2026 ANNUAL GENERAL MEETING

11 NOVEMBER 2026

finbar
developing better lifestyles



GARDEN TOWERS – EAST PERTH

PROXY VOTES RECEIVED

Valid proxy forms were received from 99 shareholders representing 161,436,998 shares (59.3% of total issued shares).

The proxy results for each resolution will be displayed for each agenda item.

RESOLUTION 1 – ADOPTION OF REMUNERATION REPORT

To consider and, if thought fit, to pass, with or without amendment, the following resolution as a non-binding resolution:

"That, for the purposes of section 250R(2) of the Corporations Act and for all other purposes, approval is given for the adoption of the Remuneration Report as contained in the Company's annual financial report for the financial year ended 30 June 2026."

For:	47,326,176	-	98.87%
Against:	127,825	-	0.27%
Open-Usable:	411,672	-	0.86%
Abstain:	4,694,441		
Excluded:	108,876,884		

RESOLUTION 2 – APPOINTMENT OF EXTERNAL AUDITOR

To consider and, if thought fit, to pass, with or without amendment, the following resolution as an ordinary resolution:

"That, for the purposes of section 327B(1)(b) of the Corporations Act 2001 (Cth) and for all other purposes, Deloitte Touche Tohmatsu, having been nominated by a member of the Company and having consented in writing to act as auditor of the Company, be appointed as auditor of the Company with effect from the resignation of KPMG at the Annual General Meeting."

For:	160,971,836	-	99.73%
Against:	0	-	0.00%
Open-Usable:	450,109	-	0.27%
Abstain:	15,053		

RESOLUTION 3 – RE-ELECTION OF DIRECTOR – MR JOHN CHAN

To consider and, if thought fit, to pass, with or without amendment, the following resolution as an ordinary resolution:

"That, for the purpose of clause 13.2 of the Constitution, ASX Listing Rule 14.4 and for all other purposes, Mr John Chan, a Director, retires by rotation, and being eligible, is re-elected as a Director."

For:	158,537,282	-	98.22%
Against:	2,429,528	-	1.51%
Open-Usable:	450,099	-	0.27%
Abstain:	20,089		

RESOLUTION 4 – RE-ELECTION OF DIRECTOR – MR RONALD KEAN YEW CHAN

To consider and, if thought fit, to pass, with or without amendment, the following resolution as an ordinary resolution:

"That, for the purpose of clause 13.2 of the Constitution, ASX Listing Rule 14.4 and for all other purposes, Mr Ronald Kean Yew Chan, a Director, retires by rotation, and being eligible, is re-elected as a Director."

For:	158,401,044	-	98.14%
Against:	2,540,796	-	1.57%
Open-Usable:	475,069	-	0.29%
Abstain:	20,089		

RESOLUTION 5 – RE-ELECTION OF DIRECTOR – MS MELISSA SIEW CHING CHAN

To consider and, if thought fit, to pass, with or without amendment, the following resolution as an ordinary resolution:

"That Ms Melissa Siew Ching Chan, who was appointed by the Board as an additional Director with effect from 2 March 2026 and who retires in accordance with ASX Listing Rule 14.4 and clause 13.4 of the Company's Constitution and, being eligible, offers herself for re-election, be re-elected as a Director of the Company."

For:	158,287,272	-	98.07%
Against:	2,679,538	-	1.66%
Open-Usable:	450,099	-	0.27%
Abstain:	20,089		

RESOLUTION 6 – INCREASE TO NON-EXECUTIVE DIRECTOR FEE POOL

To consider and, if thought fit, to pass, with or without amendment, the following resolution as an ordinary resolution:

"That, for the purpose of clauses 13.7 and 13.8 of the Constitution, ASX Listing Rule 10.17 and for all other purposes, the maximum aggregate annual remuneration (inclusive of superannuation contributions) that may be paid by the Company for the services of the Company's Non-executive Directors be increased by $240,000 to $600,000 per annum, with effect from and including the financial year commenced on 1 July 2026, on the terms and conditions contemplated in the Explanatory Statement."

For:	46,803,884	-	98.27%
Against:	372,424	-	0.78%
Open-Usable:	450,099	-	0.95%
Abstain:	113,810,591		



