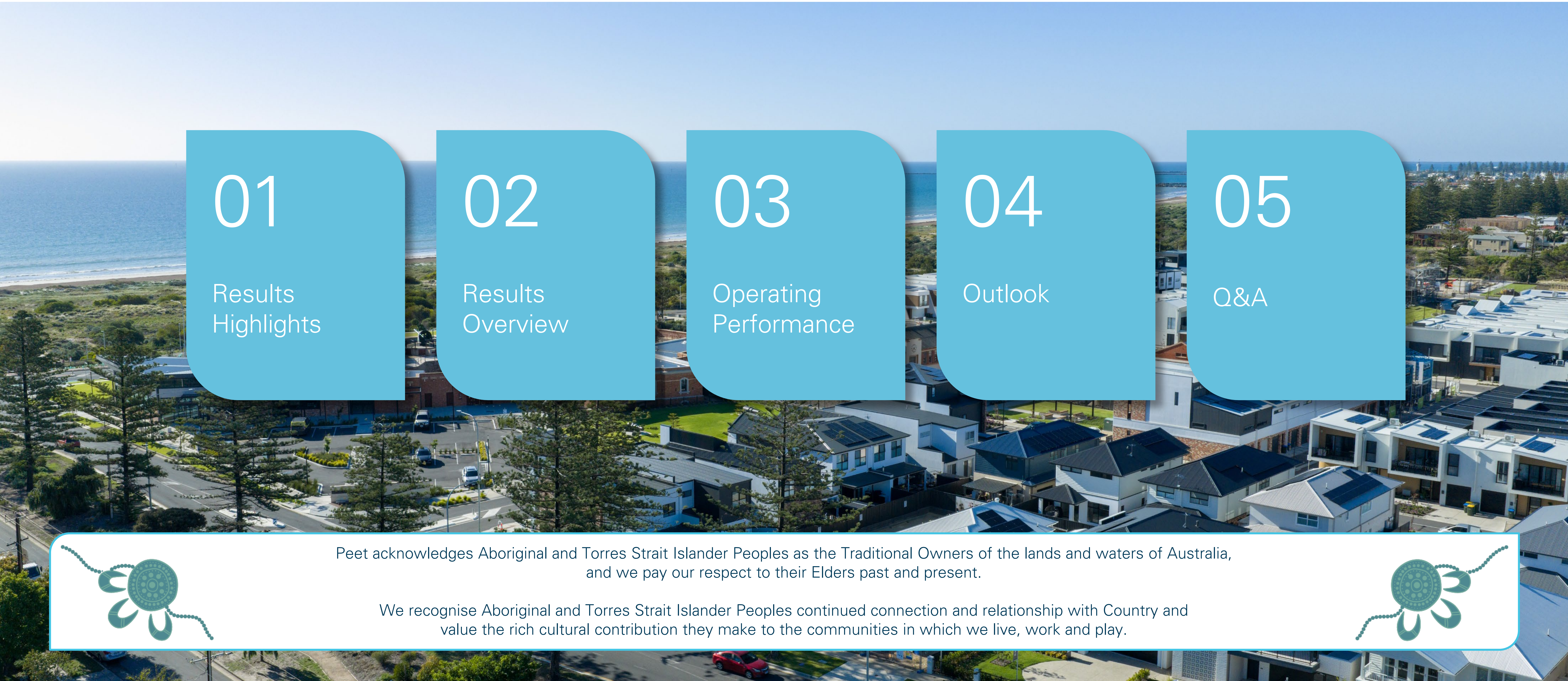
1H26
RESULTS
19 FEBRUARY 2026

130 years | PEET

1H26 Results

AGENDA



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Peet acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Owners of the lands and waters of Australia, and we pay our respect to their Elders past and present.

We recognise Aboriginal and Torres Strait Islander Peoples continued connection and relationship with Country and value the rich cultural contribution they make to the communities in which we live, work and play.

1H26 Results Highlights

STRONG PERFORMANCE UNDERPINNED BY FAVOURABLE MARKET CONDITIONS

FINANCIAL

1H26 Net Operating Profit[1]	Operating Earnings per Share	1H26 DPS
$50.9m	**10.88c**	**6.5c**
Up 102% on 1H25	Up 102% on 1H25	Up 136% on 1H25

NTA[2] per Share	EDITDA[3] Margin	Gearing[4]
$1.44	**34%**	**24.7%**
5% higher than FY25	Up 8% on 1H25	at 31 December 2025

OPERATIONAL

1,773
LOTS[5] SOLD

1,496
LOTS[5] SETTTLED

$776m
CONTRACTS ON HAND VALUE

76%
LAND BANK ACTIVATION[6]

Notes:
1. Operating profit is a non-IFRS measure that is determined to present the ongoing activities of the Group in a way that reflects its operating performance
2. Book NTA (under accounting standards) does not fully reflect market value of Development projects and co-investment stakes in Funds and JVs
3. EBITDA is a non-IFRS measure that includes effects of non-cash movements in investments in associates and joint ventures
4. Calculated as (Total interest-bearing liabilities (including land vendor liabilities) less cash)/(Total assets less cash, less intangible assets)
5. Includes equivalent lots
6. When a project is launched all lots in that project are considered activated

Australian Residential Drivers

MACRO CONDITIONS FOR THE RESIDENTIAL SECTOR REMAIN FAVOURABLE

The global and domestic environment shape our thinking and response to managing risk and leveraging opportunities

Strong Population Growth

- Positive annual population growth nationally at 1.5%[1]
- Western Australia, Victoria and Queensland experienced the strongest population growth, with Western Australia increasing by 2.2%[1]
- Queensland and Western Australia experienced the largest net interstate migration[1]

Constrained Housing Supply

- National new home commencements remain below the 240,000 new homes per annum target set by the Australian Government to achieve 1.2 million homes over five years[2]
- Rental vacancy rates nationally remain low at 1.4%[3]

Favourable Borrowing Environment

- Despite recent rate movements, borrowing conditions remain favourable for buyers on a long-term basis, though rising inflation contributes to cost of living pressures
- Increase in annual wage growth of 3.4%[4]
- Government incentives support first home buyers entering the market

Strong Interest in Australian Property from Overseas Capital Partners

- Stable economy and close geo-proximity to Asia representing an attractive investment proposition
- Australian and international institutional funds actively seeking partnership opportunities

Notes:
1 Population, ABS data June 2025
2 Building Activity, ABS data September 2025
3 SQM Research December 2025
4 Wage Price Index, ABS Data September 2025

Masterplanned Communities Core Focus to Drive Growth

EXTENSIVE EXPERIENCE AND CAPABILITY TO DELIVER

Leading Australian developer of quality communities with a strong culture, brand and customer focus

Townhouses

Masterplanned Communities

Apartments

Desirable and Geographically Diverse Locations

- Benefit from various growth corridors – positioned for population growth
- Allows Peet to leverage state-based fluctuations
- Ability to manage land bank and capital through market cycles
- Projects located across inner to outer rings of capital cities, developing where people want to live now

Low Cost Base

- Strong embedded margins
- Average age of land bank is 14 years
- Large land bank provides economies of scale to deliver wide range of product at lower cost

Demonstrated Capability

- Extensive capabilities in acquisition, design, delivery, sales and marketing
- Proven ability to expand business into new opportunities such as townhouses and low-rise apartments
- Well established funds management capability with long-term retail and institutional capital partners

Strong Platform for Growth

UNDERPINNED BY 130 YEARS OF EXPERIENCE

More than 27,700 lots across the pipeline

Development Projects		Funds Management Projects	
100% Owned by Peet		Co-Investment Partners in Projects	
16,953 LOTS[1]	**$7.5bn** GDV[2]	**10,785** LOTS[1]	**$4.7bn** GDV[2]

PIPELINE OF **27,738 LOTS[1]** | **$12.2bn** END VALUE | **43** PROJECTS

WA	Qld	Vic	SA	NSW / ACT
16 PROJECTS	**10** PROJECTS	**8** PROJECTS	**6** PROJECTS	**3** PROJECTS

Notes:
1 Includes equivalent lots
2 Gross Development Value, which is the forecast future sales price of the remaining equivalent lots as at 31 December 2025, subject to market conditions

