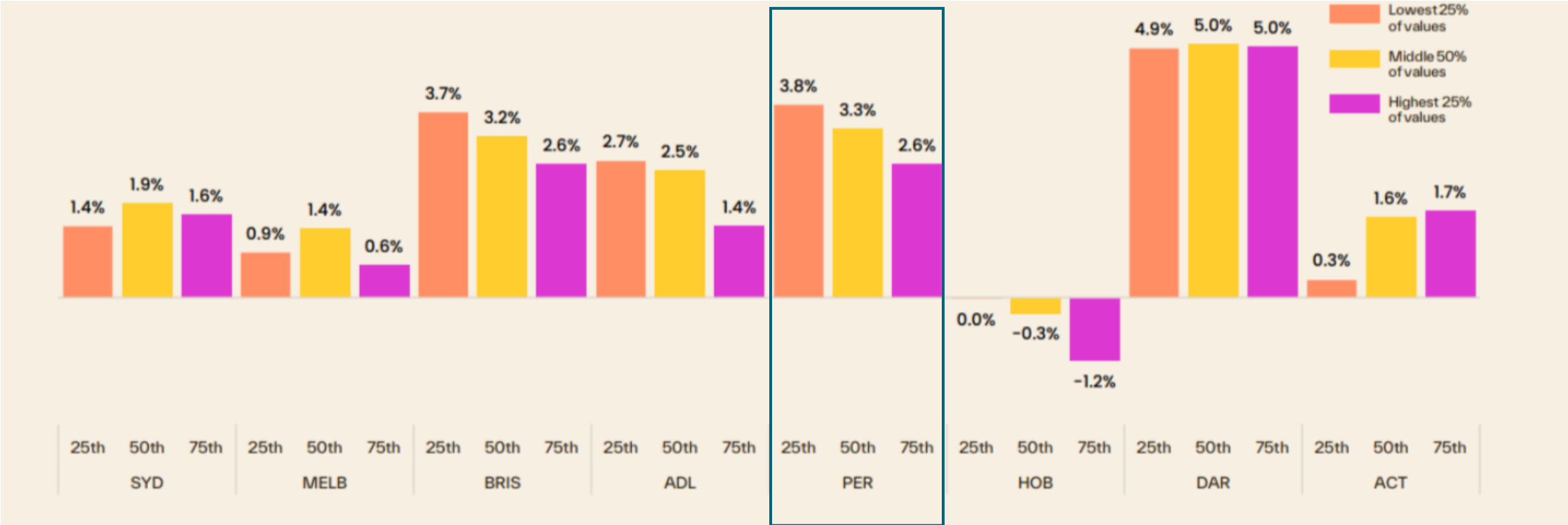
² Cotality 2025, 'Property values gain pace heading into spring, driven by record-low listings', 1 October, <https://www.cotality.com/au/insights/articles/property-values-gain-pace-heading-into-spring-driven-by-record-low-listings>

³ REIWA, *Perth Market Insights*, Website, Week ending 12 October 2025

⁴ Australian Bureau of Statistics (Jun-quarter-2025), *Lending indicators*, ABS Website, Released 13/08/2025

⁵ SQM Research, *Weekly Rents: Perth*, Week ending 12 October 2025

Capital cities by Value Segment – Quarterly change (3 months to August 2025)



Perth recorded its strongest price growth year-on-year in the three months to August, driven by the middle 50% and lower 25% value segments of the market.

Supply and Policy Dynamics

- **Severe shortage of housing supply:** established market listings remain extremely low, coupled with a **structural under-supply of new homes**
- **Perth sale listings:** 45% below long-term average ¹
- **Value of construction work** for non-detached housing (including apartments) in WA 12% below the 10-year average and consistently below since early 2019²
- **Skilled labour constraints:** limited builder capacity in built-form apartment developments
- **Highly inelastic housing delivery:** long planning approvals and construction timelines continue to limit competitor entry/delivery
- **Supportive policy settings:** stamp duty concessions, Infrastructure Development Fund, federal low deposit guarantee, Keystart, and RBA rate easing stance

How is Finbar Responding

- **Strategic partnership with Hanssen** provides key competitive construction cost efficiencies and stability, enabling projects to proceed where others may stall
- **Focus on mid-market supply:** apartments priced below luxury levels in inner-city and transit-rich locations
- **Active project pipeline:**
 - Garden Towers and Bel-Air - 525 units plus commercial, completion targeted for 2026
 - Riverbank Residences and Palmyra West - 263 units, construction for Riverbank, Palmyra West launching this Qtr, delivery targeted for 2027