81 COMPLETED PROJECTS | 7,945 UNITS

ABOUT FINBAR

Established
1995

Years on the ASX
31

Completed Developments
81

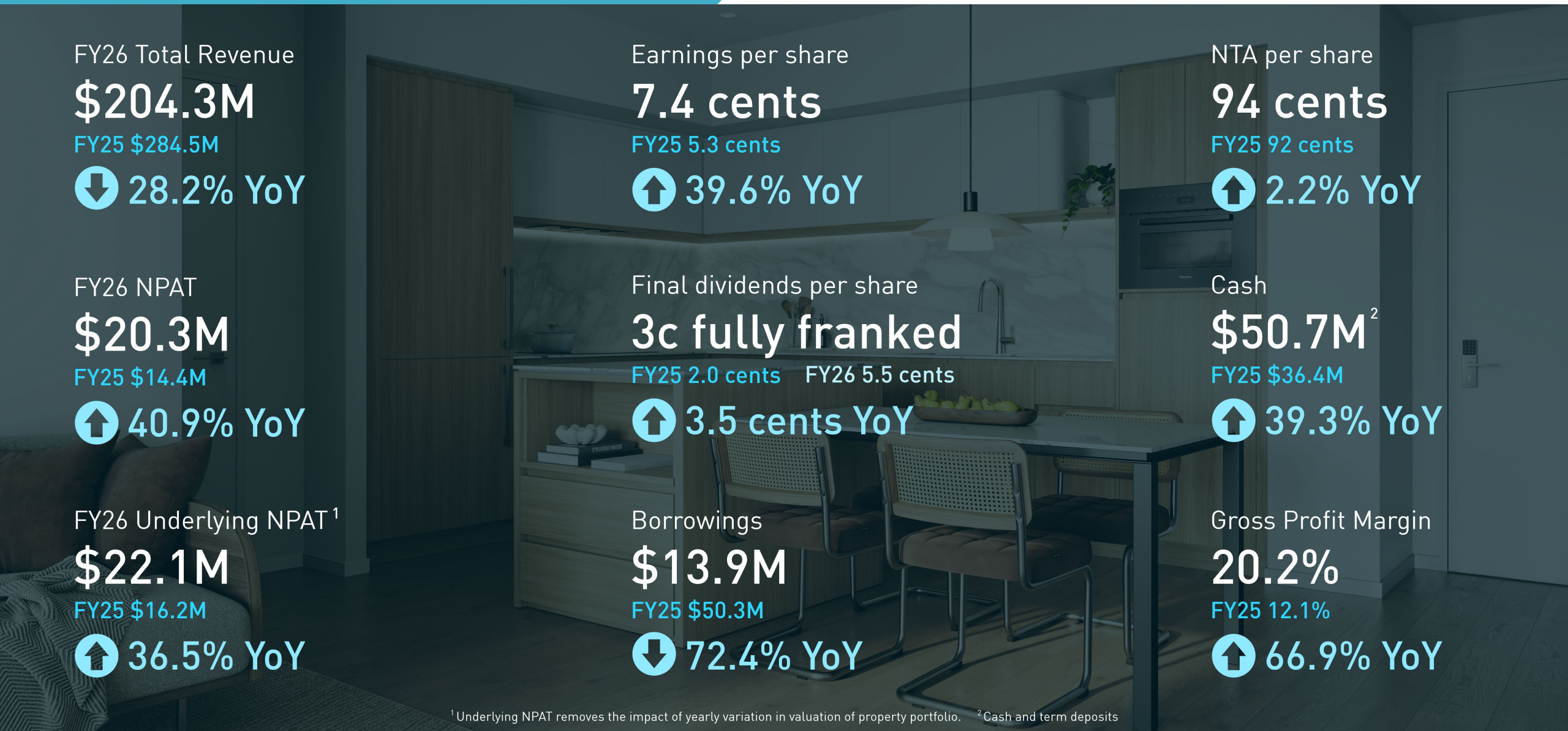
Apartments Delivered
7945

Consecutive years of profit
31

Completion success rate
100%

- Finbar Group Limited, listed on the ASX since 1995, has established a remarkable 31-year profitable track record as Western Australia's leading apartment property developer.
- With a 100% project delivery success rate, Finbar has completed 81 residential and mixed-use developments to date, comprising 7,945 apartments and commercial units across the state. This achievement, combined with 31 consecutive years of profit, underpins Finbar's position as one of WA's most trusted developers.
- Throughout its history, Finbar has consistently shaped Perth's skyline, achieving major milestones, from its first project, Seville on the Point, to landmark luxury developments and over $5 billion in completed projects. Today, with a skilled team of 17 professionals, the company continues to focus on sustainably elevating the quality of inner-city living and enhancing Perth's urban environment for future generations.

FY26 RESULTS AND OPERATIONAL HIGHLIGHTS



FY26 Total Revenue
$204.3M
FY25 $284.5M
28.2% YoY

Earnings per share
7.4 cents
FY25 5.3 cents
39.6% YoY

NTA per share
94 cents
FY25 92 cents
2.2% YoY

FY26 NPAT
$20.3M
FY25 $14.4M
40.9% YoY

Final dividends per share
3c fully franked
FY25 2.0 cents FY26 5.5 cents
3.5 cents YoY