Where you belong PEET

Environment, Social, Governance

OUR COMMITMENT

As a leading residential developer with a large national footprint, our approach focuses on sustainable practices to create long-term shared value for our communities, shareholders and people

ENVIRONMENT | SOCIAL | GOVERNANCE	1H26 HIGHLIGHTS
ENVIRONMENTALLY CONSCIOUS DEVELOPMENT, including: • Water conservation and recycling • Use of solar and energy reduction in building design • Long history of operating in highly environmentally regulated industry • Biodiversity and land restoration **POSITIVE SOCIAL IMPACT IN OUR COMMUNITIES AND TEAM** • Employee diversity, wellbeing and engagement • Focus on building community partnerships • Providing opportunities for affordable housing for homebuyers **A TRUSTED PARTNER AND SUSTAINABLE BUSINESS** • Ethical and responsible business practices • Robust risk management framework • Board Charter and Corporate Governance Statement	**Commitment to our Communities** • Fort Largs awarded 2025 Best Masterplanned Community and Project of the Year by UDIA SA • Brabham Estate recognised with the 2025 Excellence in Sustainability Award by UDIA WA • Completed three stormwater bio-retention basins at Flagstone, QLD, improving water quality, reducing peak stormwater flows and erosion, supporting groundwater recharge, and enhancing local biodiversity and amenity **Commitment to our People** • 83% Employee Engagement Score • 47% management roles held by women • 57% employees are women • Launched Emerging Leaders program Family Inclusive Workplace™ CERTIFIED 2025-2027 Black Dog Institute: Prioritising mental wellbeing through workplace and community education programs Perth Scorchers / WA Cricket Foundation: Leveraging the game of cricket to build community belonging, develop leadership skills and support wellbeing

Where you belong PEET

Results
Overview

Group 1H26 Financial Results

NET OPERATING PROFIT[1] UP 102%

KEY PERFORMANCE STATISTICS	1H26	1H25	VAR (%)
Lot sales[1]	1,773	1,370	29%
Lot settlements[1]	1,496	1,009	48%
Revenue[2]	$235.4m	$182.5m	29%
EBITDA[3]	**$81.1m**	**$46.9m**	73%
EBITDA[3] margin	34%	26%	8%
Operating profit after tax[4]	**$50.9m**	**$25.3m**	102%
EPS (operating)	10.88c	5.38c	102%
DPS[5]	6.50c	2.75c	136%
	DEC 25	**JUN 25**	**VAR (%)**
Book NTA per share	$1.44	$1.37	5%

Lot sales higher mainly due to strong market condition in WA

Settlements higher driven by WA, Qld and SA projects

Group revenue higher primarily due to increased settlement revenue from Development projects and share of net profit from Funds Management projects

Margin higher predominantly due to price increases in Development projects and higher share of net profit from Funds Management projects

Book NTA (under accounting standards) does not fully reflect market value of Development projects and co-investment stakes in Funds Management

Notes:
1 Operating profit is a non-IFRS measure that is determined to present the ongoing activities of the Group in a way that reflects its operating performance
2 Includes equivalent lots
3 Includes share of net profit from associates and JVs
4 EBITDA is a non-IFRS measure that includes effects of non-cash movements in investments in associates and joint ventures
5 Fully franked

Group Cash Flow Summary

NET OPERATING CASH FLOW CIRCA $68M

CASH FLOWS RELATED TO OPERATING ACTIVITIES	1H26($M)	1H25($M)
Receipts from customers	238.0	178.9
Payments for development and infrastructure	(121.9)	(131.7)
Payments to suppliers and employees	(36.7)	(26.8)
Borrowing costs	(13.9)	(14.9)
Interest received	0.5	0.5
Distributions and dividends from associates and joint ventures	16.3	6.2
Net taxes paid	(11.4)	(9.0)
Operating cash flow before acquisitions	**70.9**	**3.2**
Payments for land acquisitions	(3.2)	(7.4)
Net operating cash flow	**67.7**	**(4.2)**

Receipts higher due to increased settlement revenue from Development projects and Funds Management fee income

Development expenditure lower during 1H26 mainly due to reduced production level at completed and near completed Medium Density projects

Tax payments higher due to timing of payments relating to FY25

Land acquisitions in FY26 include the term payment for University of Canberra project

Where *you* belong PEET

Group Balance Sheet

GEARING REDUCED TO 24.7%

CAPITAL MANAGEMENT METRICS	1H26	FY25
Total assets[1]	$1,054.3m	$1,082.3m
Book NTA per share[1]	$1.44	$1.37
Cash at bank[2]	$28.5m	$47.3m
Bank debt[3]	$94.7m	$140.9m
Peet notes[4]	$150.0m	$150.0m
Net debt[5]	$216.2m	$243.6m
Net assets[1]	$650.5m	$620.7m
Gearing[6]	24.7%	27.5%
Interest cover ratio[7]	5.1x	3.2x
Weighted average debt maturity[1]	2.5 years	2.3 years
Debt fixed/hedged[1]	30%	26%
Weighted average cash cost of debt[8]	7.7%	8.3%

Does not fully reflect market value of Development projects and co-investment stakes in Funds Management business

Cash and debt facility headroom of more than $200m provides capacity to fund current portfolio

Bank debt lower due to strong settlement activity in Qld and SA

Gearing within target range of 20% - 30% as a result of strong settlement activity

Lower weighted average cash cost of debt due to reduced pricing on syndicated debt facility by adding a third financier in August 2025

Notes:
1 Calculated as at period end
2 Includes cash at bank of syndicates consolidated under AASB10
3 Includes bank debt of syndicates consolidated under AASB10
4 Excluding transaction costs
5 Bank debt plus Peet notes less cash at bank
6 Calculated as (Total interest-bearing liabilities (including land vendor liabilities) less cash)/(Total assets less cash, less intangible assets)
7 12 month rolling EBIT/Total interest cost (including capitalised interest)
8 Total annualised cash cost of debt/weighted average annualised debt balance