References

¹ Cotality 2025, 'Property values gain pace heading into spring, driven by record-low listings', 1 October, <https://www.cotality.com/au/insights/articles/property-values-gain-pace-heading-into-spring-driven-by-record-low-listings>

² Australian Bureau of Statistics (March 2025), *Building Activity, Australia*, ABS Website, released 27/08/2025

STRATEGIC PRIORITIES

Driving Growth and Shareholder Value Creation

SECURE GROWTH

Acquire and activate prime sites

- Target inner-city, riverside & transit-oriented precincts
- Secure approvals that unlock higher density & yield
- Leverage strong brand recognition resulting in higher pre-sales to underpin funding
- Maintain a robust pipeline of \$1.2bn+ across mid-market & premium apartments
- Build pipeline aligned with WA housing demand and demographic drivers

REFOCUS

Return to core business

- Divested Finbar Sales and Finbar to Rent to sharpen focus on delivery of apartments
- Sale of Pelago investment units in Karratha - recycling capital into Perth Projects
- Sale of 2 Homelea Court in line with portfolio optimisation strategy
- Prioritise wholly owned projects. Joint Ventures where significant equity injection is required
- Succession planning implemented with strengthened executive team driving next phase of growth
- Commitment to sustainable design & innovation

OPTIMISE

Maximise efficiency & capital management

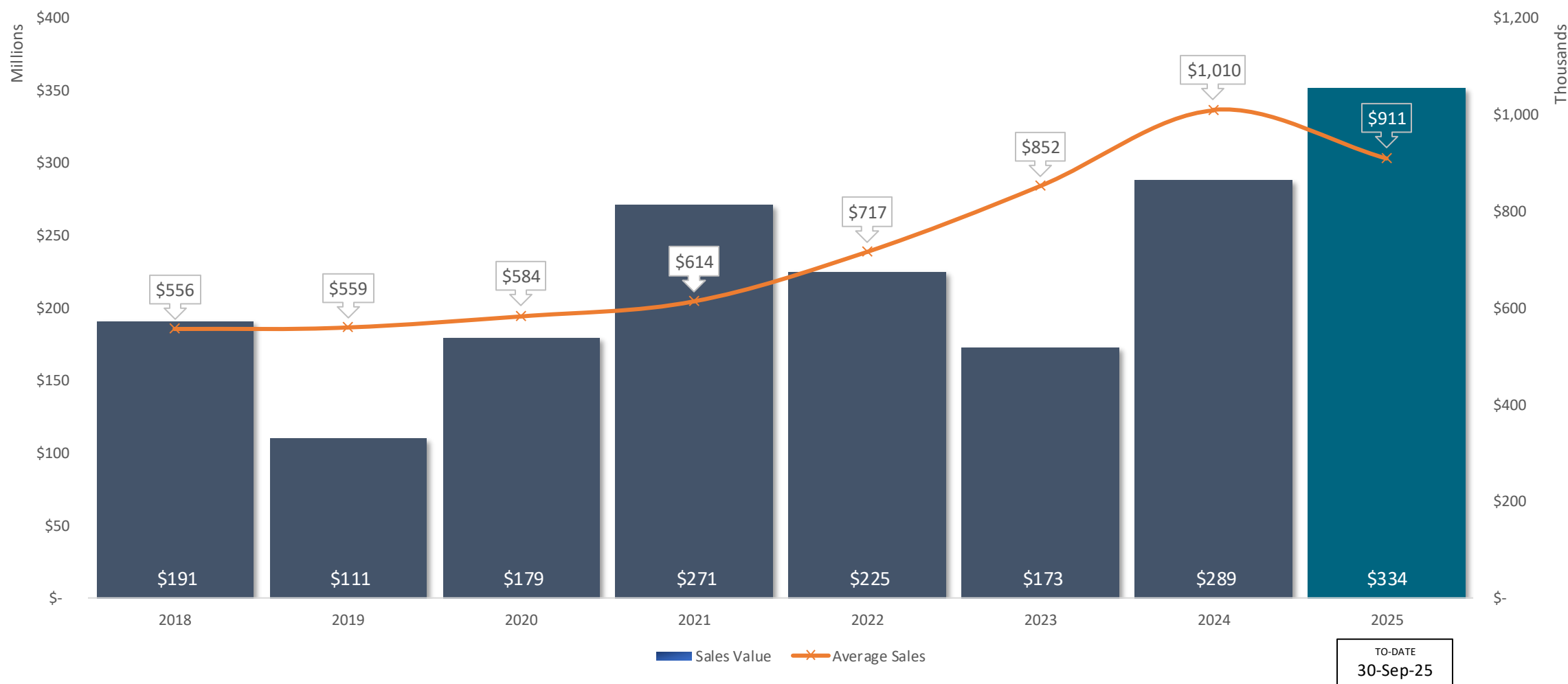
- Maximise planning outcomes through experienced analysis and deep understanding of planning schemes
- Deliver cost efficiencies & certainty through Hanssen partnership, supported by design optimisation by Chang Architects
- Maintain capital discipline and prudent debt management
- Strengthen customer sales journey, leveraging external agents to broaden reach
- Drive timely project delivery despite industry constraints, while maximising margins