Cash
$50.7M[2]
FY25 $36.4M
39.3% YoY

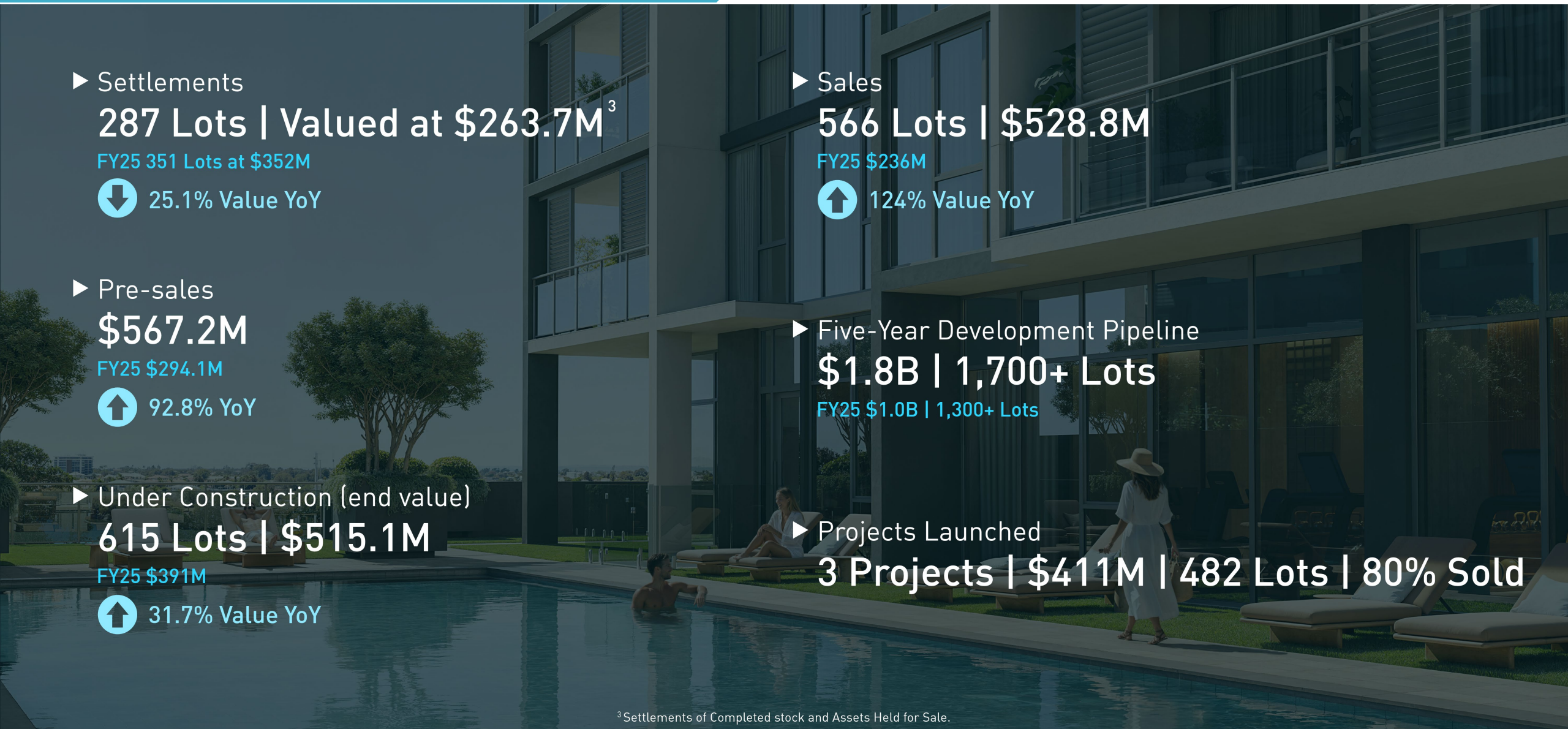
FY26 Underlying NPAT[1]
$22.1M
FY25 $16.2M
36.5% YoY

Borrowings
$13.9M
FY25 $50.3M
72.4% YoY

Gross Profit Margin
20.2%
FY25 12.1%
66.9% YoY

[1] Underlying NPAT removes the impact of yearly variation in valuation of property portfolio. [2] Cash and term deposits

FY26 RESULTS AND OPERATIONAL HIGHLIGHTS



- Settlements
  287 Lots | Valued at $263.7M[3]
  FY25 351 Lots at $352M
  25.1% Value YoY

- Pre-sales
  $567.2M
  FY25 $294.1M
  92.8% YoY

- Under Construction (end value)
  615 Lots | $515.1M
  FY25 $391M
  31.7% Value YoY

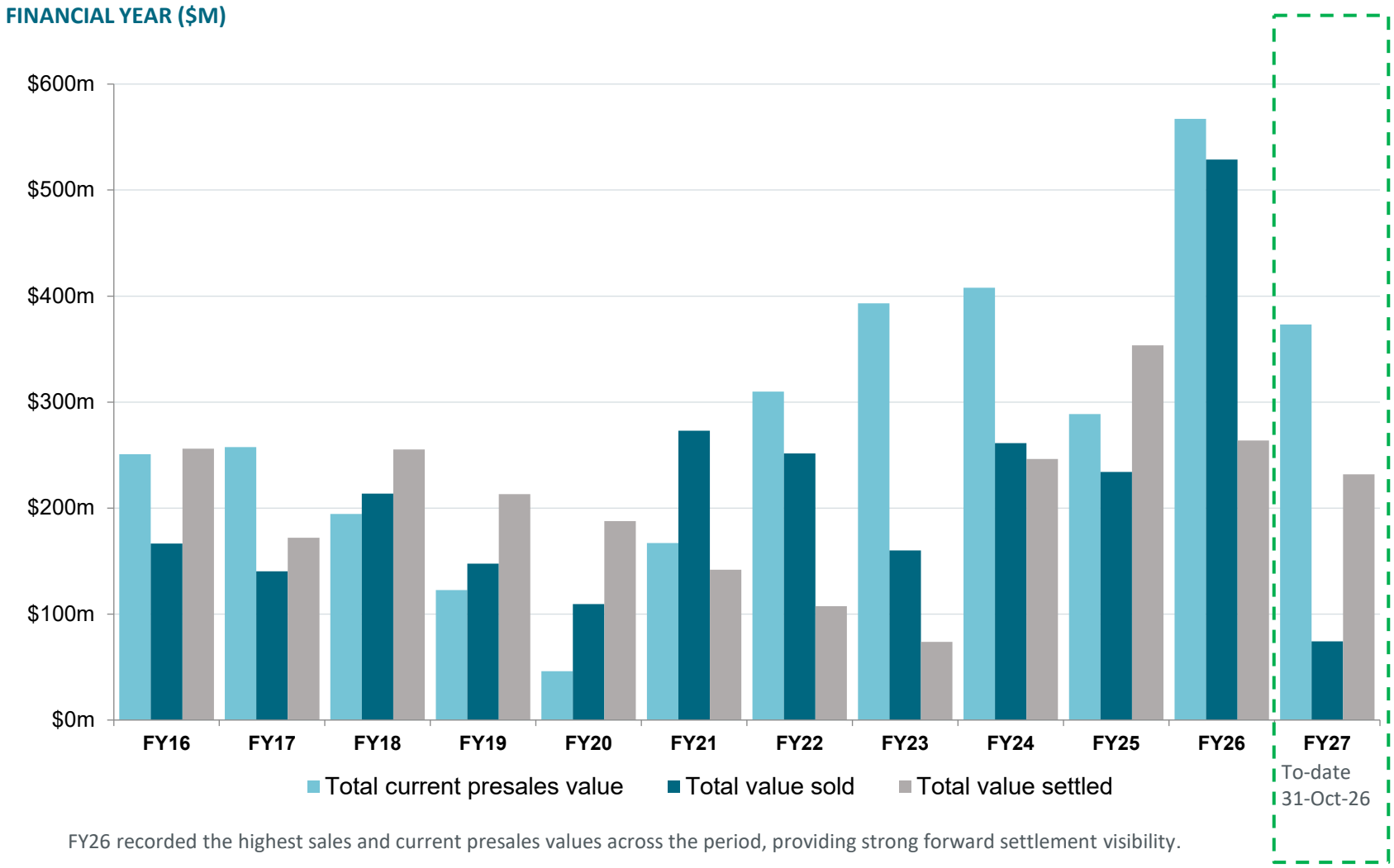
- Sales
  566 Lots | $528.8M
  FY25 $236M
  124% Value YoY

