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SIMONDS GROUP LIMITED
ASX ANNOUNCEMENT

11 November 2026

Annual General Meeting – Chair's Address and Presentation

Attached are the Executive Chair & CEO's Address and Presentation to be delivered at today's Annual General Meeting of Simonds Group Limited (ASX:SIO).

- ENDS -

For more information, please contact:
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Authorised for release by the Company Secretary.

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Simonds Group Limited

2026 Annual General Meeting

Executive Chair & CEO Address

As I reflect on the past 12 months, I see a year defined by bold strategic decisions, meaningful growth and a continued commitment to the values that have guided this company since my grandfather Gary started it, more than 77 years ago.

If we look back to FY25, we drove stronger gross margins across our revenue streams and deepened our investment in diversifying our channel capabilities. This came alongside an expanded product portfolio and display centre footprint following our acquisition of Dennis Family Homes in March 2025.

I'm proud to say that FY26 is the year we truly built on that momentum. We moved forward with confidence and conviction in our purpose as a business, and in our desire to contribute meaningfully to the complex housing landscape that Australia faces today.

One of our biggest strategic milestones of the year was our expansion into Western Australia, delivered through a carefully considered joint venture with trusted Perth-based builder, Atlas Building. It gives us a meaningful presence in one of Australia's most active residential building markets, supported by strong local expertise and deep on-the-ground knowledge.

Our growth in new markets was matched by our multi-channel strategy, which continued to deliver significant results in FY26. Our wholesale and medium density channels again produced strong outcomes, reinforcing the long-term value of the investments we've made across our channels and the diversified opportunities they continue to create for the business.

Closer to home, we have made incredible headway in evolving the client experience. We launched innovative, customer-focused technology platforms, such as HomeHub, to better support and connect with our customers at every stage of their journey. While the continued growth of our award-winning display program and the opening of our new Gallery Showroom in Melbourne have made a real and immediate impact on our customers' build journey. Gallery brings together hundreds of materials, finishes and colours from our proud partners and some of Australia's most reputable suppliers. It gives customers the opportunity to experience the full breadth of what's possible for their new Simonds home, while reinforcing our strong partnerships with industry leaders.

Looking at the wider market, the operating environment for residential construction remained complex throughout FY26. Ongoing cost of living pressures, continued interest rate movements, uncertainty from geopolitical conflicts and Federal Budget announcements all

contributed to increased consumer caution, with many buyers taking more time to assess their borrowing capacity and future plans before committing.

These conditions presented, and continue to present, real challenges. But they also reaffirmed what we already knew, and what our FY26 sales performance reflects: the enduring strength and trust that the Simonds brand continues to command in the market.

That strength is also reflected in our overall finance performance. In FY26, we delivered a strong financial result, with statutory Net Profit After Tax increasing 950% to $10.5 million, up from $1.0 million in FY25. Revenue from continuing operations rose 9.5% to $729.1 million, supported by a 16.1% increase in site starts to 1,772, a full year of contribution from Dennis Family Homes and continued growth in alternative sales channels. EBITDA increased 76.8% to $42.5 million, while gross margin improved to 24.0%, reflecting disciplined pricing and procurement, a favourable sales mix, construction productivity initiatives and benefits from the Dennis Family Homes integration.

We have spent past years reinforcing our foundations, with a sharp eye on operational costs and a focus on diversification and sustained growth — all of which is reflected in this year's results. While these market conditions remain, we are a business with seven decades of experience navigating these challenges, and we look ahead knowing how to respond.

Our future outlook is also supported by several important additions to our Executive Leadership Team, strengthening our capability across key departments and positioning us well for the road ahead. We welcomed Parthena Morgan as Chief People and Culture Officer, Blaire Jones as Chief of Operations and Josh Goodwill as Chief Strategy Officer. We appointed Nathaniel Dean as Chief of Construction. Nathaniel joined the business in 2012 as a Site Supervisor, and his appointment is a powerful demonstration of our commitment to nurturing and rewarding talent from within. We also saw the appointment of Shaun Patterson to the Deputy CEO role. Each of them brings a depth of experience, industry knowledge, and the ability to lead teams to excel in our next chapter of growth.