VALUE FOCUS

Convert demand into sustainable returns

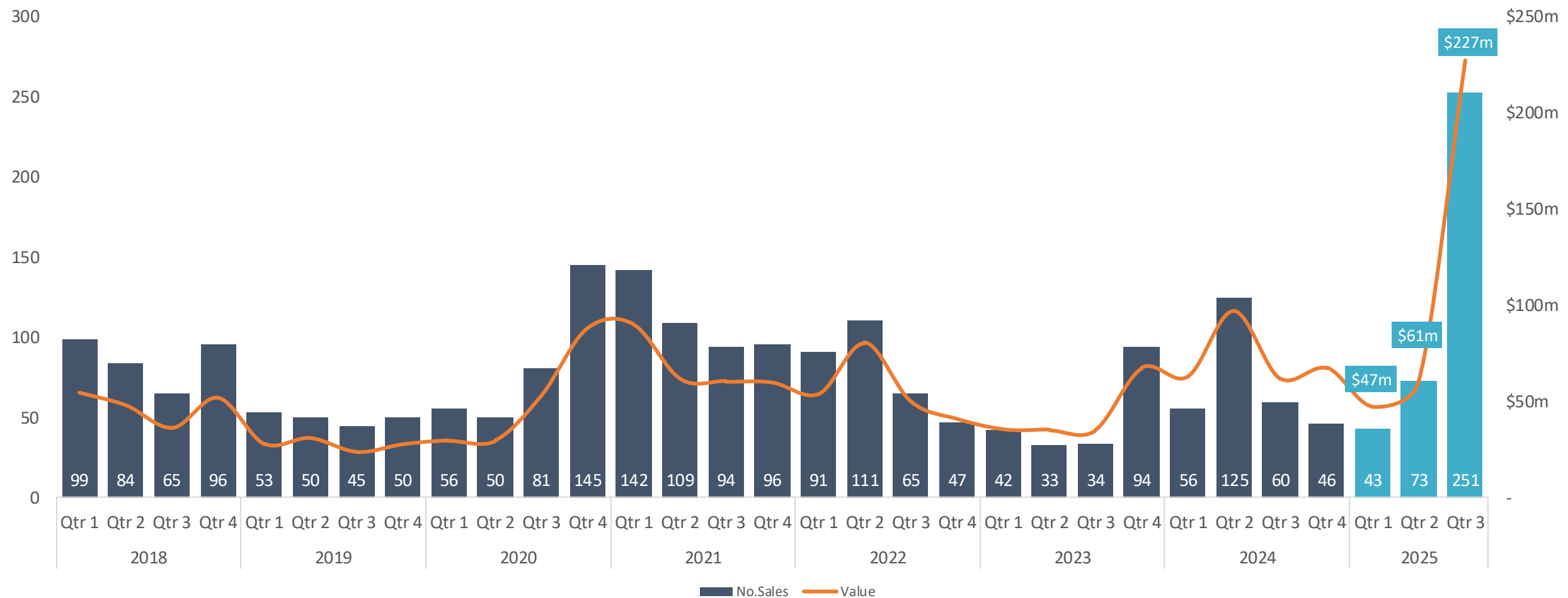
- Delivery of mid-market apartments to address WA housing shortage
- Alignment with housing supply targets
- Generate consistent earnings from recurring pipeline
- Enhance shareholder value through sustainable growth and fully franked dividends

