CVC Limited

Results Presentation and Business Update

YEAR ENDED 30 JUNE 2026

25 August 2026

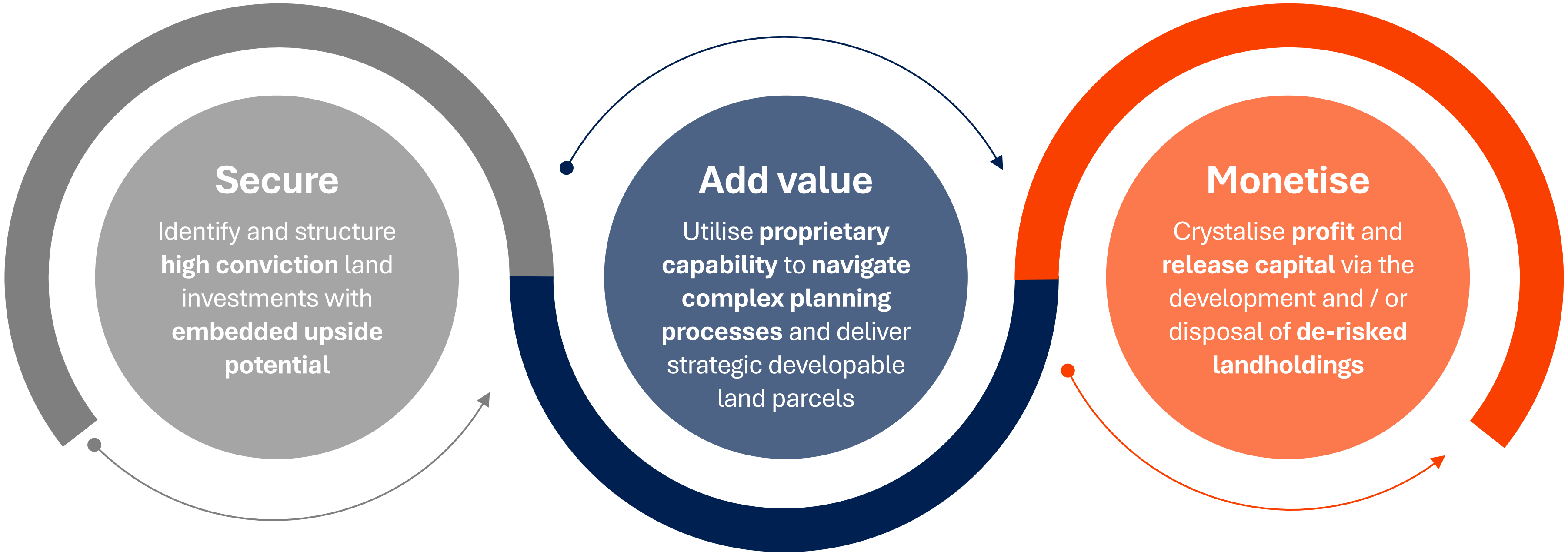
ASX:CVC

Introduction to CVC – our value proposition

CVC Limited

CVC is a differentiated real estate investment company that provides unique exposure to large-scale, land-based investments with the potential to generate significant capital growth

The investment model



CVC has a proven track record of generating attractive risk adjusted returns underpinned by the security of freehold land

Current pipeline

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CVC has assembled one of Australia's largest and most attractive portfolios deliberately positioned around high-conviction themes

Portfolio[1]

9	401 ha	$0.9bn	2,800 ha
major projects	site area	current land value[2]	DMA site area

Potential to deliver[1]

3	0.9m sqm	~2,400	~14,000
potential data center projects	industrial GFA	apartments	DMA residential lots

High quality property portfolio with in-progress value-add strategies currently being executed

Notes:
1. *All metrics shown on this page and throughout this presentation are presented on a 100% ownership basis (unless stated otherwise). CVC's ownership of its major projects ranges from 70.0% to 30.0%.*
2. *Reflects the current land value of major projects based on 'as-is' planning. Based on independent valuation reports, qualified agent's assessment or purchase price. Excludes Norwell Valley.*
3. *All areas, yields, and values shown above are estimates only. These are subject to market conditions and subject to statutory approvals.*