- Five-Year Development Pipeline
  $1.8B | 1,700+ Lots
  FY25 $1.0B | 1,300+ Lots

- Projects Launched
  3 Projects | $411M | 482 Lots | 80% Sold

[3] Settlements of Completed stock and Assets Held for Sale.

PRESALES, SALES AND SETTLEMENT PERFORMANCE



FY26 recorded the highest sales and current presales values across the period, providing strong forward settlement visibility.

Record Pre-Sales FY26

- $567 million in total pre-sales

Record Sales FY26

- Record $528.8 million in value sold to-date, up 124% over previous year

Maintained Strong Level of Settlements

- $263.7 million in value settled in FY2026

FY27 TO-DATE 31 OCT 2026

Pre-Sales FY27

- $395 million in total pre-sales

Sales FY27

- $74.4 million in value sold to-date

Maintained Strong Level of Settlements

- $231.7 million in value settled in FY2027 including projects such as Bel-Air and Garden Towers

CUSTOMER MIX AND LOYALTY

STRONG INTEREST FROM INVESTORS

- Increased investors for Q1, Q2 and Q4 2026 with the launch of Romeo Applecross (65%), Palmyra West (45%) and Parkside (72%)
- Investors vs Owner Occupiers for CY2026 to 31 October average 53:47