TOTAL SALES & AVERAGE SALES VALUE PER UNIT



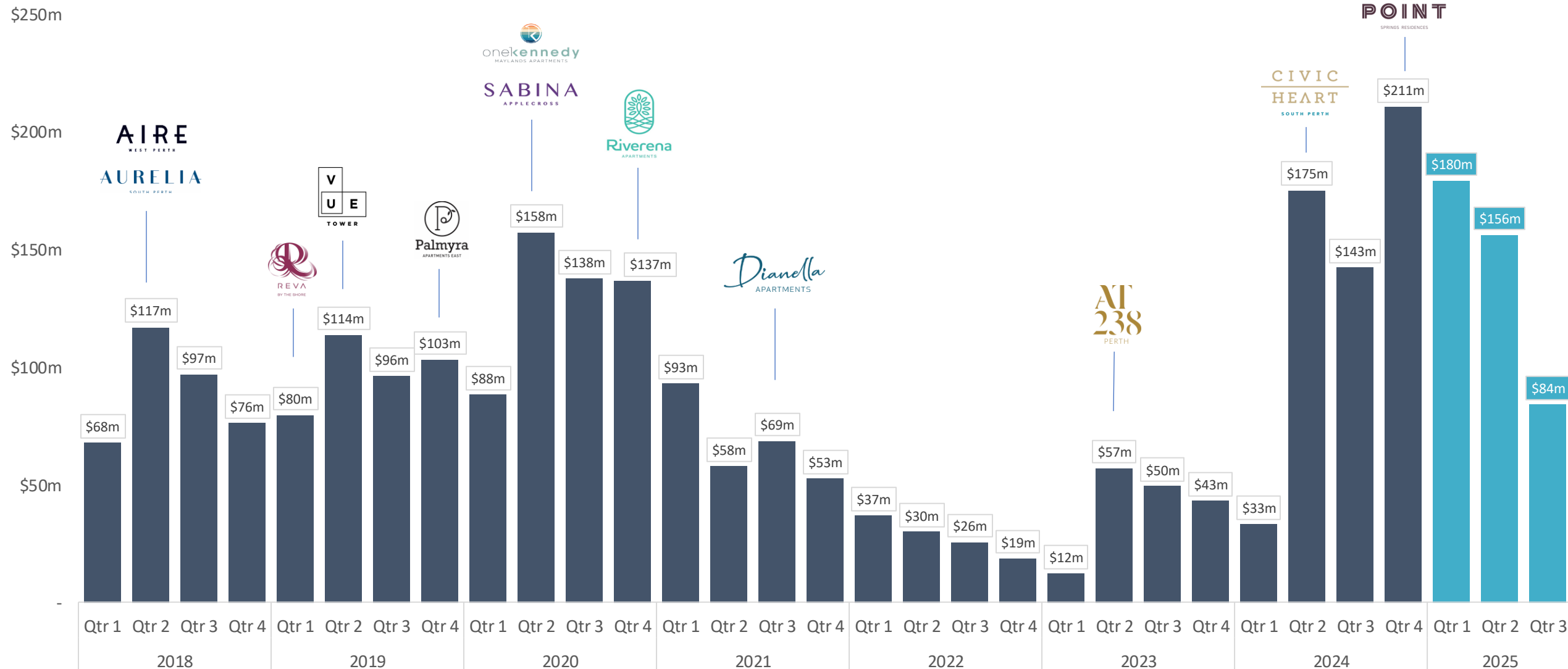
Record 2025 sales of \$334m to Q3, the strongest result in 30 years
Average unit price YTD \$911k - 32% above 2018 to 2024 average (\$687k)

