
# AUTOSPORTS GROUP LIMITED

## FY26 INVESTOR PRESENTATION

20 August 2026

**Cover Image:** Autosports Group's Bentley Sydney launches the Bentley Continental GTC Azure on board superyacht Mischief, Sydney Harbour, November 2025.

# AGENDA

HIGHLIGHTS

MARKET CONDITIONS UPDATE

FY26 FINANCIAL RESULTS

FINANCIAL METRICS

STRATEGY EXECUTION

FY27 OUTLOOK

APPENDIX

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# Autosports Group delivers a strong FY26 result

## Luxury brand, prime location strategy continues to deliver above market growth

### STATUTORY RESULTS

**REVENUE**
$3,186 million
12% ▲

**NPAT** [3]
$27.6 million
18% ▼

**DIVIDEND**
(Fully Franked)
8c per share full year
8cps

### NORMALISED RESULTS

**EBITDA** [1]
$133.4 million
12% ▲

**PBT** [2]
$53.5 million
11% ▲

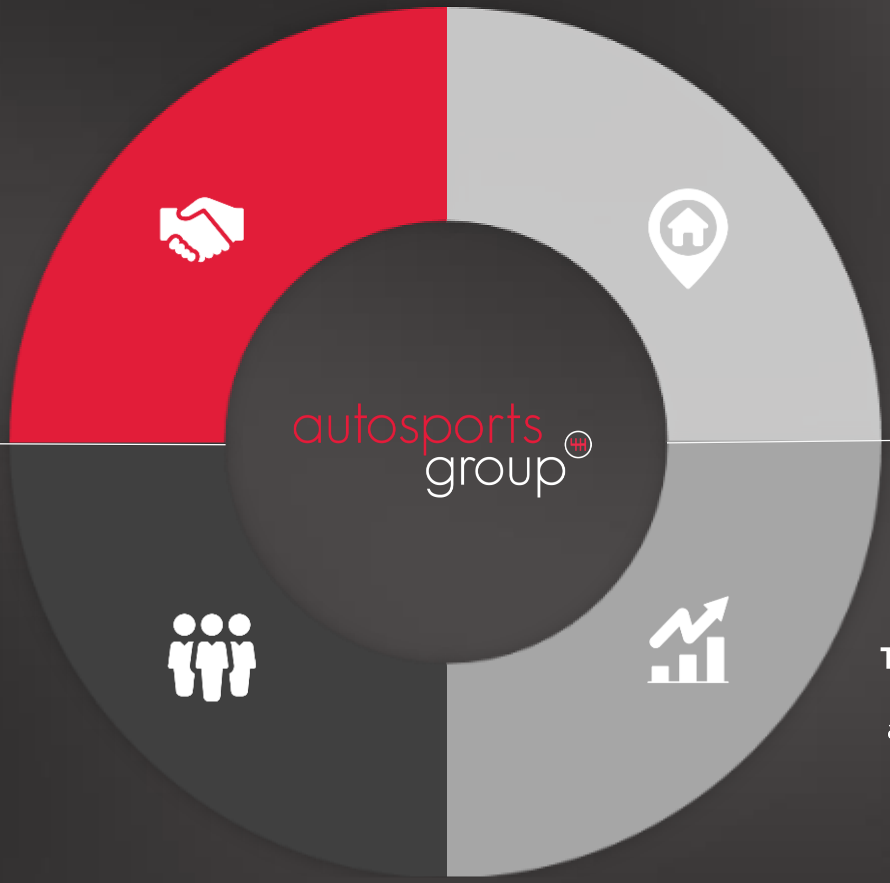
**GROSS MARGIN**
18.5%
3% ▲

1 Normalised EBITDA excludes AASB16 adjustments and acquisition and restructure costs
2 Normalised NPBT excludes AASB16 adjustments, acquisition and restructure costs and acquisition amortisation as set out on page 11
3 NPAT from continuing operations movement on PCP impacted by reversal of impairment of $5.7 million in FY25 and increased AASB16 impact of $2.3 million from leases on acquisition
▲▼ Indicates an increase or decrease on the prior corresponding period (FY25)

# AUTOSPORTS GROUP ENHANCED PLATFORM

Luxury brands deliver higher gross margin potential with fewer competitors

Prime locations secure ASG access to growth corridors and resilient cost base




Luxury focus drives superior database depth, customer acquisition costs, staff development

Track record of excellence drives M&A opportunities and supercharges growth outcomes

## ASG'S ENHANCED PLATFORM IS UNIQUELY POSITIONED TO DELIVER:

- ✓ High growth
- ✓ High margin
- ✓ Dominant market position
- ✓ Scalable outcomes