FY2026 financial summary

CVC Limited

Financial Results – 30 June 2026

Metric	FY2026	Change on 2025	2025
TOTAL INCOME	$212.2m	▲ 380.1% on 2025	$44.2m – 2025
DIVIDENDS	5.0cps	NM^	Nil – 2025
NET PROFIT AFTER TAX	$7.7m	▲ 541.7% on 2025	$1.2m – 2025
NET ASSETS PER SHARE	$1.47	▼ 2.0cps* on 2025	$1.49 – 2025
NPAT TO SHAREHOLDERS	$2.2m	▲ 340.0% on 2025	$0.5m – 2025
CASH POSITION	$87.7m	▲ 574.6% on 2025	$13.0m – 2025

^ Not meaningful

* Following dividends per share of 5 cents paid during the year

FY2026 – delivering outcomes

CVC Limited

1 July 2025 – 30 June 2026	
Successful Project Realisation	• Completed the sale of the Laverton site, contributing $37.8m profit before tax attributable to CVC shareholders and delivering an exceptional return on investment without requiring site settlement • Settlement of majority of the lots in the Clyde North project, contributing $8.6m profit before tax attributable to CVC shareholders
Future Revenue Secured	Conditional Sale of c. 19ha super lot at Donnybrook secured. Settlement in FY28 will provide material profit and significant cash flows, enabling a meaningful reduction in project debt
Liverpool Resolution	Discontinuation of rezoning at Liverpool. Significant impairment offset by improved group liquidity. Post year end agreement regarding lapse of option contract secured.
Significant Planning Progress	• Marsden Park North rezoning public exhibition completed • Truganina Precinct Structure Plan commenced • Officer South Planning permit application lodged

FY2026 – Significant Transactions

CVC Limited

Two significant transactions shaped CVC's FY2026 result and balance sheet position

Laverton: Successful Realisation

- Sold during the year, realising a profit before tax of $37.8 million
- Proceeds funded a fully franked special dividend of 5.0 cents per share
- An outstanding return on investment, achieved without requiring settlement of the site
- Demonstrates CVC's ability to add value and execute successful realisation strategies

Liverpool: Discontinued rezoning, positive resolution

- NSW Government determined not to progress the proposed residential rezoning
- CVC agreed with the vendor not to proceed with settlement of the Property, avoiding an approximately $124 million funding requirement
- Recognised a $13 million impairment, but delivered cash inflows of approximately $46 million
- Materially strengthens CVC's balance sheet and cash flow position heading into FY2027

Together, these outcomes strengthened CVC's balance sheet and cash flow position, supporting the Company's ability to progress its strongest performing projects in FY2027

CVC outlook and strategy FY2027

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Maximise Shareholder Value

Through the active management, enhancement, realisation and recycling of capital invested in property assets with disciplined risk, capital allocation and balance sheet management.

1 VALUE CREATION

Actively enhance the value of all property assets.

- Planning approvals
- Development approvals
- Rezonings & subdivision
- Yield optimisation
- Project structuring & JVs

2 VALUE REALISATION

Determine and execute the best strategy for each asset to maximise risk-adjusted returns.

- Asset sales
- Joint ventures
- Development
- Strategic repositioning
- Income generation

3 CAPITAL RECYCLING & BALANCE SHEET MANAGEMENT

Efficiently recycle capital and strengthen the balance sheet.

- Reduce project debt
- Reduce corporate debt
- Maintain liquidity
- Disciplined capital allocation

4 SHAREHOLDER VALUE & CAPITAL MANAGEMENT

Deliver superior shareholder outcomes through disciplined capital management.

- Franked dividends*
- Capital initiatives
- Share buy-backs
- Simplification of business

REINVEST OR DISTRIBUTE – CONTINUOUS VALUE CYCLE

Notes

** Depending on project realisation*

Strategic locations, growth sectors

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Eastern Seaboard portfolio strategically located in priority growth corridors and exposed to sectors with strong long-term fundamentals

Logistics and digital infrastructure

1. Marsden Park North
2. Donnybrook
3. South Morang (MR)[1]
4. South Morang (WR)[2]
5. Officer South
6. Truganina (HR)[3]
7. Truganina (BR)[4]