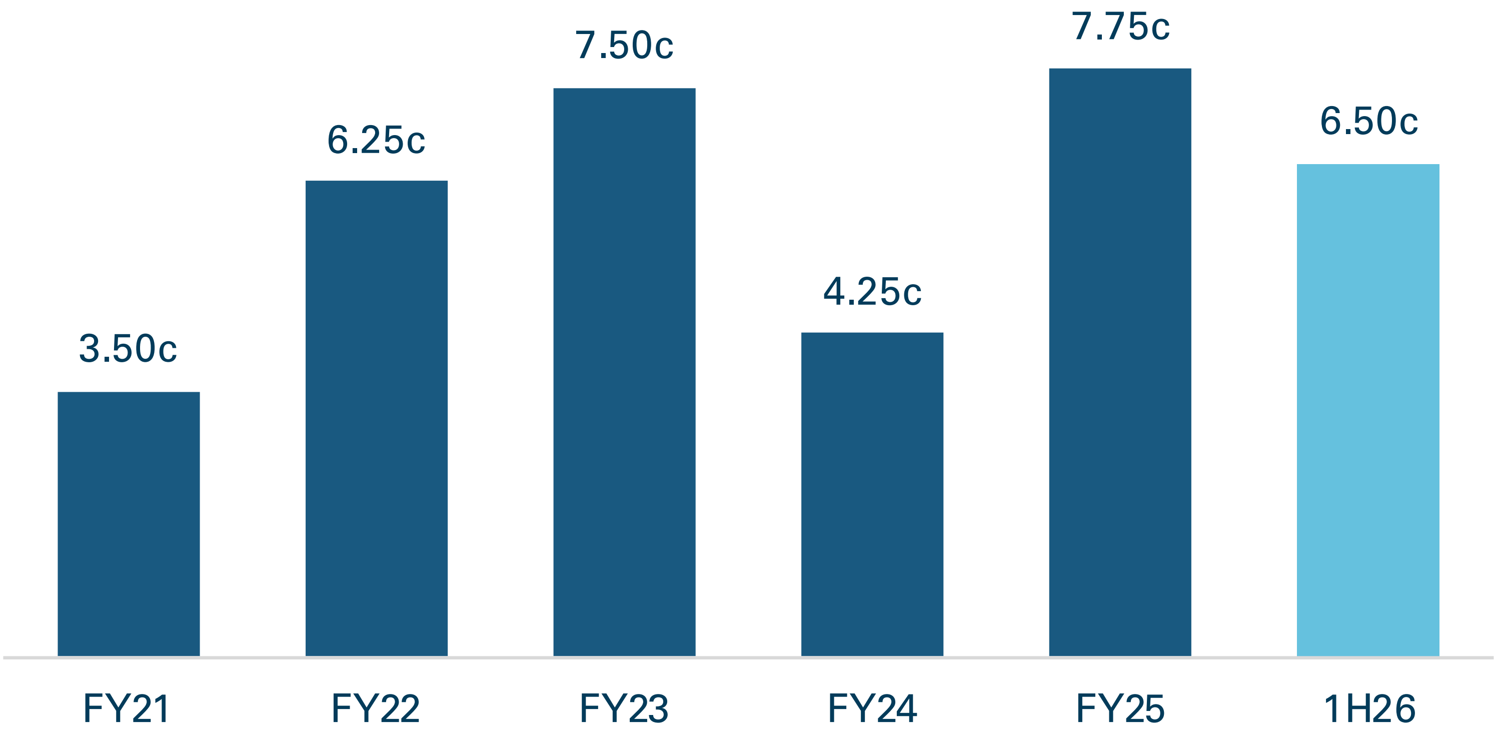
Our Shareholder Returns

EARNINGS DRIVING DIVIDEND PAYOUT

We have returned $263m to shareholders since FY18, through fully franked dividends and our ongoing on-market share buy-back

- Disciplined application of our capital management framework and strong balance sheet means shareholders benefit as our financial performance improves
- 1H26 interim dividend of 6.50 cents per share fully franked
- Our value driven on-market share buy-back reduced our shares on issue[1] by c.4%, further benefitting our per-share dividends through time
  - Current book NTA[2] of $1.44
  - Average buy-back price of c.$1.07 per share
  - On market buy-back now closed

DIVIDEND PER SHARE



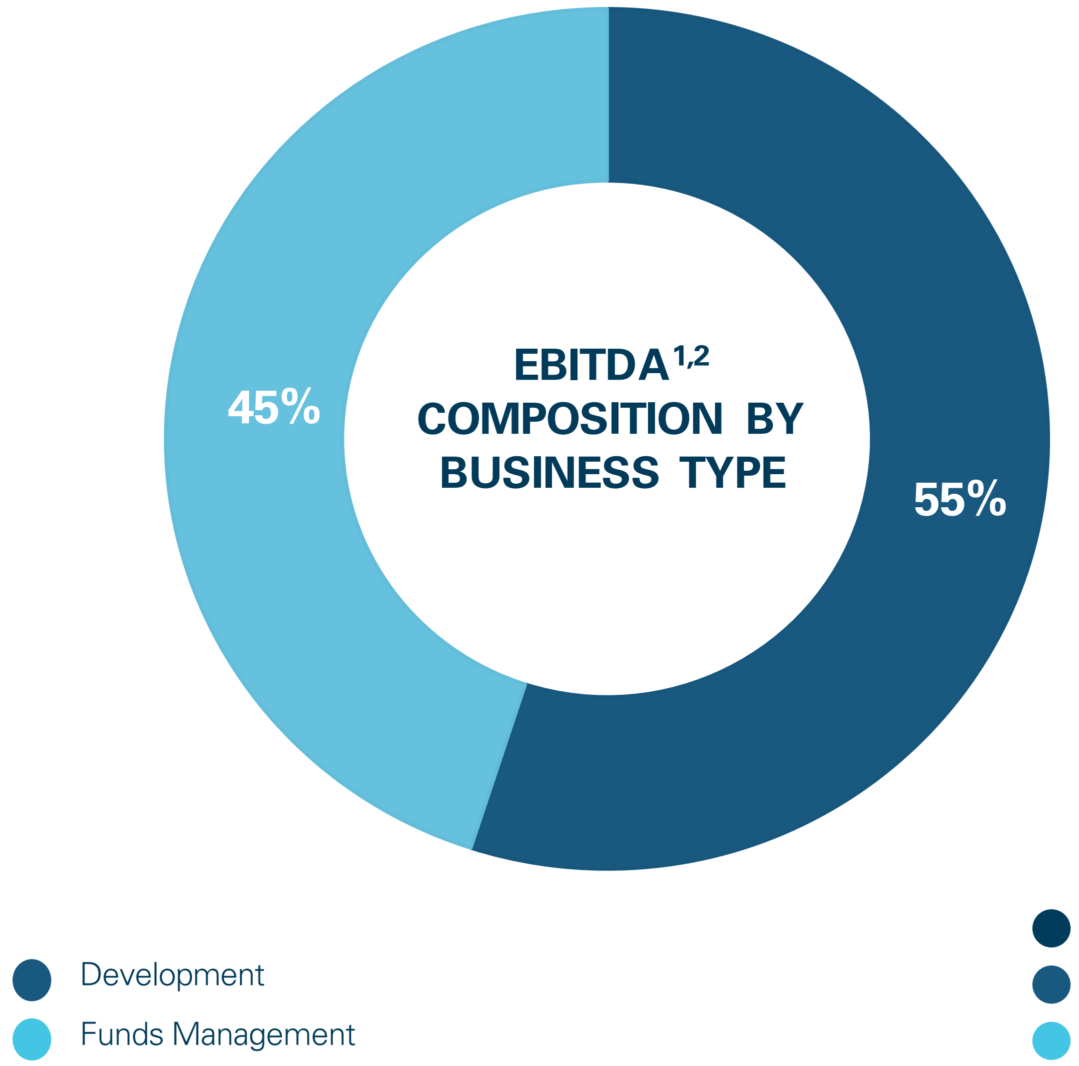
SHARE PRICE GROWTH SINCE 30 JUNE 2022

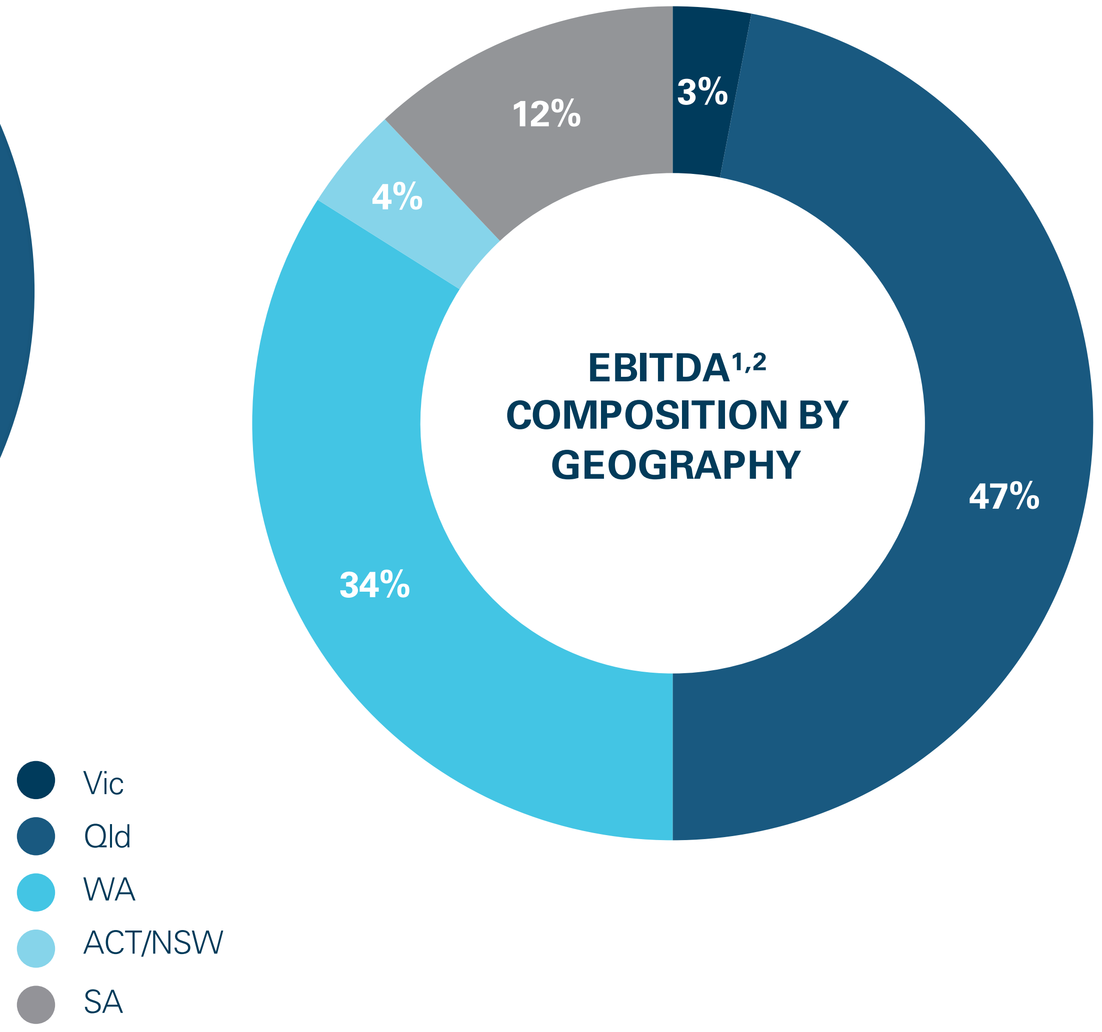
Notes:
1 468,158,956 shares on issue as at 31 December 2025
2 Book NTA, (under accounting standards) does not fully reflect market value of Development projects and co-investment stakes in Funds and JVs
3 As at 31 December 2025

