ASX ANNOUNCEMENT

19 November 2026
Markets Announcement Office
ASX Limited

LIBERTY GROUP 2026 AGM
CHAIR'S ADDRESS & CEO'S ADDRESS

In accordance with ASX listing rule 3.13.3, Liberty Group (ASX: LFG) attaches the following documents to be presented at the 2026 Annual General Meeting (Meeting) being held at 2.00pm today:

- Chair's address
- Chief Executive Officer's address
- Meeting presentation slides

The results of the Meeting will be communicated to the ASX shortly after the conclusion of the Meeting.

Authorised for disclosure by the Board.

For further information

Investor contact:
Peter Riedel
+61 3 8635 8005
investorrelations@liberty.com.au

About the Liberty Group

Liberty Group is a leading diversified finance company in Australia and New Zealand. Its businesses include residential and commercial mortgages, motor vehicle finance, personal loans, business loans, broking services, general insurance and investments. Liberty has raised more than $57 billion in global capital markets. Since 1997, Liberty has helped nearly one million customers get financial.

Chair Address

When the Board reflects on FY26, what stands out is Liberty's continued progress and the disciplined way in which that progress was achieved.

Liberty delivered a second consecutive year of profit growth, demonstrating the resilience of the Group's strategy and diversified business model.

That performance, together with Liberty's strong capital position and investment-grade credit rating, enabled the Group to continue investing for the future and delivering attractive returns to Securityholders. Total trust distributions for the year were 37.5 cents per Security, and the Board was also pleased to declare a fully franked special dividend of 15 cents per Security.

Of course, the Board does not assess the business by one year's results alone. We look at the sustainability of earnings, the strength of funding and capital, and whether risk continues to be managed with discipline. On each of those measures, Liberty's diversified business model continues to serve the Group well.

That model enables Liberty to support customers across a broad range of products and through changing market conditions. It is underpinned by enduring broker relationships, a strong service culture and the commitment of our people.

There is no shortage of uncertainty ahead. Economic conditions, cost-of-living pressures, geopolitical developments and regulatory change will continue to influence our customers and the wider financial services sector. Even so, the Board believes Liberty enters this period from a position of strength, supported by a diversified portfolio, sound financial foundations and a disciplined approach to decision-making.

Maintaining that position requires continued investment. Technology, automation and artificial intelligence offer opportunities to improve service, lift efficiency and create sustainable value. The Board's role is to ensure that Liberty pursues those opportunities responsibly, with appropriate governance and in a way that remains consistent with its values.

Ultimately, Liberty's success depends on its people and culture. On behalf of the Board, I thank James Boyle, Peter Riedel, the executive team and every Liberty team member for their contribution during the year.

I also thank my fellow directors for their stewardship, and our Securityholders for their continued confidence in the Group.

The Board remains focused on disciplined governance, thoughtful capital allocation and building durable value over the long term.

I will now hand over to James.

CEO Address

Thank you, Peeyush, and good afternoon, everyone.

I would like to welcome all the Securityholders who have taken the time to join our Meeting today.

I would also like to acknowledge the traditional owners of the lands we are presenting from. We present to you from the lands of the Wurundjeri people of the Kulin nation, and we pay our respects to Elders past and present. We also acknowledge the traditional owners' continuing connections to the lands, waters, cultures and communities.

Today, I will provide a business and strategy update as well as financial results for the last financial year and the most recent quarter's business results. I will then close with a reflection on the outlook for the financial year ahead.

Overview

We maintained our strong momentum in FY26, delivering profit growth for the second consecutive year. These results were once again driven by stronger net interest margin, supported by positive funding markets and ongoing disciplined price risk execution by our teams.

We increased our financial assets over the financial year by 3% to $15.2billion.

Supported by our ongoing focus on exceptional service in a highly competitive environment, we set an all-time Group record for annual loan originations. We originated $6.1 billion, which was 20% higher than FY25.

While our impaired loans reflected the challenging economic circumstances facing many customers, they remained relatively stable at $335 million, slightly down from $341 million in FY25.

We continued to deliver on our strategy of disciplined diversification while reducing headcount by a further 2% to 511 people.

Our focused discipline was also evident in our continued effective cost management, reflected in an improved cost to income ratio.

We once again finished the period as the only non-bank ADI finance business in Australia or New Zealand with an investment grade rated balance sheet, while delivering a 13.1% cash return on equity.

FY26 Financial Highlights

The Liberty Group reported an underlying net profit after tax and before amortisation of $155.6 million, an increase of 7% compared to FY25.