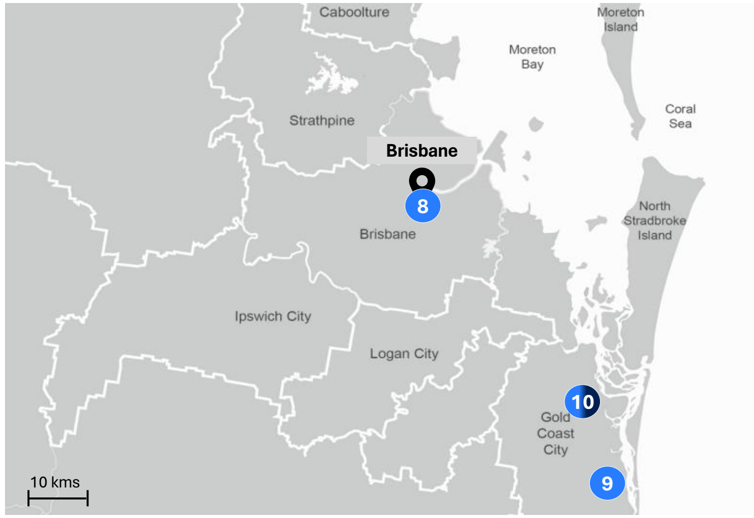
Residential and mixed use

8. Woolloongabba
9. Burleigh Waters
10. Norwell Valley

VIC

NSW

QLD



Landbank has the potential to support scaled digital infrastructure, logistics and residential development

Notes:

1. Refers to McDonalds Road, South Morang 2. Refers to Williamsons Road, South Morang 3. Refers to Hopkins Road, Truganina 4. Refers to Boundary Road, Truganina

Appendix 1 –
Key Property Investments

Major Projects

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Estimate of Asset Values

- The Board commissioned a process to gain a market assessment of property values of all major projects
- The exercise sought to establish current 'as is' values of its major investments *(excluding Norwell Valley)*

CVC Project	Purchase Date	Settlement Date	Estimated Planning Date	Acquisition Price	Current Value*	CVC Ownership
Park Road, Marsden Park, NSW	2012	2013	2026	$9,000,000	$110,000,000	66.00%
Donnybrook Road, Donnybrook, VIC	2014	2014	Approved	$12,675,000	$151,000,000	49.00%
Logan Road, Woolloongabba, QLD	2016	2016	2027	$19,150,000	$45,000,000	52.50%
Lake Orr Drive, Burleigh Waters, QLD	2021	2023	2027	$40,739,000	$97,815,000	60.00%
Hopkins Road, Truganina, VIC	2023	2028	2027	$201,000,000	$256,000,000	56.35%
Lecky Road, Officer South, VIC	2023	2028/2030	Approved	$73,000,000	$93,500,000	70.00%
Boundary Road, Truganina, VIC	2024	2026	2029	$60,331,250	$60,500,000	56.35%
South Morang Projects, VIC	2023/2025	2025	2027	$40,357,000	$53,700,000	40%/30%
Norwell Valley, QLD	2025	DMA^	2027/2028	DMA^	N/A	60.00%
				$456,252,250	**$867,515,000**	

Notes

** All values supported by independent valuation reports, qualified agent's assessment or purchase price.*

^DMA refers to the Development Management Agreement outlined in slide 17.

CVC Limited – Industrial Projects

Donnybrook Road, Donnybrook, VIC

Property Details

- ~76 Ha of strategically located industrial land in Melbourne's rapidly emerging northern corridor
- Development permits and infrastructure agreements in place for the development of over 150 smaller industrial land allotments which have end realisation of > $400m

Commercial Details

- Purchased in 2014 for $12.7m (land bought also included non-industrial land which has been subdivided and sold for ~$93m)
- CVC ownership 49%
- During FY26, conditional contract of sale executed for c. 19ha superlot with $40M sale price

CVC Limited – Industrial Projects

CVC Limited

Park Road, Marsden Park, NSW

Property Details

- ~Site covers 154Ha and is located in the North West Growth Centre of Sydney
- Over a decade in various planning processes
- The Marsden Park North Precinct State Assessed Rezoning Proposal was placed on public exhibition finishing in January 2026.
- The State Assessed Rezoning is expected to be finalised by end of CY2026