Operating *Performance*

Group Operating Performance

BALANCE SHEET WEIGHTING DELIVERING RESULTS





Group EBITDA[1] ↑ 73%

- Earnings are higher predominantly driven by increased lot prices and settlement revenue from Qld and SA projects, as well as a higher share of net profit from Funds Management projects
- Contribution from eastern states' projects represented 66% of EBITDA[1,2] during 1H26
- Development contribution increased due to increased lot prices and settlements from Qld and SA projects.

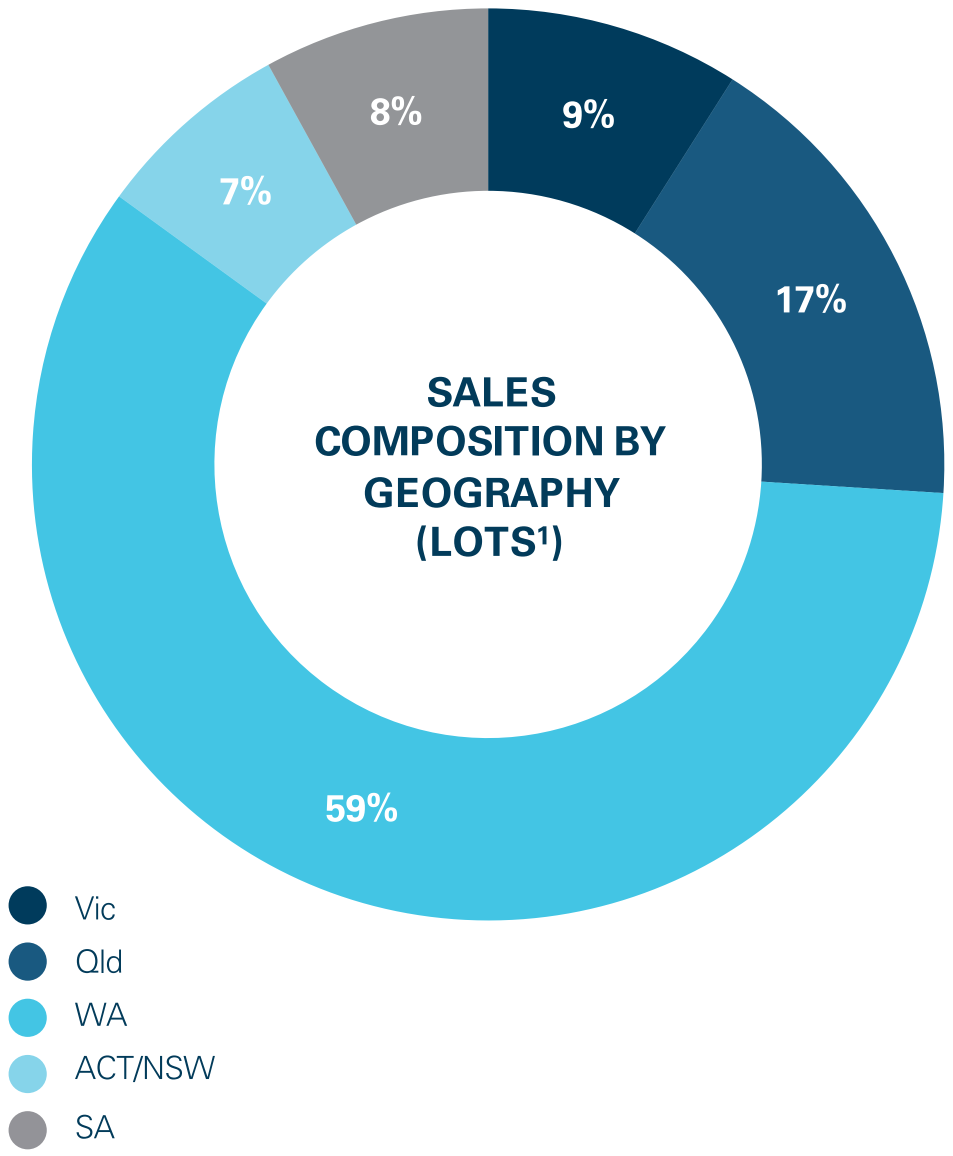
Continued focus on overhead management and other operational efficiencies

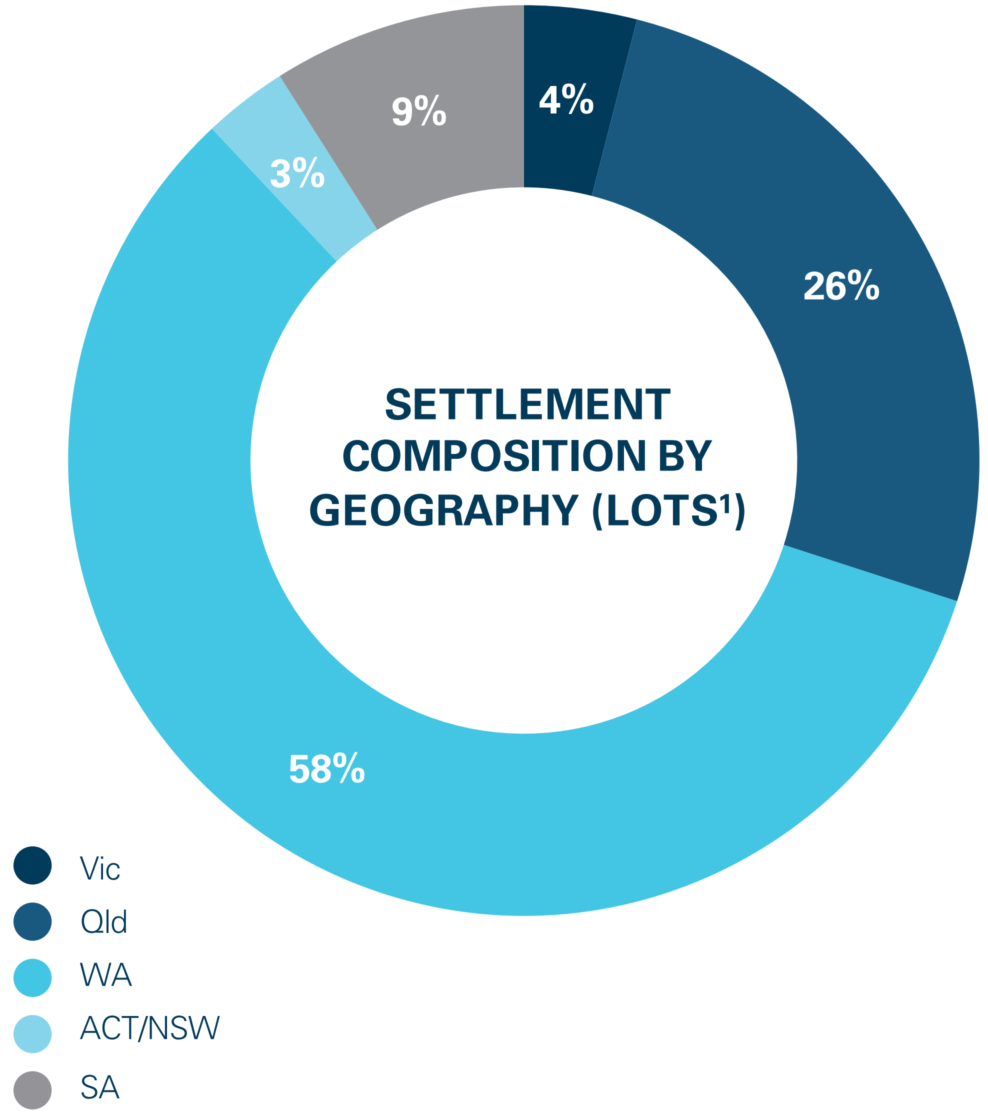
Notes:
1 EBITDA is a non-IFRS measure that includes effects of non-cash movements in investments in associates and joint ventures
2 Before inter-segment transfers and other unallocated items