Our net revenue was $626 million, up from $604 million in FY25, reflecting our improved portfolio over the period.

We largely maintained our net interest margin, which was slightly up at 2.50% compared to 2.49% in FY25.

Bad and doubtful debts remained stable at 19 basis points, highlighting our ongoing credit quality even in slightly harder economic circumstances.

Our cost to income ratio improved to 26.8% compared to 27.1% in FY25. Our distributions and dividends for the year were also slightly up at 52.5c compared to 51.9c in the previous period.

Loan Origination 1Q27

Looking at our first quarter FY27 business highlights, we continued to see positive momentum across the Group.

We maintained origination growth during the quarter, with total Group originations of $1.7 billion, up from $1.6 billion in 4Q26.

This result was led by continued growth in our Secured segment, supported by a temporary surge in residential Self-Managed Super Fund lending.

Loan Portfolio 1Q27

Our Group loan portfolio increased by 3% to $15.7 billion at 30 September 2026 compared to 30 June 2026, supported by a lower loan discharge rate in all segments.

FY27 Outlook

Turning now to the remainder of FY27.

While we expect the coming year to present further economic challenges for customers, we remain confident in the diversity of our business, the resilient credit quality of our portfolio, and our ability to help customers when they need it.

We are expecting Secured originations to moderate as the changes to SMSF Residential lending comes fully into effect this quarter.

Notwithstanding an increasing RBA cash rate and more challenging funding markets, we believe our discipline around net interest margins, cost to income, and return on assets should enable us to continue to outperform our peers.

We will continue to invest in automation and AI to maintain our market-leading operational efficiency and improve digital experiences for our broker partners and customers.

The year ahead will be underwritten by our continued focus on diversifying solutions to help more customers. We reaffirm our commitment to maintaining our strong liquidity and capital position to support ongoing growth and we can announce that our investment grade rating of BBB stable outlook has been affirmed by Standard & Poor's following a review of our FY26 results.

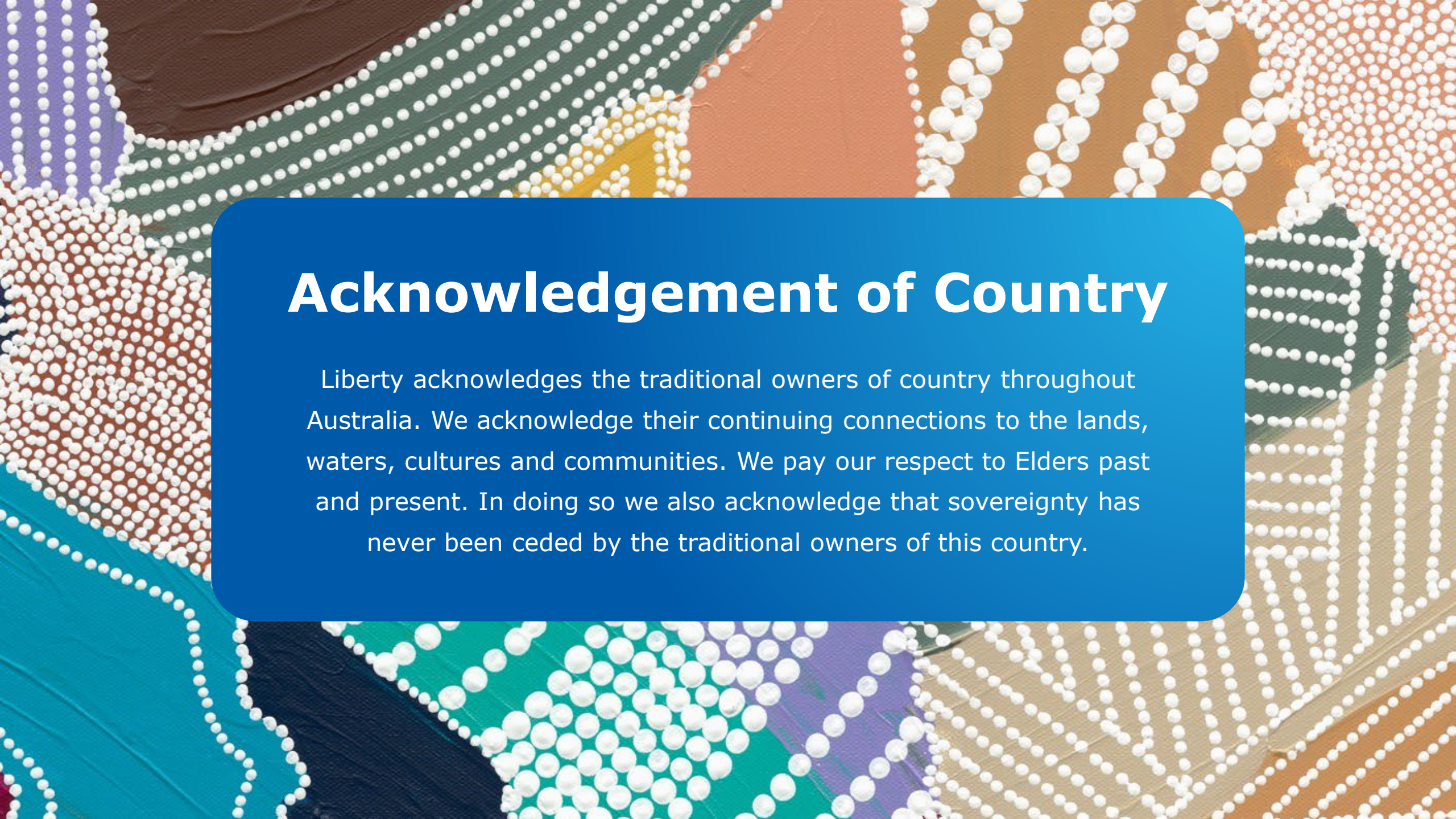
I now hand back to Peeyush for the formal business of this Meeting.