Commercial Details

- Site purchased in 2013 for $9.0m
- CVC ownership 66%

CVC Limited – Industrial Projects

CVC Limited

Hopkins Road, Truganina, VIC

Property Details

- Super prime site located in Melbourne's Western corridor bordering completed industrial development.
- Site totals 80Ha and sits on two regionally significant roadways
- Part of a Precinct Structure Plan (Derrimut Fields) identifying the land as State Significant Industrial Land
- Victorian Planning Authority is progressing PSP planning process (announced May 2025)
- Approval would facilitate the development of approximately 330,000 sqm of prime grade industrial floorspace with an end value approaching $1bn

Commercial Details

- Contracted in 2023 to be purchased for $201m
- Payments of $18m toward purchase have already been made
- Settlement in 2028
- CVC ownership 56.35%

CVC Limited – Industrial Projects

CVC Limited

Lecky Road, Officer South, VIC

Property Details

- Industrial land which achieved rezoning in February 2025
- Designated in Stage 1 release area
- Located in the South East of Melbourne, a corridor experiencing a shortage of industrial land supply
- During FY2026 a further parcel was secured increasing land totals ~28Ha of Net Developable Area over three titles and significantly enhancing site serviceability
- Approval provides that land capable of delivering over 130,000sqm of industrial floor space with an end value of $350m

Commercial Details

- Contracted in 2023 and 2026 for 3 sites to be purchased for $73m
- Payments of $14.5m toward purchase have already been made
- Settlement in 2028
- CVC ownership 70%

Artist impression only

CVC Limited – Industrial Projects

CVC Limited

Boundary Road, Truganina, VIC

Property Details

- 34Ha of prime future industrial land located adjacent to major industrial estate and on major arterial road
- Located in a Precinct Structure Plan identifying the land as State Significant Employment Land
- Planning would enable the land to deliver 150,000 sqm of industrial floorspace with an approximate end value in excess of $450m
- CVC working to advance planning of the precinct with other land owners

Commercial Details

- Contracted in 2024 to be purchased for $49.3m
- During FY2026, contract terms were renegotiated with price increased to $60.3M and settlement deferred until April 2029
- CVC ownership 56.35%

CVC Limited – Industrial Projects

CVC Limited

Data Centre Precinct, South Morang, VIC

McDonalds Road site[1]

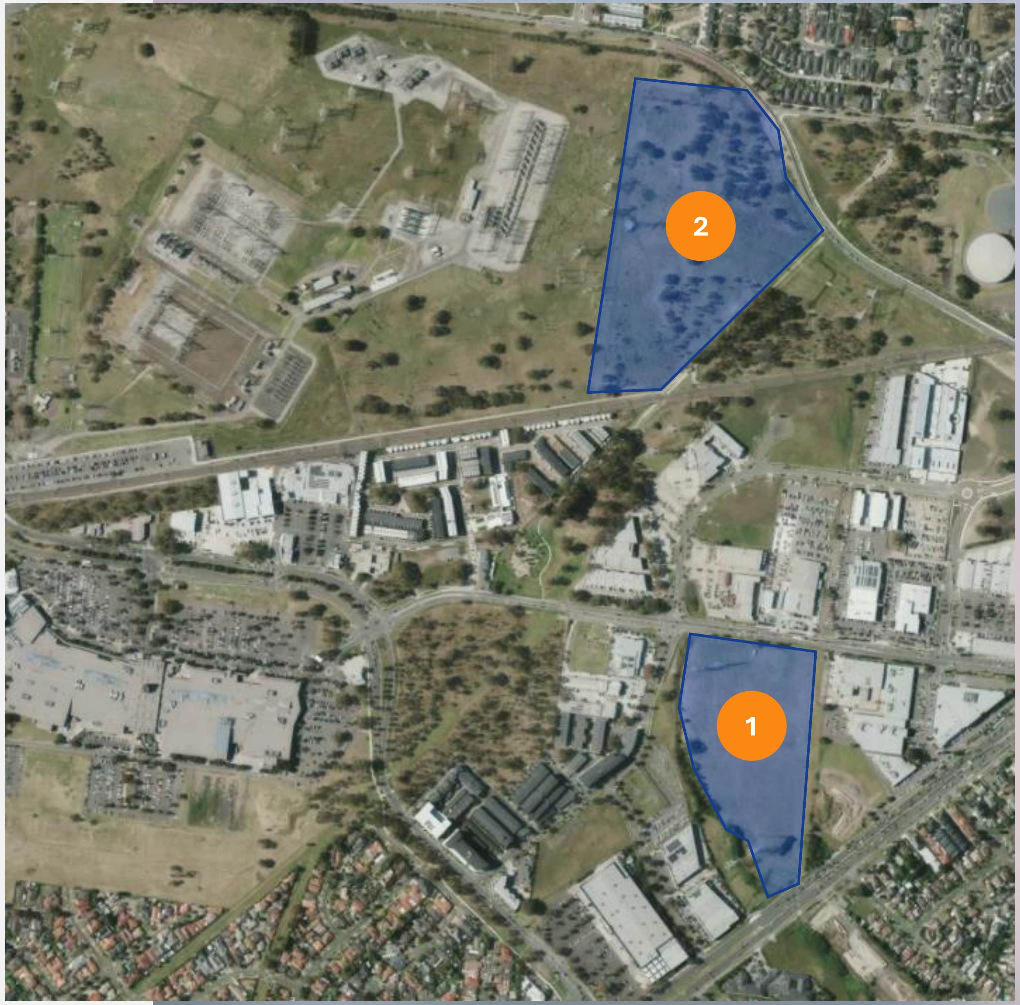
- Land secured (CVC 40%)
- Development approval secured
- Power availability and infrastructure confirmed
- Power application significantly advanced
- Significant operator and investor interest