Where you belong PEET

Group Sales and Settlement Activity

MARKET CONDITIONS IN WA DRIVING STRONG SALES PERFORMANCE





Group lot[1] sales ↑ 29%

- Group sales totalled 1,773 lots[1] for 1H26
- Increased sales activity predominantly in WA
- Slight increase in sales in Vic and ACT/NSW indicates the market conditions started to improve in 1H26

Group lot[1] settlements ↑ 48%

- Increased settlements were from WA, QLD and SA projects
- Construction timeframes continue to normalise

Notes:
1 Includes equivalent lots

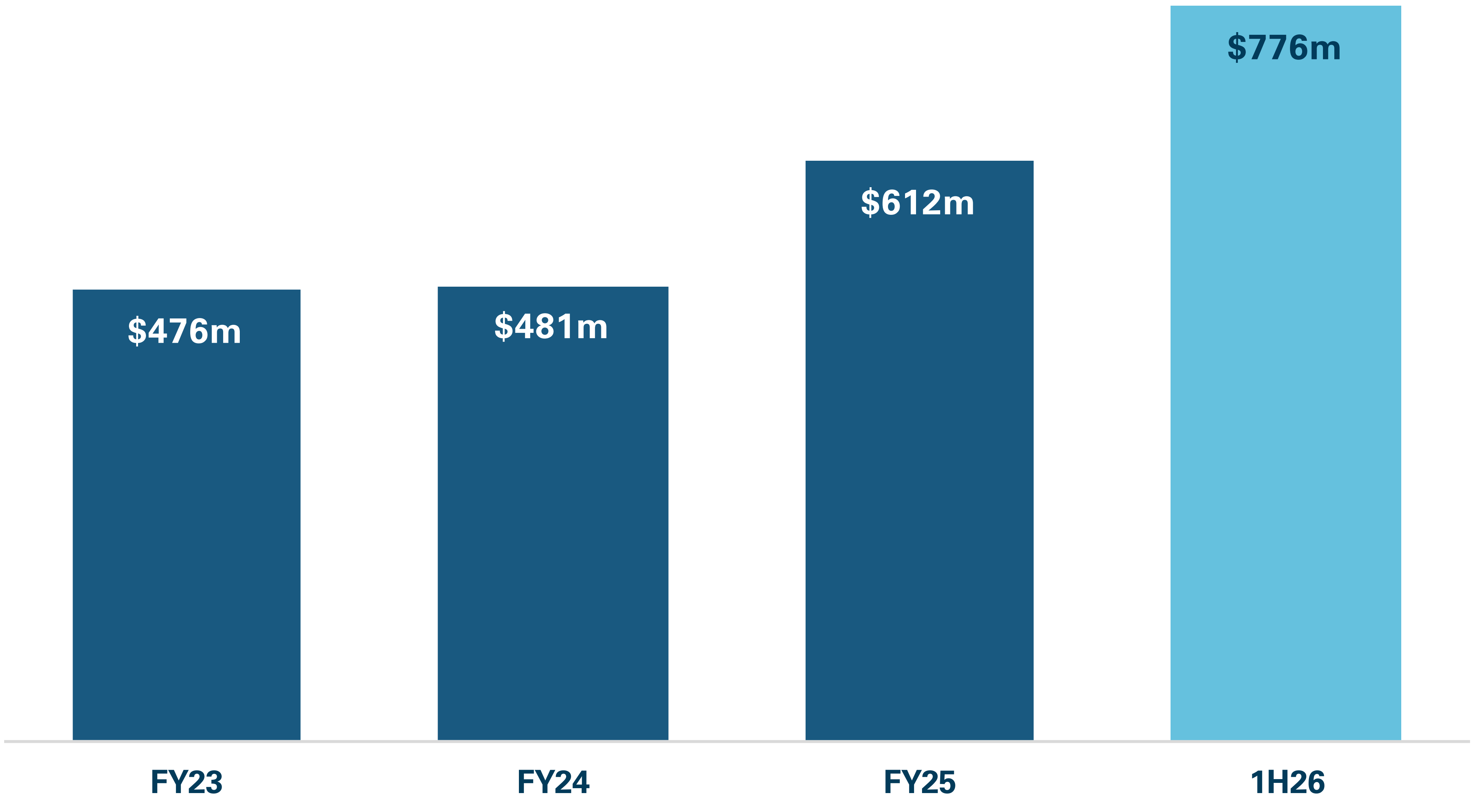
Where you belong PEET

Strong Financial Position

$776M CONTRACTS ON HAND AS AT 31 DECEMBER 2025

Value of contracts on hand has increased by 27% since year end, providing solid momentum into the second half of FY26

CONTRACTS ON HAND (VALUE)



Value of Contracts on Hand ↑ 27%

- Reflects strong market conditions across the Group's WA, Qld and SA markets
- Three new projects to commence in FY27
- Cancellation rates have continued to reduce in 1H26