Liberty Financial Group Annual General Meeting

19 November 2026

Liberty



Acknowledgement of Country

Liberty acknowledges the traditional owners of country throughout Australia. We acknowledge their continuing connections to the lands, waters, cultures and communities. We pay our respect to Elders past and present. In doing so we also acknowledge that sovereignty has never been ceded by the traditional owners of this country.



01 Introduction

Agenda

01 Introduction

02 Chair Address

03 CEO Address

04 Formal Business

05 Questions

06 Closing Remarks

Liberty



02 Chair Address



Chair Address |

Mr Peeyush Gupta AM

Liberty



03 CEO Address



CEO Address | Mr James Boyle

Liberty

Overview FY26 Result

- Continued profit growth momentum in FY26
- NIM expansion from asset mix and positive funding markets
- Stable impairment expense reflects resilient credit quality
- Effective cost management with lower cost to income ratio
- Record originations supported by exceptional service
- Investment grade balance sheet with 13.1% cash ROE
- Consistent and compelling distributions to Securityholders

Liberty

FY26 Financial Highlights

Underlying NPATA
$155.6m ($145.0m)
+7%

Net revenue
$626m ($604m)
+4%

NIM
2.50% (2.49%)
+1bps

BDD
19bps (19bps)
0bps

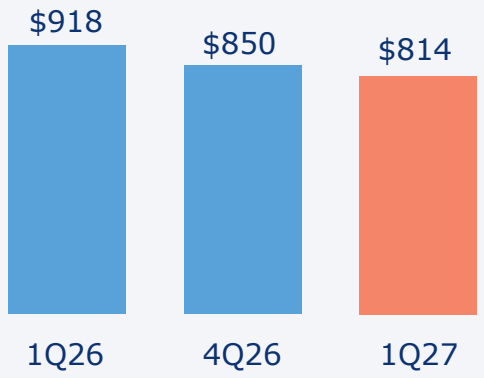
Cost to income
26.8% (27.1%)
(30bps)

Distribution
52.5c# (51.9c^)
+1%

*Balances represent: FY26 (FY25) change between the periods
Distribution & dividend includes special dividend (15c) paid 21 September 2026
^ Distribution & dividend includes special dividend (15c) paid 15 September 2025

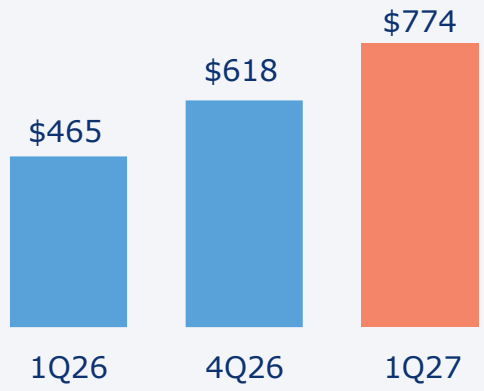
Loan Origination 1Q27

Residential ($'m)