TOTAL NUMBER OF SALES PER QUARTER



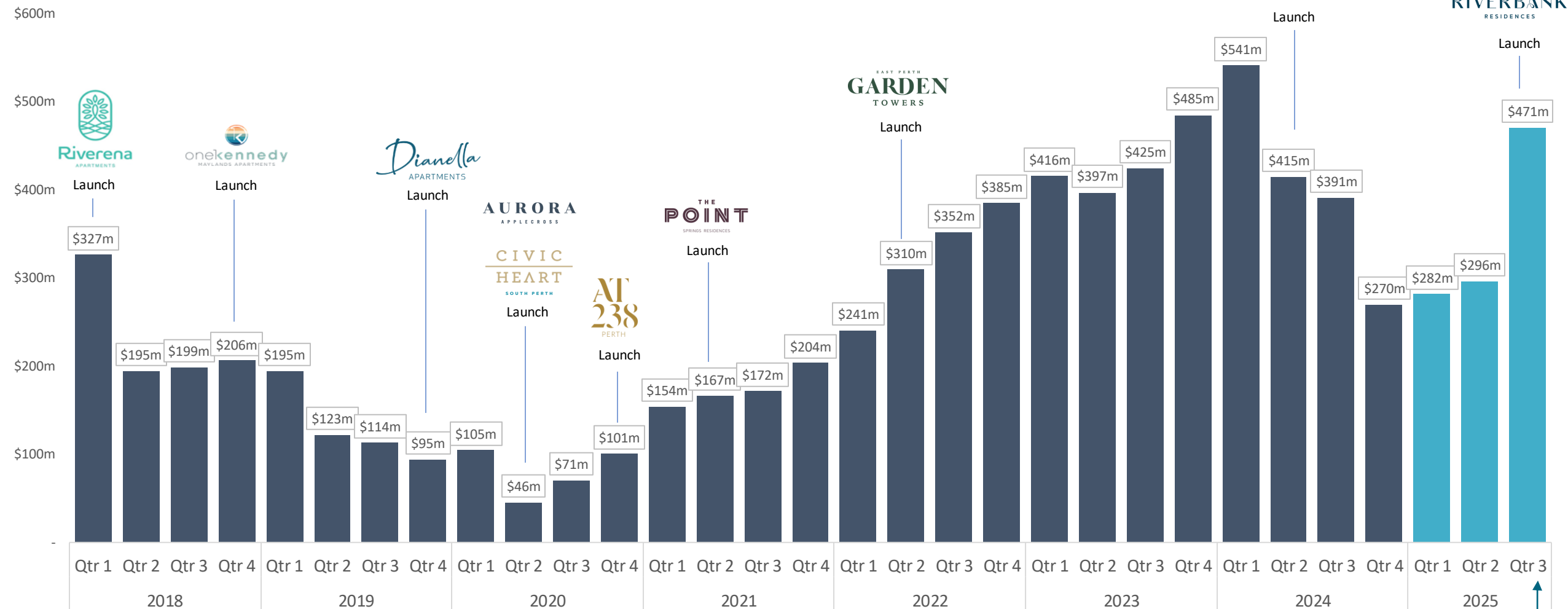
Record sales in Quarter 3 2025, with 251 lots sold for total value of \$227m, averaging at 2.7 units per day

UNSOLD COMPLETED RESIDENTIAL STOCK VALUE



\$127 million of completed debt-free stock sold to quarter 3 in 2025, averaging \$42 million per quarter