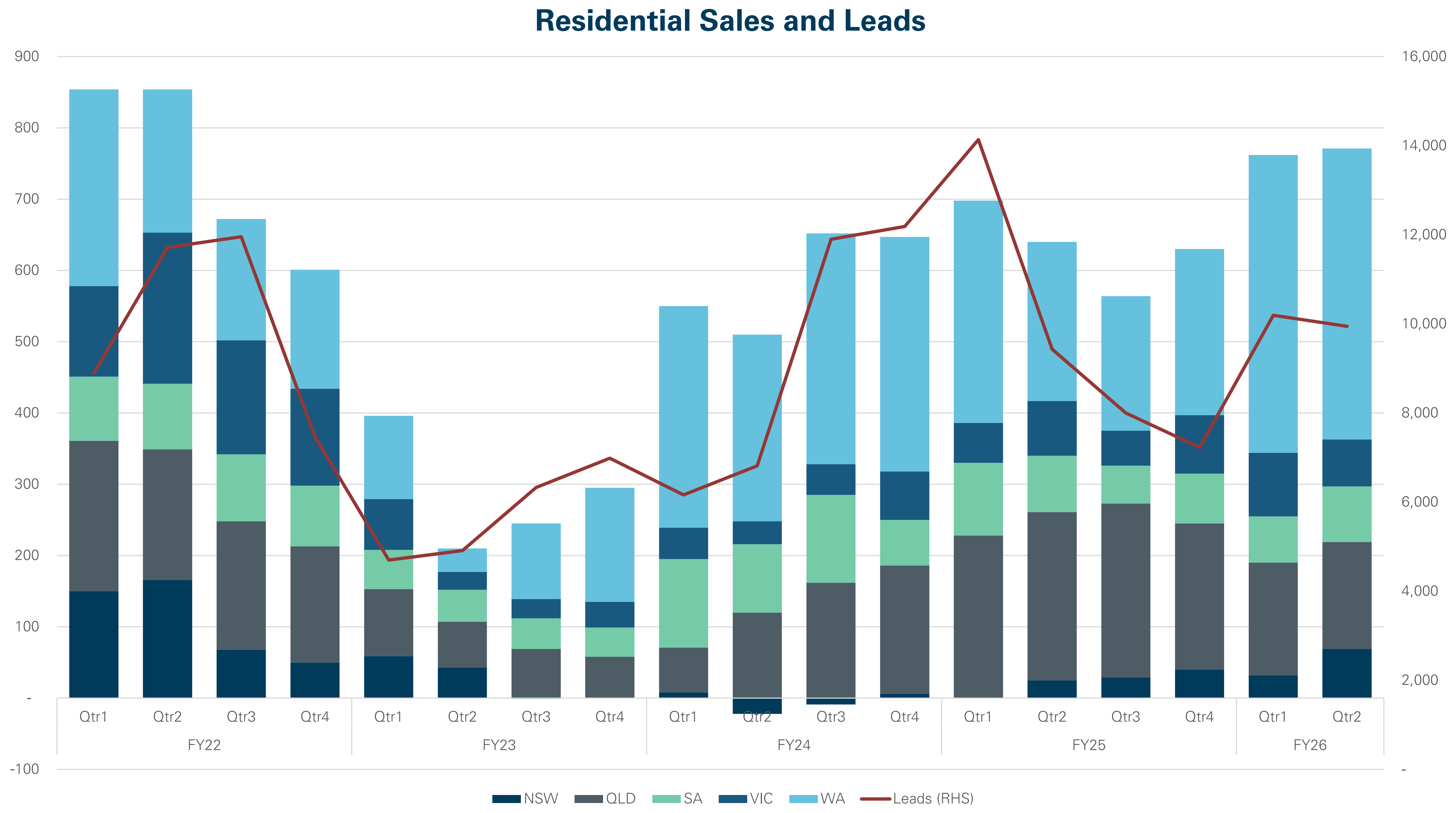
Where you belong PEET

Outlook

Positive Momentum into 2H FY26

ROBUST WA AND QLD MARKETS DRIVING SALES AND ENQUIRY UPLIFT

Net residential sales for 1H26 increased 29% compared to 1H25



- Strong sales volumes across WA and QLD, with waitlist of qualified buyers
- Solid price growth driving profit uplift in QLD and WA
- VIC and ACT showing positive signs of recovery
- 1H26 enquiry levels 32% higher than 2H25

Where *you* belong PEET

Strategic Projects Driving Future Earnings

ACTIVATED LANDBANK AND NEW PROJECTS LEVERAGING STRONG RESIDENTIAL MARKET

Our long life, high margin portfolio of projects has been strategically acquired and developed since 2014 and now underpins a confident outlook over the next decade

PROJECT	STATE	LOTS[1]	GDV[2]
Flagstone City	Qld	9,506	$4,110m
University of Canberra	ACT	1,892	$1,582m
Brabham	WA	1,834	$854m
Googong[3]	NSW	980	$549m
Newhaven	Vic	1,096	$348m
Aston[4,6]	Vic	985	$476m
Palmview[5]	Qld	1,224	$548m
Elavale	WA	519	$191m
Yanchep Golf Estate	WA	1,360	$529m
Jumping Creek	NSW	131	$90m
Shorehaven	WA	1,191	$732m
Onkaparinga Heights[6]	SA	316	$112m
Yanchep (Wholesale)	WA	701	$215m
Keysborough[6]	VIC	250	$277m

Notes:
1 Equivalent lots as at 31 December 2025
2 Forecast future sales price of the remaining equivalent lots as at 31 December 2025, subject to market conditions
3 Googong represents 50% share of project
4 Includes recent acquisition of contiguous site
5 Includes contiguous land holdings across Development and Funds Management
6 Includes conditional contracts as at 31 December 2025, consistent with financial statement disclosures

Where *you* belong

PEET

Group Outlook

WELL-POSITIONED TO DELIVER GROWTH IN FY26

- Whilst cost of living pressures remain, macro factors continue to be positive underpinning solid demand
- Underlying residential drivers are supportive including:
  - elevated levels of overseas migration
  - ongoing constraints in housing supply
  - positive labour market conditions
  - interest rates remain favourable on a long-term basis, with FHBs in particular benefiting from Government stimulus
  - strong overseas and institutional capital investment in Australia
- Various State and Territory residential markets are at different points in their respective property cycles
  - Demand remains solid in WA, SA and Qld with continued focus on delivering product at right price point
  - Well positioned to capitalise on recovery in the ACT/NSW and Vic markets, which are showing positive signs of improvement
- Strong performance in FY26 weighted to first half due to timing of settlements

Guidance Upgrade

- Further upgrade to guidance with NPAT for FY26 now expected to be \$86m – \$90m (previously \$74m - \$78m), subject to continuation of current market conditions and the timing of settlements
- Expected earnings growth up 47% - 54% from FY25
- Strong performance across WA and QLD portfolios a key contributor to profit uplift
- Expectation of continued growth in FY27, subject to continuation of current market conditions and the timing of settlements

Contracts on Hand

- Approximately \$776m in contracts on hand as at 31 December 2025 providing strong visibility to FY26 earnings

