



AEG Launches Elm Grove Fund with Immediate Revenue and \$4.1m Expected Returns by 30 June 2027

15 October 2026

Aland Equity Group Limited (ASX:AEG) (**AEG** or **Company**) is pleased to announce the launch of the Aland Elm Grove Estate Fund (**Fund**), comprising management rights for 56 residential Lots at Elm Grove Heights in Bungendore, NSW. This marks the commencement of revenue generation from AEG's capital-light property funds platform.

Highlights

- AEG to receive \$3.37 million in Investment Management Fees, commencing immediately and payable monthly through to 30 June 2027, providing recurring revenue and cash flow
- Additional investment returns of approximately \$725,000 expected as the 100% owner of the Fund, with distributions potentially commencing from March 2027
- Total expected net returns to AEG of approximately \$4.1 million by 30 June 2027
- Elm Grove Estate Fund expected to make a significant contribution to AEG's revenue and profitability in FY27
- First implementation of AEG's capital-light property funds model, providing the blueprint for Chinnerys, previously estimated to generate approximately \$32 million of annual Fund income at 200 Lot sales per year

Aland Elm Grove Estate Fund

The Fund is contractually entitled to receive \$140,000 (excluding GST) from the sale of each of the 56 Lots, after allowing for the associated funding arrangements. After Fund costs, AEG expects to receive approximately \$4.1 million in total net returns, comprising Investment Management Fees and investment returns as the 100% owner of the Fund.

AEG will receive Investment Management Fees of approximately \$3.37 million (excluding GST), commencing immediately and payable in monthly instalments through to 30 June 2027. This establishes immediate revenue and recurring cash flow during the sales period, rather than requiring AEG to wait until completion of Lot sales to receive returns.

In addition to Investment Management Fees, AEG expects to receive approximately \$725,000 in investment returns as the 100% owner of the Fund, with distributions



potentially commencing from March 2027 and final distributions expected shortly after 30 June 2027.

The Management Rights Agreement remains subject to shareholder approval at the Company's annual general meeting expected to be held on 16 November 2026. Sales and marketing activities will continue in the interim, however, the Fund will not pay council contributions or marketing and sales costs until shareholder approval is obtained.

Capital-Light Investment Model and Chinnerys

The Aland Elm Grove Estate Fund is the first Fund launched under AEG's capital-light property model, under which the Fund does not acquire the underlying land. This significantly reduces capital requirements, enabling AEG to generate Fund returns and funds management revenue without the need for dilutive equity funding to acquire the land.

The same model has been established for the approximately 3,200-lot Chinnerys Precinct, which AEG has previously estimated could generate approximately \$32 million of annual Fund income at an assumed sales rate of 200 Lots per year. Chinnerys is targeted to commence in 2027.

Managing Director, Mr. David Nolan commented:

"The launch of the Aland Elm Grove Estate Fund is a significant milestone for AEG, with our property funds platform now generating immediate revenue. Importantly, AEG will receive \$3.37 million in Investment Management Fees, commencing immediately and payable monthly through to June 2027, providing recurring revenue and cash flow throughout the sales period."

"In addition to these management fees, AEG expects to receive approximately \$725,000 in investment returns as the 100% owner of the Fund, bringing total expected returns to approximately \$4.1 million by 30 June 2027."

"Elm Grove demonstrates the capital-light model we intend to scale across our property pipeline. With Chinnerys targeted to commence in 2027 and previously estimated to generate approximately \$32 million of annual Fund income at 200 lot sales per year, we believe this represents a significant long-term earnings opportunity for AEG."