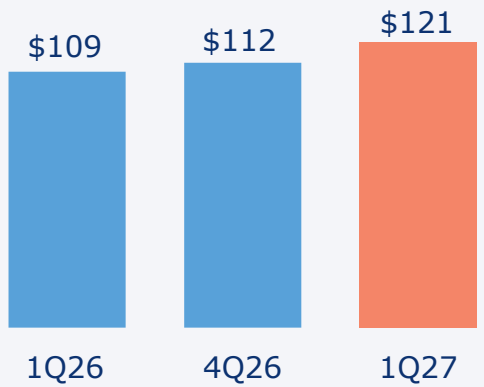
- Loan origination 4% below 4Q26 reflecting subdued consumer demand from rising interest rates, cost of living pressure and budget changes

Secured ($'m)



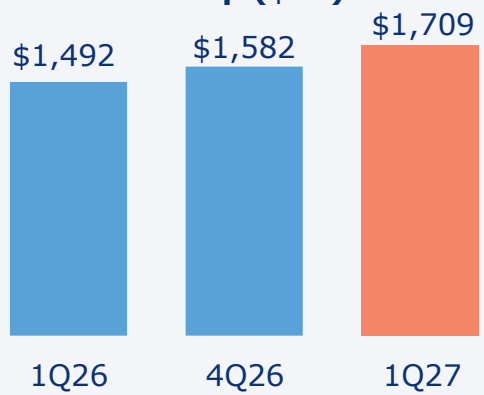
- Record loan origination 25% above 4Q26 from a temporary surge in residential SMSF lending (1Q27 $389m; 4Q26 $165m)

Fin Serv ($'m)



- Loan origination 8% above 4Q26 with disciplined execution in a challenging environment

Group ($'m)

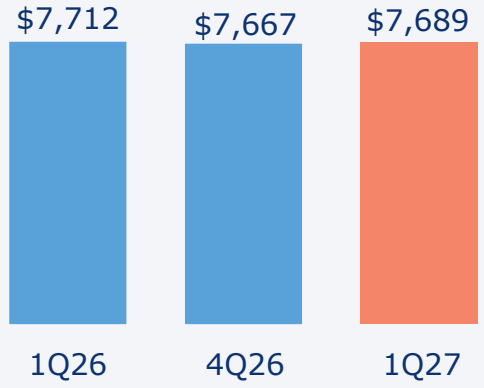


- Group loan origination 8% above 4Q26 driven by residential SMSF lending

Liberty

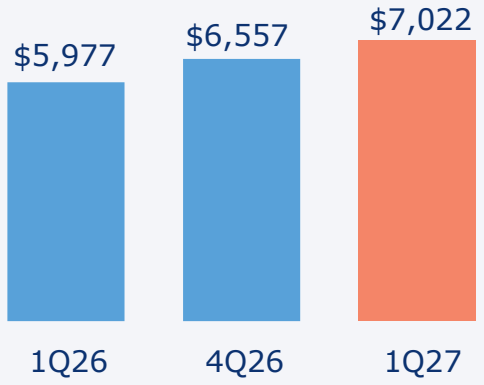
Loan Portfolio 1Q27

Residential ($'m)



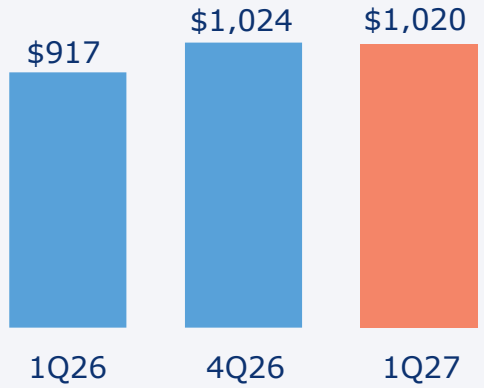
- Stable portfolio supported by lower loan discharges
- Annualised discharge rate 33% (4Q26 38%; 1Q26 41%)
- Annualised amortisation rate 7% (4Q26 4%; 1Q26 5%)

Secured ($'m)



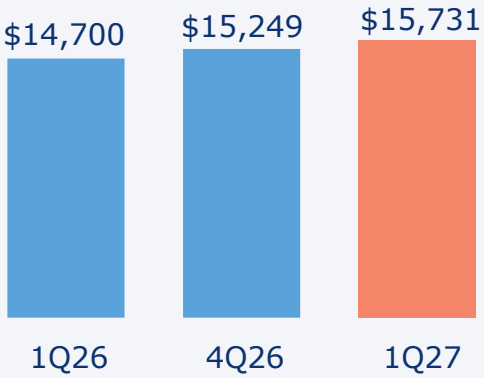
- Portfolio 7% above 4Q26 from both higher loan originations and lower discharges and amortisation
- Annualised discharge rate 10% (4Q26 12%; 1Q26 14%)
- Annualised amortisation rate 8% (4Q26 13%; 1Q26 12%)