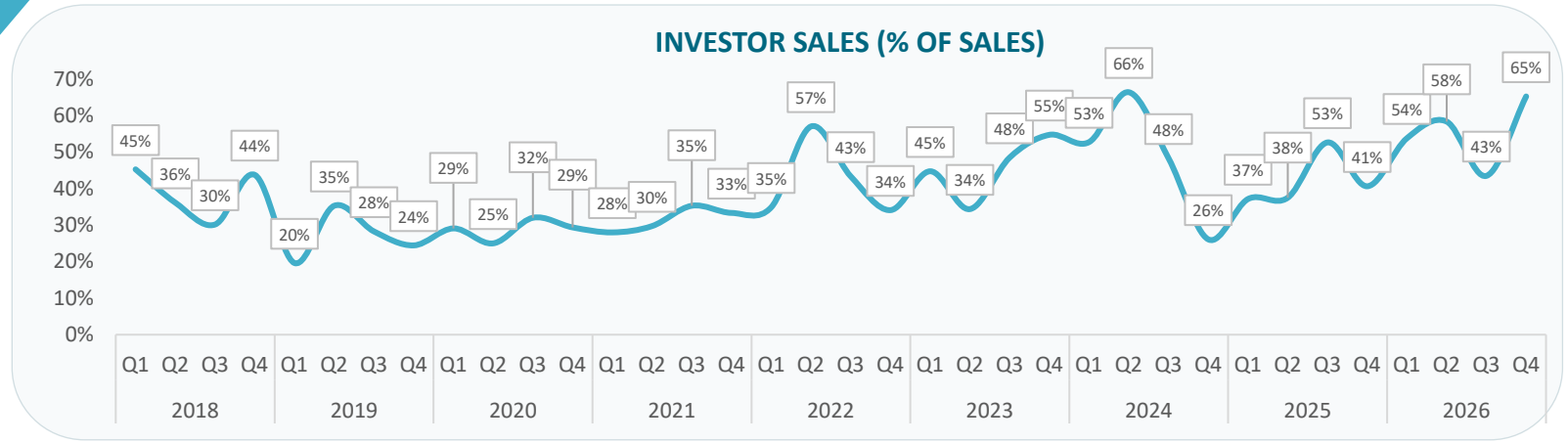
FIRST HOME BUYERS CONTINUE TO BE ACTIVE

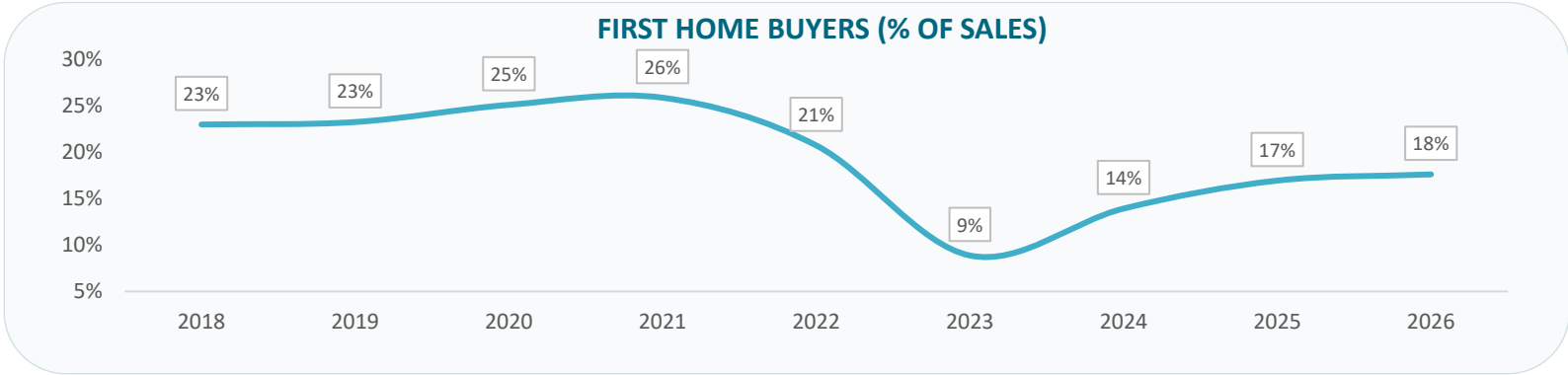
- First home buyers represented 18% of sales in CY2026 to 31 October
- Consecutive increases in first home buyer profile since 2023 as a result from developments targeting mid-level price offerings.

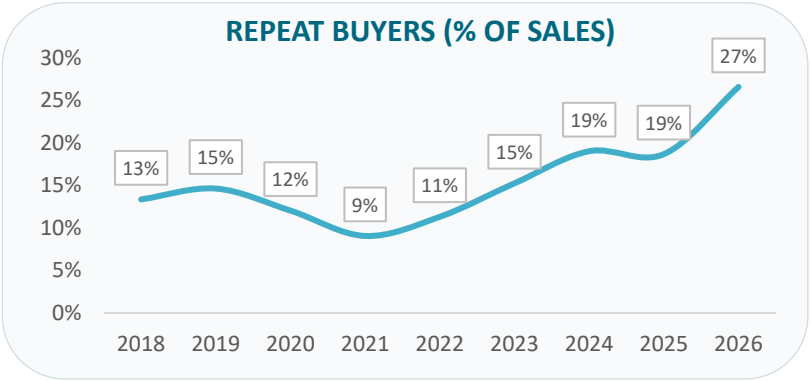
FINBAR LOYALTY CLUB

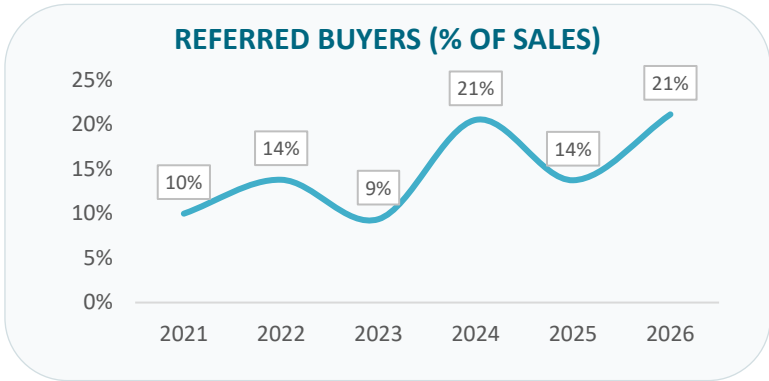
CUSTOMER LOYALTY REMAINS HIGH

- 27% repeat buyer sales and 21% referred buyer sales in CY2026 to 31 October
- Strong repeat buyer profile driven through effective leveraging of Finbar Loyalty Club membership and brand capital