CURRENT TOTAL PRESALES VALUE



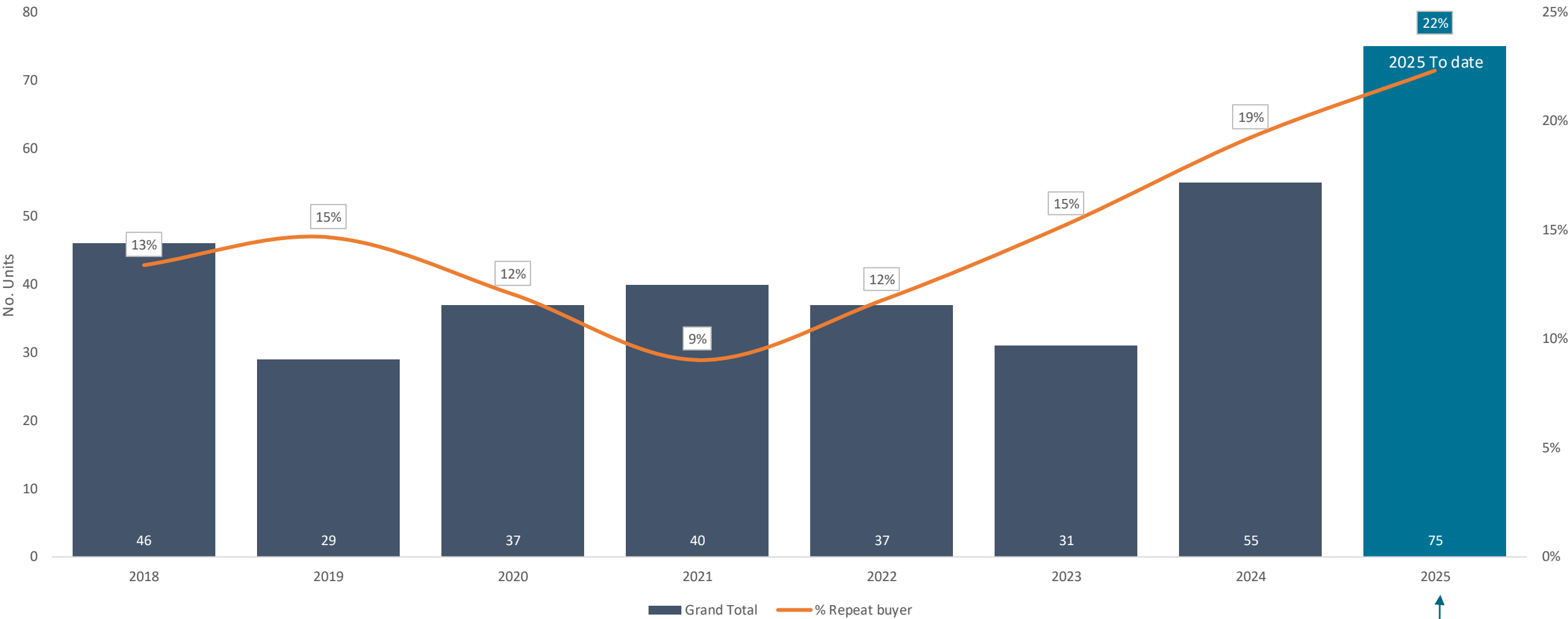
- \$471 million in total presales
- \$65 million in completed stock
- \$406 million in off-the-plan sales

INVESTORS SALES



• In Q3 2025, 53% of buyers are Investors and 47% are Owner Occupiers

LOYALTY CLUB REPEAT BUYERS



- 22% of Sales are Repeat Buyers
- 45% of Riverbank buyers are Repeat Buyers

TO-DATE
30-Sep-25

DEVELOPMENTS

Over 90% of apartments across completed projects sold

PROJECTS COMPLETED



**CIVIC
HEART**
SOUTH PERTH

Completed June 2024

**16 LOTS
UNSOLD
\$41M Value**



**THE
POINT**
SPRINGS RESIDENCES

Completed August 2024

**12 LOTS
UNSOLD
\$13M Value**



AURORA
APPLECROSS

Completed October 2024

**11 LOTS
UNSOLD
\$21M Value**

631 - Total Lots
• 592 - Lots Sold
• 39 - Lots Unsold

PROJECTS UNDER CONSTRUCTION

\$509m



**EAST PERTH
GARDEN
TOWERS**

Completion est mid-2026
\$277M Value

**77%
RESIDENTIAL
SOLD**



BEL-AIR
APARTMENTS

Completion est mid-2026
\$114M Value

**100%
SOLD**



RIVERBANK
RESIDENCES

Completion est mid-2027
\$118M Value

94% SOLD

682 - Total Lots
• 591 - Lots Sold
• 91 - Lots Unsold

Positioned for the Next Phase

TO LAUNCH
\$96m



PALMYRA WEST
PLATINUM COLLECTION
Launch November 2025
Completion est mid-2027
\$96M Value

130 Lots

PIPELINE
\$654m



**Romeo
Applecross**
Launch est H1 2026
Completion est 2028
\$172M Value



**Railway Parade,
West Leederville**
Launch est mid 2026
Completion est mid-2029
\$238M Value



**Lyall Street,
South Perth**
Launch est H2 2026
Completion est mid-2029
\$187M Value



**Lot 888,
Rivervale**
Launch est mid 2027
Completion est mid-2029
\$57M Value

711 Lots

FIVE YEAR DEVELOPMENT PIPELINE

PRESALES CONSTRUCTION SETTLEMENT

| PROJECT | SUBURB | PROJECT VALUE | No. OF UNITS | calendar year 2025 | calendar year 2026 | calendar year 2027 | calendar year 2028 | calendar year 2029 |
|-----------------------------|------------------|---------------|--------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| PROJECTS UNDER CONSTRUCTION | | | | | | | | |
| GARDEN TOWERS | EAST PERTH | \$277m | 330 | | | | | |
| BEL-AIR APARTMENTS | BELMONT | \$114m | 194 | | | | | |
| RIVERBANK RESIDENCES | RIVERVALE | ~\$119m | 143 | | | | | |
| PROJECT PIPELINE | | | | | | | | |
| PALMYRA WEST | PALMYRA | ~\$96m | 130 | | | | | |
| ROMEO | APPLECROSS | ~\$172m | 152 | | | | | |
| 236 RAILWAY PARADE | WEST LEEDERVILLE | ~\$238m | 267* | | | | | |
| LYALL STREET | SOUTH PERTH | ~\$187m | 184* | | | | | |
| LOT 888 | RIVERVALE | ~\$57m | 108* | | | | | |