The trust placed in Simonds matters deeply to me, which is why I want to acknowledge the recent concerns raised by a shareholder. We take any suggestion of misconduct seriously. We have listened to the concerns, undertaken additional steps and made further disclosures in our audited financial statements. While we do not accept how these matters have been characterised, we respect shareholders' right to ask questions and understand the importance of responding carefully and openly.

As I close, I want to acknowledge the people who make our progress possible. The achievements of the past year reflect the sustained support and commitment of the Simonds Homes community.

First and foremost, to the 1,772 customers whose slabs we poured this year, thank you for trusting us with your dream homes. To our employees, suppliers and partners, some of whom have stood beside us for decades, your continued support, knowledge and craftsmanship are integral to our success.

Lastly, I would like to extend my sincere thanks to the Simonds Group Board and to our shareholders for your continued trust, guidance and support. The Simonds legacy of building quality, affordable homes started with my Grandfather in 1949. It's a proud one, and it's one we continue today.

Thank you.

<Ends>

Annual General Meeting

11 NOVEMBER 2026

SIMONDS GROUP



ACKNOWLEDGMENT OF COUNTRY

Simonds acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past, present, emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Welcome



Executive Chair & CEO Address



The year we built on our momentum and found our stride.

FY26 has been defined by bold strategic decisions, meaningful growth and a continued commitment to the values that have guided this company since my grandfather Gary started it, more than 77 years ago.

Our maturing strategy delivered strong results, driven by continued multi-channel diversification, customer experience innovation, a broader product offering and wider geographic reach.









Expansion into Western Australia

Off the back of our acquisition of Dennis Family Homes in FY25, we continued our growth mindset with the expansion into Western Australia.

Delivered through a carefully considered joint venture with trusted Perth-based builder, Atlas Building, the move gives us a meaningful presence in one of Australia's most active residential building markets.









FY26 HIGHLIGHTS

Strong, sustainable growth in profit.

Revenue[1]
$729.1m
Up $63.5m from $665.6m

EBITDA[1]
$42.5m
Up $18.5m from $24.0m

Site Starts[2]
1,772
Up 246 from 1,526

NPAT
$10.5m
Up from $1.0m

REVENUE: Increased due to higher site-start volumes, the full-year contribution from Dennis Family Homes, improved sales conversion and continued growth in alternative sales channels.

EBITDA: Grew by 77%, driven by top-line growth, margin improvement and disciplined cost management.

INCREASED SITE STARTS: Increased 16.1% to 1,772, driven by an expanded display network, a broader product offering, enhanced customer segmentation and continued growth across alternative sales channels.

NPAT: Statutory NPAT increased by 950% from FY25, delivering the Group's strongest annual result since listing in 2014. Driven by strong topline growth, disciplined overhead investment and the positive operating leverage of the maturing multi-channel strategy.

1. From continuing operations
2. Excludes any display homes

Note: All comparisons are to the prior corresponding period (pcp) unless otherwise stated.

FY27

FY27 Key Initiatives

Focused investment in growth, diversification and operational performance.

Geographical and channel expansion

Building on the Dennis Family Homes acquisition to deepen reach across retail and regional markets.

Continuing to progress the geographic growth opportunity in Western Australia.

Expanding wholesale and developer partnerships to underpin pipeline stability across key growth corridors.

Operational excellence

Maintaining a disciplined focus on procurement, construction productivity and overhead efficiency initiatives to support sustainable margin performance.

Continuing investment in leadership capability, succession planning and organisational effectiveness, positioning the Group to support future growth while strengthening governance and execution capacity.

Product diversification

Scaling Knockdown Rebuild and Dual Occupancy ranges as a core growth segment, with dedicated GM leadership and expanded design ranges.

Broadening the affordable end of the portfolio with small-lot, entry-level and Townhome ranges that meet buyers where affordability pressure is most acute.

Leveraging the 300+ designs added through the DFH acquisition to capture demand across both value and premium segments.

Customer Experience and Digital Enablement

Launching the state-of-the-art Simonds Gallery at Collins Square, Melbourne, an immersive design centre connected to digital selection tools.

Scaling AI and automation across the customer journey, including the launch of HomeHub, our AI-powered customer portal.

Embedding data, analytics and automation to drive efficiencies across the business.

Thank you.