Elm Grove Heights

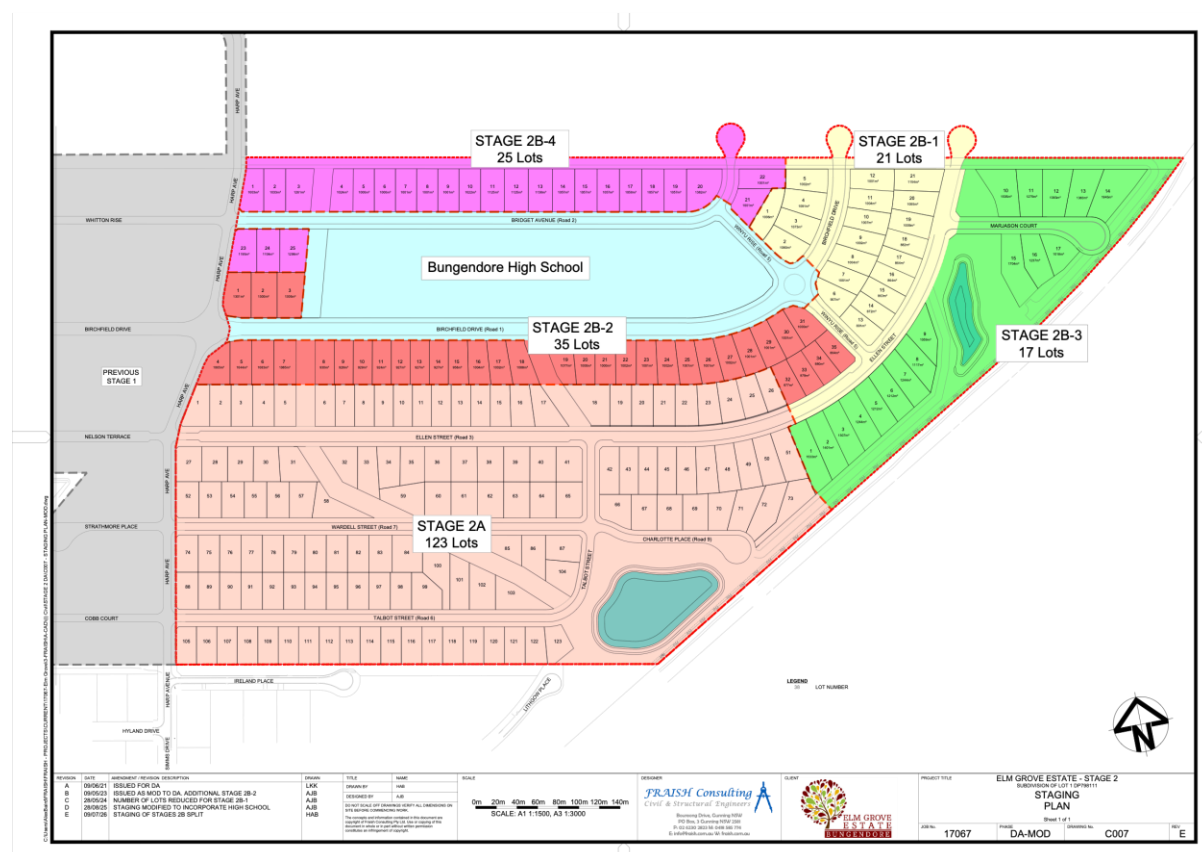
Elm Grove Heights is a residential estate located in Bungendore, NSW, within the Canberra growth corridor. The development adjoins the established Elmslea Estate, developed by AEG Chairman Alex Brinkmeyer through his associated property interests.



The Fund relates to Stages 2B-1 and 2B-2, comprising 56 residential Lots, as identified in yellow and red respectively in the Staging Plan below. The Lots form part of the larger Elm Grove Heights development, which is adjacent to AEG's approximately 3,200-lot Chinnerys Precinct.

An important feature of the development is the new permanent Bungendore High School, currently under construction and immediately adjoining Stage 2B. The NSW Government is investing approximately \$100 million in the construction of the school, which is scheduled to open for Term 1, 2027, providing modern educational and sporting facilities for the growing Bungendore community.

AEG believes the established residential community, proximity to Canberra and significant investment in new education infrastructure provide a strong foundation to achieve the sale of all 56 Lots by June 2027.



Elm Grove Heights Staging Plan: Stages 2B-1 (yellow) and 2B-2 (red), comprising 56 Lots in the Fund



This announcement has been authorised for release by the Board of Aland Equity Group Limited.

For further information

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