2025 and 2026 Deliverables:

- **Completion of Garden Towers**
- **Completion of Bel-Air Apartments**
- **Construction of Riverbank Residences** commenced in October 2025
- **Palmyra West launch** in November 2025 and construction commencement in February 2026
- **Romeo Applecross launch** in H1 2026
- **Railway Parade launch** in H2 2026
- **Lyll Street launch** in H2 2026

*Subject to DA approval

Indicative, subject to change

GROUP OUTLOOK

MARKET CONTEXT - *WA Key Projects and high housing demand underpinned by supply shortage*

- Demand drivers: population growth, tight rental market, rising urban living needs
- Supply constraints: apartment market highly inelastic, persistent housing delivery shortfall; limited new stock
- Supportive backdrop: >\$42.2bn state infrastructure pipeline + substantial resources capex

POSITIONING - *Leveraging Finbar's competitive edge*

- \$1.2B+ Pipeline in prime Perth metro precincts
- Mid-market focus balancing affordability and lifestyle
- Hanssen partnership ensures delivery certainty and cost control
- Streamlined business post divestments and staged disposal of Pelago investment units

OUTLOOK - *Strong financial and operational foundations*

- Mid-market apartments to meet WA housing targets Positioned to capture demand while competitors constrained
- Ongoing delivery of projects. Pre-sales momentum de-risks pipeline
- Strong balance sheet to support future launches
- Fully franked dividends underpinned by robust cashflows
- Recent strength in housing market over September quarter underpinning sell down of completed stock into rising market, catalysing recirculation of capital
- Off-the-Plan sales strength accelerating project and pipeline delivery - Riverbank Residences achieved same level of presales in two months as Bel-Air achieved in 12 months
- Sustainable long-term shareholder returns

***Finbar is positioned
for growth by
focusing on core
apartment delivery,
leveraging cost-
efficient construction
through Hanssen, and
unlocking value from
a robust pipeline to
2030***



Future performance and forward looking statements

This announcement contains certain forward looking statements with respect to the financial condition, results of operations, projects and business of Finbar and certain plans and objectives of Finbar. Forward looking statements can generally be identified by the use of forward looking words such as 'expect', 'anticipate', 'likely', 'intend', 'propose', 'should', 'could', 'may', 'will', 'predict', 'plan', 'believe', 'forecast', 'estimate', 'target', 'continue', 'objectives', 'outlook', 'guidance' and other similar expressions. The forward looking statements, opinions and estimates contained in this announcement are based on Finbar's intent, belief or current expectations, assumptions and contingencies which are subject to change without notice, as are any statements about market and industry trends, which are based on interpretations of current market conditions. They involve known and unknown risks and uncertainties and other factors, many of which are beyond the control of Finbar and its officers, employees, agents and associates, and may involve significant elements of subjective judgement and assumptions as to future events which may or may not be correct. Any forward-looking statements are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. Readers are cautioned not to place undue reliance on forward-looking statements. There can be no assurance that actual outcomes will not differ materially from these forward looking statements. A number of important factors could cause actual results or performance to differ materially from the forward looking statements. Investors should consider the forward looking statements contained in this announcement in light of those disclosures. Neither Finbar, nor any other person, gives any representation, warranty, assurance, nor will guarantee that the occurrence of the events expressed or implied in any forward looking statement will occur. To the maximum extent permitted by law, Finbar, the Group, other persons referred to in this announcement and each of their respective advisors, affiliates, related bodies corporate, directors, officers, partners, employees and agents disclaim any responsibility and undertake no obligation for the accuracy or completeness of any forward looking statements whether as a result of new information, future events or results or otherwise. Finbar disclaims any responsibility to update or revise any forward looking statements to reflect any change in Finbar's financial condition, status or affairs or any change in the events, conditions or circumstances on which a statement is based except as required by Australian law.