Williamsons Road site[2]

- Land secured (CVC 30%)
- Development approval submitted
- Known power availability and infrastructure solution
- Common boundary with AusNet Terminal Station

Commercial Details

- Land contracted in 2023/2024 to be purchased for $40.4m (combined)
- Settlement in 2025



CVC Limited – Mixed Use Projects

Norwell Valley, QLD

Property Details

- Potential to be one of Australia's largest greenfield developments
- The Joint Venture (CVC 60%) secured Development Management Agreement with more than 60 landowners which took more than 4 years to achieve
- Covering more than 2,800Ha of non-contiguous land located between the Gold Coast and Brisbane, this tract of land is a nationally significant development opportunity
- Can provide for >20 years of development revenue for JV subject to successful rezoning outcomes
- Development Management Agreement transaction structure provides sufficient time to procure planning approvals
- When land developed, landowners are remunerated from sales revenues of development

Commercial Details

- Initial payment of $1.5m has been paid to landowners
- Upon planning approval payment to landowners of $55m
- Through development landowners receive 10% of project revenues with JV retaining the balance 90%
- CVC ownership 60%

Artist impression only – not illustrative of potential development

CVC Limited – Mixed Use Projects

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Logan Road, Woolloongabba, QLD

Property Details

- A prominent and large-scale site located in inner Brisbane
- Woolloongabba more generally has been identified as a Priority Development Area and will benefit from Cross River Rail station which is 200m from Logan Road site and is anticipated to open 2026
- The site totals 9,361sqm and is currently approved for mixed use development of over 600 apartments
- Planning submission for a higher density scheme which could facilitate the development of over 1,000 apartments with an end value of over $750m is progressing through council
- Land benefits from passing income from incumbent tenant while planning approval process continues

Commercial Details

- Purchased in 2016 for $19.2m
- Current Valuation $45.0m
- CVC ownership 52.5%

CVC Limited – Mixed Use Projects

CVC Limited

Lake Orr Drive, Burleigh Waters, QLD

Property Details

- Substantial 5.4Ha land holding in prominent part of the Gold Coast
- Benefitting from over 600m of direct water frontage and direct linkages to Bond University, this site is a rare large scale development opportunity
- Development application for approx. 3,800 sqm retail precinct including marketplace, medical, office, food and beverage, and other ancillary retail tenancies approved June 2026
- Development application for MCU residential tower 1 (138 units) and Preliminary Approval for towers 2 to 7 (1,112 units) lodged June 2026
- Subject to planning approvals the site has capacity to contain in excess of 1,500 apartments, associated retail, medical and dining facilities
- Detailed planning applications will now be made for different sections of the site. Anticipated that the end value of development could exceed $2bn

Commercial Details

- Purchased in 2023 for $45m
- Current Valuation $97.8m (post civil construction works)
- CVC ownership 60%

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