COMPLETED PROJECTS

South Perth



Completed June 2024

$445m | 334 units

99% Sold
$1.0m value remaining
1 commercial

Rivervale



Completed September 2024

$112m | 176 units

97% Sold
$5.6m value remaining
5 commercial

Applecross



Completed October 2024

$159m | 121 units

99% Sold
$3.6m value remaining
1 residential

Belmont

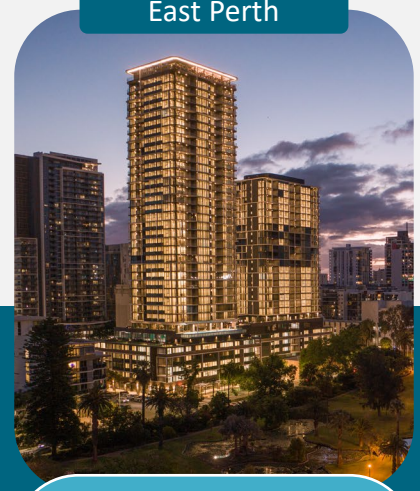


Completed June 2026

$116m | 196 units

96% Sold
$6.0m value remaining
7 residential | 1 commercial

East Perth



Completed October 2026

$298m | 342 units

81% Sold
$90m value remaining
58 residential | 7 commercial

Karratha



Asset held for sale

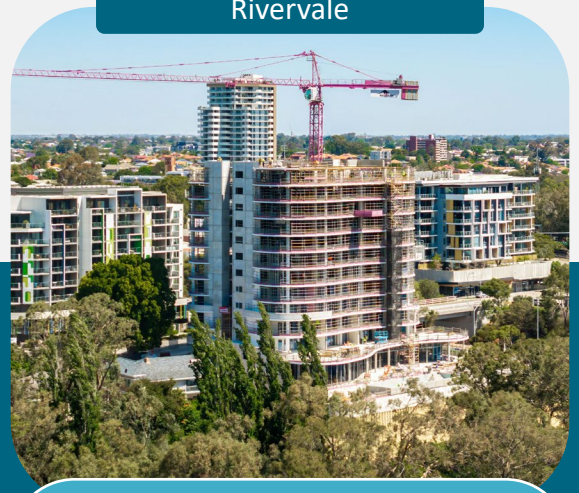
88% Sold
$25m value remaining
16 residential | 16 commercial