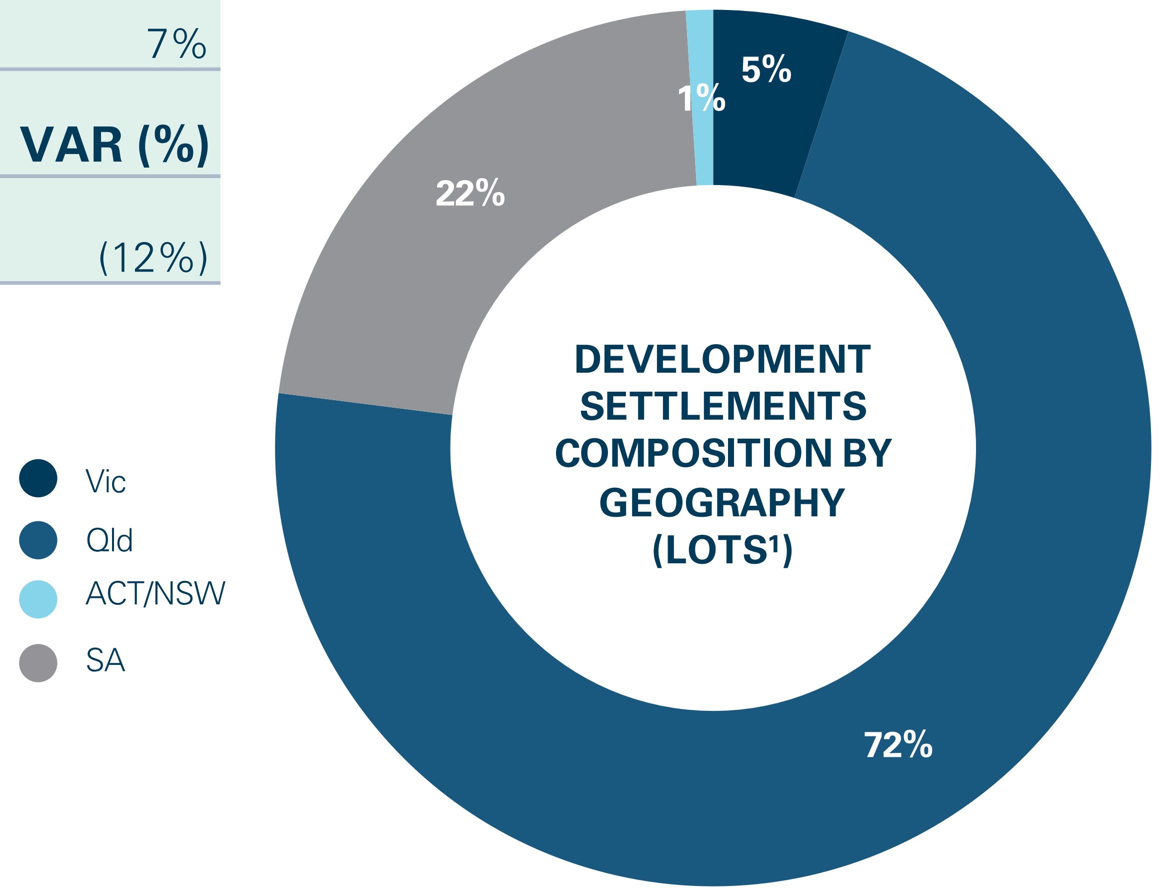
Appendices

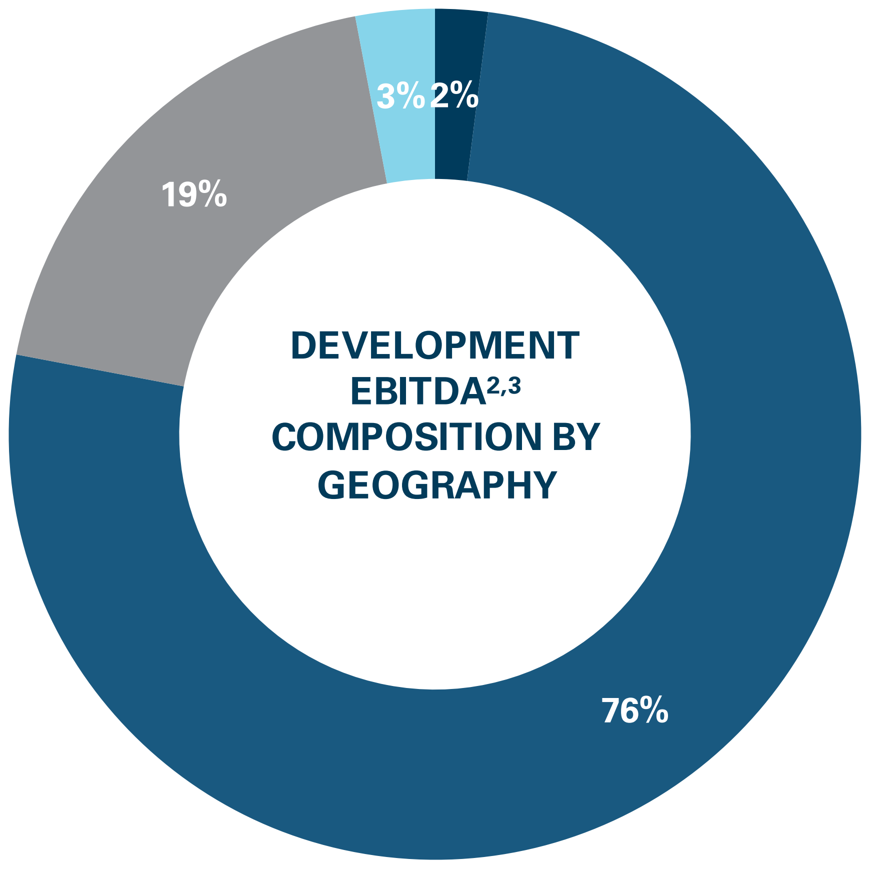
Development Operating Performance

KEY PERFORMANCE STATISTICS	1H26	1H25	VAR (%)
Lot[1] sales	397	513	(23%)
Lot[1] settlements	479	383	25%
Land only	450	329	37%
Medium Density Product	29	54	(46%)
Revenue	$170.4m	$128.8m	32%
EBITDA[2,3]	$48.3m	$27.5m	76%
Net EBITDA[2,3] margin	28%	21%	7%
	DEC 25	**JUN 25**	**VAR (%)**
Contracts on hand[1]	582	664	(12%)

Higher settlements driven by Qld and SA projects

Higher revenue and EBITDA primarily due to increased settlements and gross margins in Qld and SA projects





Notes:
1 Includes equivalent lots
2 EBITDA is a non-IFRS measure
3 Before intersegment transfers and other unallocated items

Where you belong PEET

Funds Management Operating Performance

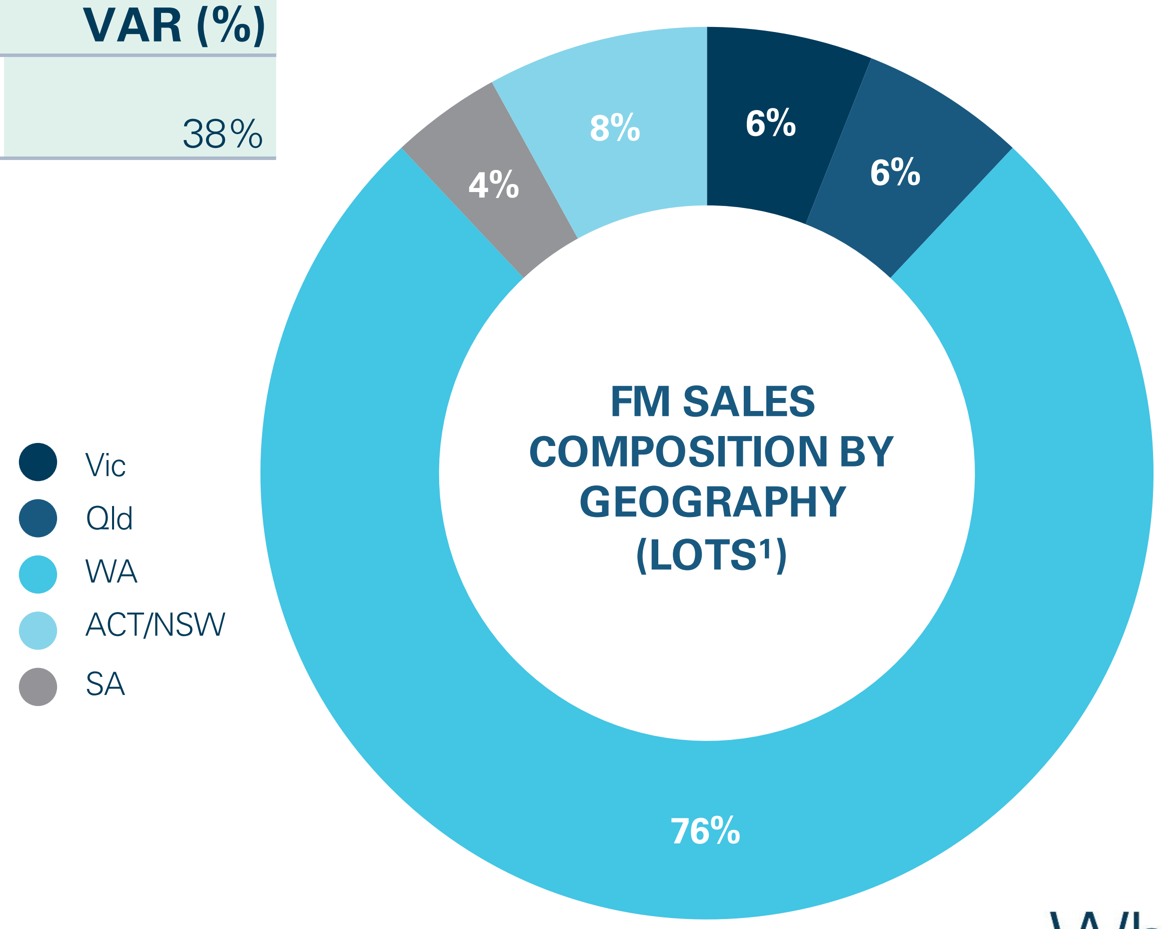
KEY PERFORMANCE STATISTICS	1H26	1H25	VAR (%)
Lot[1] sales	1,376	857	61%
Lot[1] settlements	1,017	626	62%
Revenue	$35.4m	$40.1m	(12%)
Share of net profit of equity accounted investments	$14.9m	$8.6m	73%
EBITDA[2,3]	$39.8m	$27.5m	45%
Net EBITDA[2,3] margin	79%	56%	23%
	DEC 25	**JUN 25**	**VAR (%)**
Contracts on hand[1]	1,309	950	38%