Fin Serv ($'m)



- Stable portfolio with new origination equal to discharge and amortisation
- Annualised discharge rate 22% (4Q26 23%; 1Q26 21%)
- Annualised amortisation rate 25% (4Q26 23%; 1Q26 23%)

Group ($'m)



- Portfolio 3% above 4Q26
- Portfolio mix 51% Secured and Financial Services (4Q26 50%)

Liberty

Outlook

- Secured originations to moderate
- Increased interest rates to modestly impact delinquency
- Increasing cash rate and funding markets challenging NIM
- NIM, CTI and ROA expected to continue to outperform peers
- Automation to maintain leading operational efficiency
- Ongoing investment in improving digital experiences

Liberty


Liberty



Appendix

Disclaimer

The information provided in this presentation and any information supplied in connection with this presentation ("**Presentation**") has been prepared by Liberty Financial Group Limited (ACN 125 611 574) ("**Company**") and Liberty Fiduciary Ltd (ACN 119 884 623) as the responsible entity of Liberty Financial Group Trust ("**Trust**") (the Company and Trust together, "**Liberty Group**"), which together with their subsidiaries, operates the Liberty lending and financial services business ("**Liberty**").

The information in this Presentation is current as at 19 November 2026. It is in summary form and is not necessarily complete. It should be read together with the Liberty Group results for the full year 30 June 2026.

Forward-looking statements

This Presentation may contain certain forward-looking statements and comments about future events, including Liberty's expectations about the performance of its businesses and certain strategic transactions. Forward-looking statements can generally be identified by the use of forward-looking words such as, "outlook", "expect", "anticipate", "likely", "intend", "should", "could", "may", "predict", "plan", "propose", "will", "believe", "forecast", "estimate", "target" and other expressions having a similar meaning. Indications of, and guidance or outlook on, future earnings or financial position or performance are also forward-looking statements. Forward-looking statements involve inherent risks and uncertainties, both general and specific, and there is a risk that such predictions, forecasts, projections and other forward-looking statements will not be achieved. A number of important factors could cause the Liberty Group's actual results to differ materially from the plans, objectives, expectations, estimates and intentions expressed in such forward-looking statements, and many of these factors are beyond Liberty Group's control. Forward-looking statements are provided as a general guide only, and should not be relied on as an indication or guarantee of future performance and involve known and unknown risks, uncertainty and other factors, many of which are outside the control of the Liberty Group. As such, undue reliance should not be placed on any forward-looking statement. Past performance is not necessarily a guide to future performance and no representation or warranty is made by any person as to the likelihood of achievement or reasonableness of any forward-looking statements, forecast financial information or other forecast. Nothing contained in this Presentation nor any information made available to you is, or may be relied upon as, a promise, representation, warranty or guarantee as to the past, present or the future performance of the Liberty Group.

No offer of securities

This Presentation is not, and does not constitute, an offer to sell or the solicitation, invitation or recommendation to dispose or purchase any securities of the Liberty Group or any member of Liberty, in any jurisdiction.

Disclaimer

This Presentation does not constitute investment or financial product advice (nor taxation or legal advice) or a recommendation to acquire or dispose of any securities in the Liberty Group or any member of Liberty and is not intended to be used as the basis for making any investment decision. In providing this Presentation, Liberty has not considered the objectives, financial position or needs of any particular recipient. This Presentation should not be relied upon as a recommendation or forecast by the Liberty Group.

No member of Liberty, their related bodies corporate, shareholders or affiliates, nor any of their respective officers, directors, employees, affiliates, agents or advisers (each a "**Limited Party**") guarantees or makes any representations or warranties, express or implied, as to or takes responsibility for, the accuracy, reliability, completeness or fairness of the information, opinions and conclusions contained in this presentation. To the maximum extent permitted by law, each Limited Party expressly disclaims any and all liability, including, without limitation, any liability arising out of fault or negligence, for any loss arising from or in connection with the use of information contained in this Presentation including any representations or warranties about or in relation to the accuracy or completeness of the information, statements, opinions or matters, express or implied, contained in, arising out of or derived from, or for omissions from, this presentation including, without limitation, any financial information, any estimates or projections and any other financial information derived therefrom.

You acknowledge that it is not intended that any Limited Party act or be responsible as a fiduciary to any recipient of this Presentation, its officers, employees, consultants, agents, security holders, creditors or any other person, and you and the Limited Parties expressly disclaim any such fiduciary relationship. You agree that you are responsible for making your own independent judgments with respect to the presentation and the information contained in it or any other matters arising out or in connection with this Presentation.

Liberty