TO-DATE
6 NOV 2026

PROJECTS UNDER CONSTRUCTION

RIVERBANK RESIDENCES

Rivervale



Anticipated completion 1H FY28

Construction commenced Oct 25

$119m | 143 units

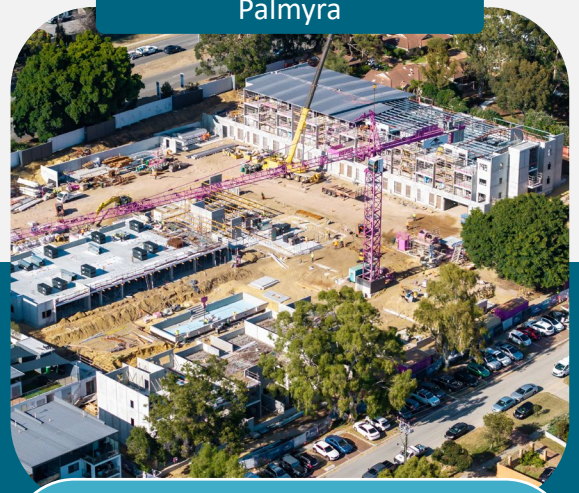
97% Sold

$4.2m value remaining

4 residential

PALMYRA WEST PLATINUM COLLECTION

Palmyra



Anticipated completion 2H FY27

Construction commenced Apr 26

$100m | 130 units

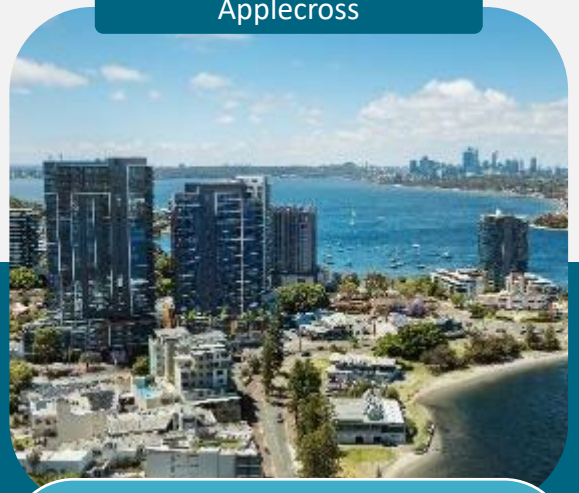
85% Sold

$17m value remaining

19 residential

ROMEO APPLECROSS

Applecross



Anticipated completion 1H FY29

Construction commenced Sep 26

$192m | 155 units

67% Sold

$69m value remaining

51 residential

TO-DATE
6 NOV 2026

PROJECTS IN PIPELINE

PARKSIDE RESIDENCES

Rivervale



Anticipated completion 2H FY28

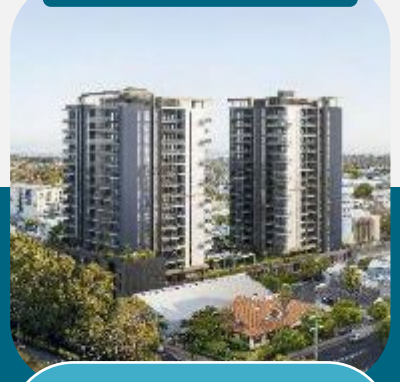
$73m | 108 units

Launched to market Oct-26

28% Sold
$51m value remaining
78 residential

WEST LEEDERVILLE LEEDER RESIDENCES

West Leederville



Anticipated completion 2H FY29

$266m | 246 units

Launch to market H1 FY27

244 residential | 2 commercial

Ascot

Ascot



Anticipated completion 1H FY29

$166m | 209 units

Launch to market H2 FY27

204 residential | 5 commercial

Lyall Street

South Perth



Anticipated completion FY31

$245m | 187 units

Launch to market H2 FY27

184 residential | 3 commercial

Bowman Street

South Perth



Anticipated completion FY32

$402m | 303 units

Launch to market H1 FY29

295 residential | 8 commercial

ABC Heritage

East Perth



Anticipated completion FY33

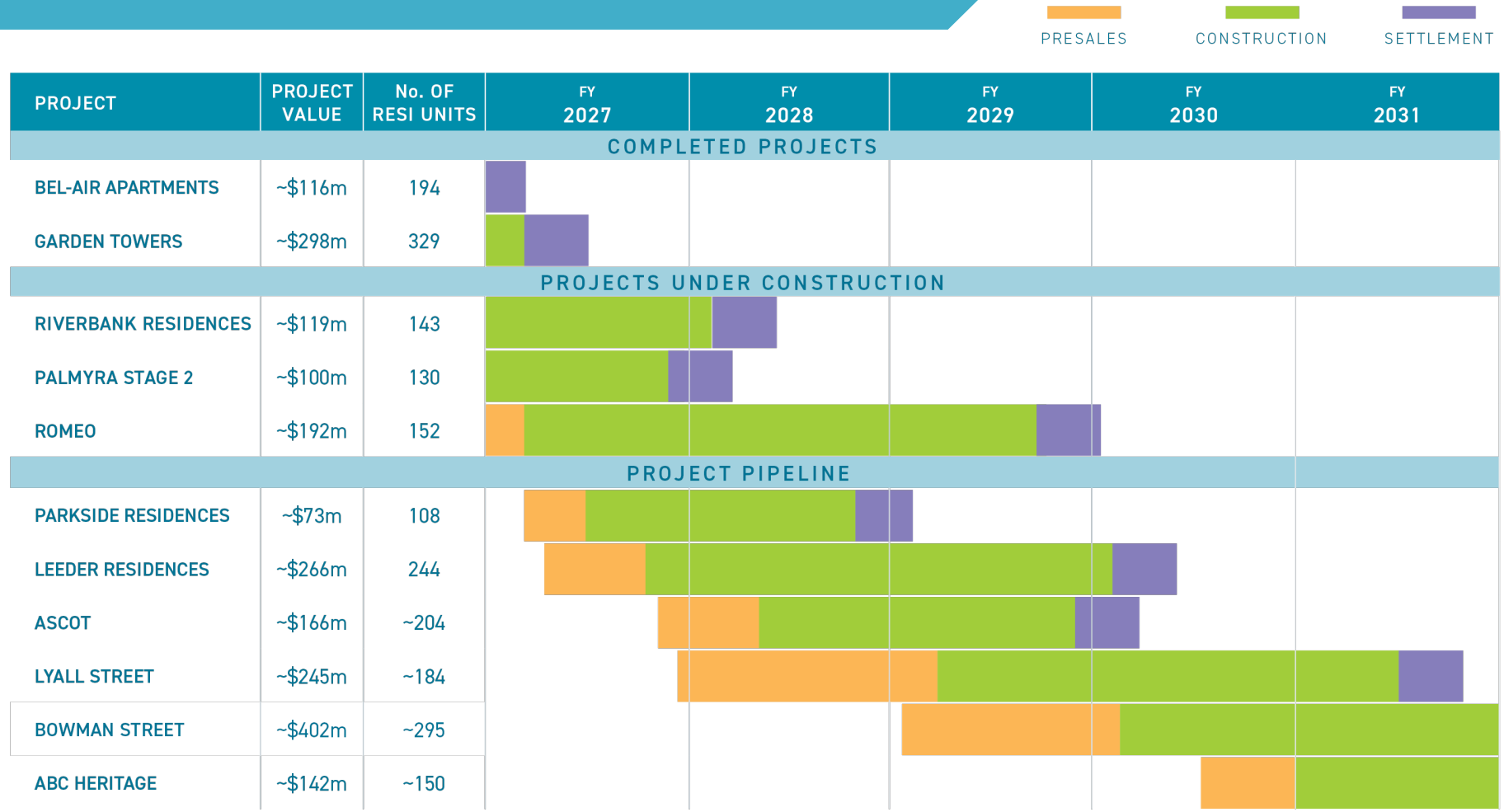
$142m | 151 units

Launch to market H2 FY30

150 residential | 1 commercial

FIVE YEAR DEVELOPMENT PIPELINE

$1.7B+ Pipeline Supporting Future Growth



PROJECT	PROJECT VALUE	No. OF RESI UNITS
COMPLETED PROJECTS		
BEL-AIR APARTMENTS	~$116m	194
GARDEN TOWERS	~$298m	329
PROJECTS UNDER CONSTRUCTION		
RIVERBANK RESIDENCES	~$119m	143
PALMYRA STAGE 2	~$100m	130
ROMEO	~$192m	152
PROJECT PIPELINE		
PARKSIDE RESIDENCES	~$73m	108
LEEDER RESIDENCES	~$266m	244
ASCOT	~$166m	~204
LYALL STREET	~$245m	~184
BOWMAN STREET	~$402m	~295
ABC HERITAGE	~$142m	~150

Indicative, subject to change

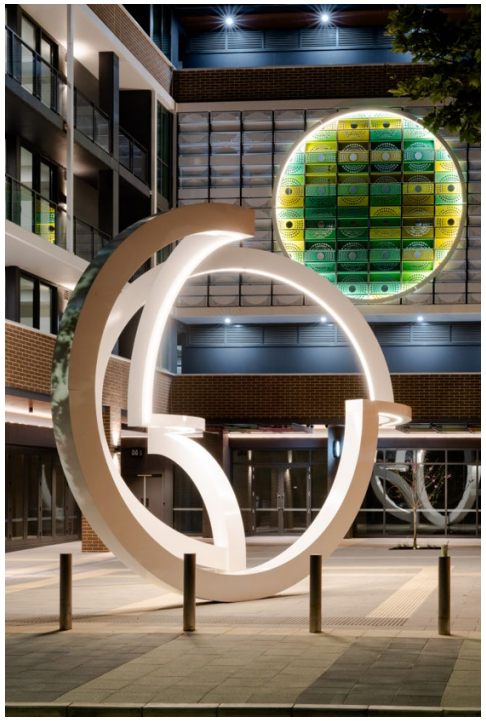
Key Project Milestones:

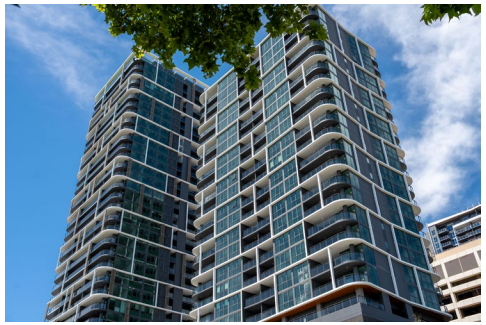
- Over 96% of **Bel-Air** units settled to date
- Completion of **Garden Towers** in Oct-26, with 87% of units settled to date
- Progress construction of **Riverbank Residences** in line with the program for completion in H1 FY28
- Progress construction of **Palmyra West** ahead of builders program with anticipated completion in H2 FY27
- Over 67% of units sold at **Romeo Applecross** and construction commenced in Q2 FY27
- Presales commenced for **Parkside Residences** in Q2 FY27, with 28% of units sold
- Commencement of presales for **Leeder Residences (West Leederville)** projected in Q2 FY27

Development Pipeline of 1,600+ units

FINBAR ADVANTAGE







Delivering Through a Differentiated Model

- 31+ years of experience and 28%+ repeat buyers
- Strategic builder relationship supporting cost visibility and delivery certainty
- Competitive access to institutional capital
- Proven capability delivering large-scale, award-winning apartment projects
- Strong balance sheet supporting continued investment and growth

MARKET OUTLOOK

Western Australian Residential Market – Strong Fundamentals Amid Market Moderation

- **Population Growth Continues to Support Housing Demand:** WA population growth of 2.1% pa, compared with 1.4% pa nationally, adding approximately 64,200 people over the year.[1]
- **Perth Retains Significant Longer-Term Growth:**
  - 68.3% growth in Perth median dwelling value past five years.[2]
  - Unit values rose 3.9% over the twelve months to October 2026.
  - Dwelling values fell 5.7% over the three months to October, moderating 8.9% below the April 2026 peak.[2]
- **Apartment Affordability Supports Relative Appeal:** Perth units provide a materially lower-priced entry point than detached housing, with a median value of approximately $692,000 compared with $982,000 for houses, while continuing to offer attractive rental yields.[2]
- **Higher Interest Rates Temper Near-Term Demand:** Higher borrowing costs and tighter serviceability are moderating purchasing capacity, although continued population growth and constrained new housing supply provide underlying support.[2]

Finbar's Market Positioning - Established in Perth, Positioned for Growth.

- **Long term pipeline supports revenue visibility :** $1.7+ billion five-year development pipeline
- **Targeted market focus:**
  - ✓ Well-located, transit-connected metropolitan Perth precincts
  - ✓ Mid-market apartment focus addressing WA's housing supply gap
- **Exposure to strong rental market:**
  - ✓ Investors continue to represent significant portion of customer base (>30%), supported by favourable tax incentives maintained for new builds
  - ✓ Perth rents continue to record positive annual growth, with unit rents increasing 6.9% over the year to October
- **Structurally favourable market conditions:**
  - ✓ Strong population growth and structural housing undersupply supporting demand
  - ✓ **Supportive policy settings** for new housing supply
- **Long term track record of delivery:** Continued delivery of high-quality apartment projects

References:

[1] Australian Bureau of Statistics (September 2026), *National, state and territory population, ABS Website, Released 17/09/2026*

[2] Cotality (2 November 2026), Home Value Index – November 2026 (index results as at 31 October 2026), https://www.cotality.com/au/insights

Future performance and forward looking statements

This announcement contains certain forward looking statements with respect to the financial condition, results of operations, projects and business of Finbar and certain plans and objectives of Finbar. Forward looking statements can generally be identified by the use of forward looking words such as 'expect', 'anticipate', 'likely', 'intend', 'propose', 'should', 'could', 'may', 'will', 'predict', 'plan', 'believe', 'forecast', 'estimate', 'target', 'continue', 'objectives', 'outlook', 'guidance' and other similar expressions. The forward looking statements, opinions and estimates contained in this announcement are based on Finbar's intent, belief or current expectations, assumptions and contingencies which are subject to change without notice, as are any statements about market and industry trends, which are based on interpretations of current market conditions. They involve known and unknown risks and uncertainties and other factors, many of which are beyond the control of Finbar and its officers, employees, agents and associates, and may involve significant elements of subjective judgement and assumptions as to future events which may or may not be correct. Any forward-looking statements are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. Readers are cautioned not to place undue reliance on forward-looking statements. There can be no assurance that actual outcomes will not differ materially from these forward looking statements. A number of important factors could cause actual results or performance to differ materially from the forward looking statements. Investors should consider the forward looking statements contained in this announcement in light of those disclosures. Neither Finbar, nor any other person, gives any representation, warranty, assurance, nor will guarantee that the occurrence of the events expressed or implied in any forward looking statement will occur. To the maximum extent permitted by law, Finbar, the Group, other persons referred to in this announcement and each of their respective advisors, affiliates, related bodies corporate, directors, officers, partners, employees and agents disclaim any responsibility and undertake no obligation for the accuracy or completeness of any forward looking statements whether as a result of new information, future events or results or otherwise. Finbar disclaims any responsibility to update or revise any forward looking statements to reflect any change in Finbar's financial condition, status or affairs or any change in the events, conditions or circumstances on which a statement is based except as required by Australian law.