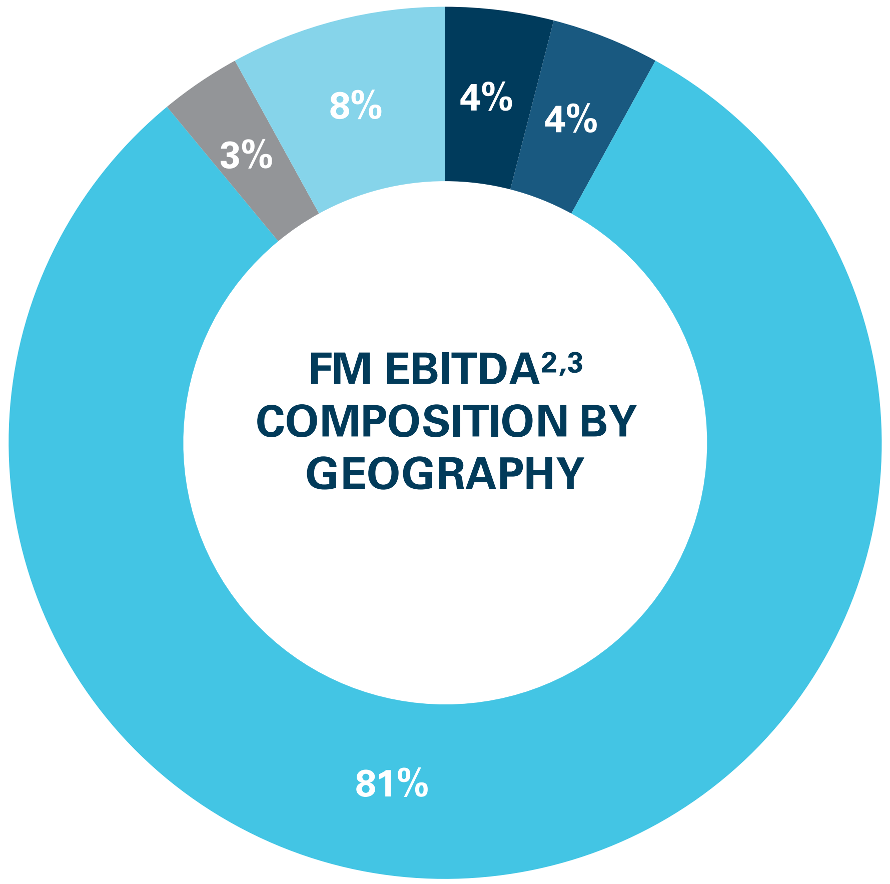
Lot sales and settlements higher predominantly driven by WA projects

Revenue lower primarily due to decreased settlements from completed and completing project in WA, as well as timing of release across the Funds Management portfolio.

Higher equity accounted profits due to higher settlements and increased prices in WA projects

Higher EBITDA and margin driven by increased equity accounted profits from WA projects





Notes:
1 Includes equivalent lots
2 EBITDA is a non-IFRS measure that includes effects of non-cash movements in investments in associates
3 Before intersegment transfers and other unallocated items

Where you belong PEET

Summary Income Statement

KEY PERFORMANCE STATISTICS $M	1H26	1H25	VAR (%)
Development	170.4	128.8	32%
Funds Management	35.4	40.1	(12%)
Share of net profit of equity accounted investments	14.9	8.6	73%
Other[1]	14.7	5.0	194%
Revenue	**235.4**	**182.5**	**29%**
EBITDA	**81.1**	**46.9**	**73%**
Finance Costs[2]	(9.5)	(11.5)	18%
Depreciation and amortization	(1.0)	(1.1)	9%
NPBT	**70.6**	**34.3**	**106%**
Income tax expense	(18.5)	(8.9)	(108%)
Non-controlling interest	(1.2)	(0.1)	1100%
NPAT[3]	**50.9**	**25.3**	**102%**

Net Operating Profit ↑102%

Notes:
1 Includes AASB10 Syndicates, unallocated and elimination entries
2 Finance costs include interest and finance costs expensed through cost of sales
3 Attributable to the owners of Peet Limited

Where *you* belong PEET

Summary Balance Sheet

KEY PERFORMANCE STATISTICS $M	1H26	FY25
Assets		
Cash and cash equivalents	28.5	47.3
Receivables	83.3	72.6
Inventories	730.8	757.1
Investments accounted for using the equity method	204.7	198.2
Other	7.0	7.1
Total assets	**1,054.3**	**1,082.3**
Liabilities		
Payables	40.9	52.4
Land vendor liabilities	37.9	42.1
Borrowings	243.7	289.7
Other	81.3	77.4
Total liabilities	**403.8**	**461.6**
Net assets	**650.5**	**620.7**
Book NTA per share	$1.44	$1.37

Borrowings ↓ **$46m**

Where *you* belong PEET

Land Bank Development Projects

Planning
Selling

PROJECT NAME	STATE	GDV[1]	LOTS REMAINING[2]	2026	2027	2028	2029	2030
Greenlea	WA	$2m	1	Selling	Selling	Selling	Selling	Selling
Glyde Street	WA	$6m	1	Selling				
Other	WA	$668m	3,375	Planning	Planning	Planning	Planning	Planning
Vantage	Qld	$9m	294	Selling	Selling	Selling		
Village Green, Palmview	Qld	$15m	28	Selling				
Spring Mountain	Qld	$42m	66	Selling	Selling	Selling		
Little Eagle	Qld	$58m	62	Selling	Selling			
Lily, Rochedale	Qld	$8m	8	Selling				
Flagstone City	Qld	$4,110m	9,506	Selling	Selling	Selling	Selling	Selling
Aston	Vic	$476m	985	Selling	Selling	Selling	Selling	Selling
Ellery	Vic	$45m	121	Selling	Selling			
Elmslie Common	Vic	$39m	60	Selling	Selling	Selling		
Lightwood	Vic	$2m	3	Selling				
Miller's Row	Vic	$3m	5	Selling				
Keysborough	Vic	$277m	250	Planning	Selling	Selling	Selling	Selling
Tonsley	SA	$57m	85	Selling	Selling	Selling		
Fort Largs	SA	$3m	6	Selling				
Forestville	SA	$11	24	Selling				
Woodville Rd	SA	$23m	50	Selling				
University of Canberra	ACT	$1,582m	1,892	Planning	Selling	Selling	Selling	Selling
Jumping Creek	NSW	$90m	131	Selling	Selling	Selling	Selling	Selling
Total Development		**$7,526m**	**16,953**					

Notes:
1 Gross Development Value is the forecast future sales price of the remaining equivalent lots as at 31 December 2025, subject to market conditions
2 Equivalent lots as at 31 December 2025

Where you belong PEET

Land Bank Funds Management Projects

Planning
Selling

PROJECT NAME	STATE	GDV[1]	LOTS REMAINING[2]	2026	2027	2028	2029	2030
Shorehaven	WA	$732m	1,191	Selling	Selling	Selling	Selling	Selling
Brabham	WA	$854m	1,834	Selling	Selling	Selling	Selling	Selling
Burns Beach	WA	$62m	87	Selling	Selling			
Elavale	WA	$191m	519	Selling	Selling	Selling	Selling	Selling
Glendalough	WA	$78m	65	Selling	Selling	Selling		
Golden Bay	WA	$40m	128	Selling	Selling			
Lakeland Estate	WA	$121m	336	Selling	Selling	Selling		
Yanchep Golf Estate	WA	$529m	1,360	Selling	Selling	Selling	Selling	Selling
The Avenue Estate	WA	$105m	542	Selling	Selling	Selling	Selling	Selling
Movida Estate	WA	$1m	45	Selling				
Yanchep (Wholesale)	WA	$215m	701	Planning	Selling	Selling	Selling	Selling
The Village at Wellard	WA	$1m	1	Selling				
Riverbank	Qld	$49m	105	Selling	Selling			
Palmview DMA	Qld	$238m	717	Selling	Selling	Selling	Selling	Selling
Palmview Syndicate	Qld	$295m	479	Selling	Selling	Selling	Selling	Selling
Edens Crossing	Qld	$113	203	Selling	Selling	Selling		
Cornerstone	Vic	$15m	79	Selling	Selling			
Newhaven	Vic	$348m	1,096	Selling	Selling	Selling	Selling	Selling
Bluestone, Mt Barker	SA	$2m	1	Selling				
Onkaparinga Heights	SA	$112m	316	Selling	Selling	Selling	Selling	
Googong[3]	NSW	$549m	980	Selling	Selling	Selling	Selling	Selling
Total Funds Management		**$4,650m**	**10,785**					
Total Pipeline		**$12,176m**	**27,738**					

Notes:
1 Gross Development Value is the forecast future sales price of the remaining equivalent lots as at 31 December 2025, subject to market conditions
2 Equivalent lots as at 31 December 2025
3 Googong represents 50% share of project

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