# POSITIONED FOR GROWTH

**93** ▲ 37%

New vehicle and motorcycle outlets up 37% on FY25

**148,000** ▲ 21%

Vehicle customer leads grew 21% to ~148,000 in FY26 vs FY25

**17**

Dealer of the Year awards

▲ 9%

FY26 new vehicle revenue growth

▲ 20%

FY26 new vehicle order write growth

▲ 290%

FY26 new vehicle order bank growth

▲ 10%

Revenue CAGR FY16 to FY26

▲ 9%

Vehicle revenue CAGR FY16 to FY26

▲ 16%

Parts and Service revenue CAGR FY16 to FY26

# FY27 OUTLOOK

**Enhanced growth platform drives positive outlook**

### ACCELERATING ADOPTION OF LUXURY BEV PRODUCTS

post the onset of the war in Iran continues to provide a growth catalyst for the new vehicle market

### AUTOSPORTS GROUP'S RECORD OF EXCELLENCE

in winning 17 Dealer of the Year awards in FY26 provides a draw for new and existing OEMs looking for quality representation

### AUTOSPORTS GROUP'S STRONG ORDER BANK

(up 290% on 30 June 2025) is expected to unwind in H2 FY27 as new BEV supply meets demand

### REVENUE GROWTH

will also come from the full year cycling of our FY26 acquisitions, particularly in Berwick and Adelaide

### FURTHER ROLL OUT OF NEW LUXURY BEV PRODUCT AND BRANDS

creates further growth opportunities for Autosports Group's luxury business

### JULY 2026 NEW VEHICLE ORDER WRITE

started on track, up 18% on PCP

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# FY26 MARKET UPDATE: MORE BRANDS MORE CHOICE

What's going on

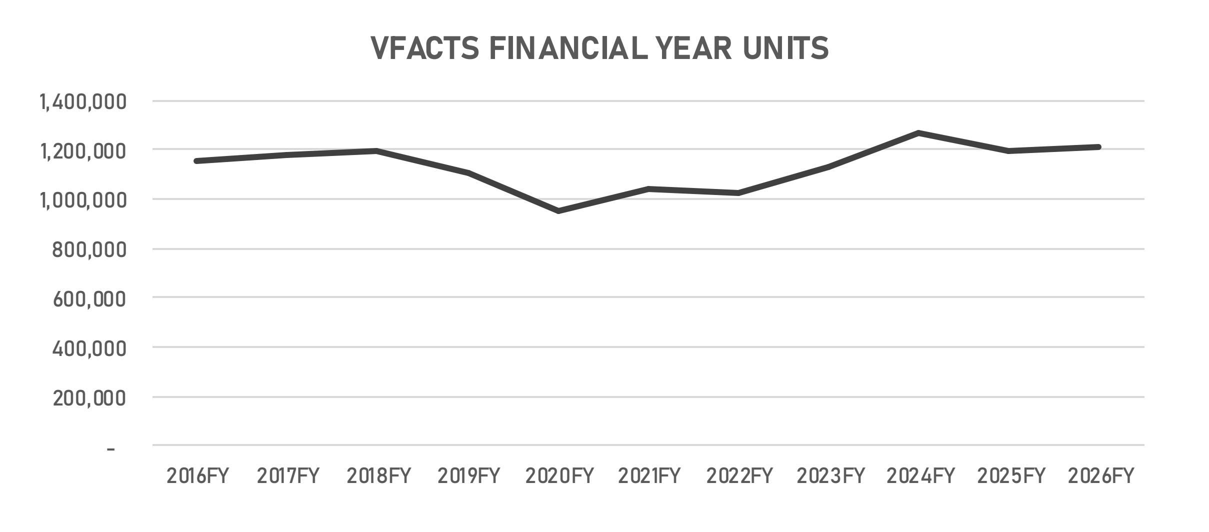
- Stable market
- Traditional drivers
  - Population growth
  - Interest rates
  - Property cycle

## NEW VARIABLES

- Influx of ~20 new Chinese OEMs with another ~12 planned
- Increasing brand competition for a stable market
- Pressure on OEMs for market share
- Improved OEM optionality for dealers

## ASG'S COMPETITIVE POSITION

- National footprint brings scale
- Site capacity offers quality OEMs room to grow
- Track record of excellence in luxury segments
- Largest luxury buyer database draws quality OEMs




AUSTRALIAN DEALERSHIP LANDSCAPE (BY DEALER GROUP AND ROOFTOPS) MAY 26[1]

| Dealer Groups by Number of rooftops | Number of owners in range | Percentage of Owners | Total rooftops by range | Percentage of rooftops |
|---|---|---|---|---|
| 50+ | 9 | 1.2% | 1,105 | 29.7% |
| 26-50 | 6 | 0.8% | 223 | 6.0% |
| 11-25 | 47 | 6.4% | 727 | 19.5% |
| 6-10 | 71 | 9.7% | 543 | 14.6% |
| 1-5 | 598 | 81.8% | 1,127 | 30.3% |
| **Totals** | **731** | **100.0%** | **3,725** | **100.0%** |

[1] Pitcher Partners

# H2 FY26: ELECTRIC VEHICLE WAVE HAS ARRIVED

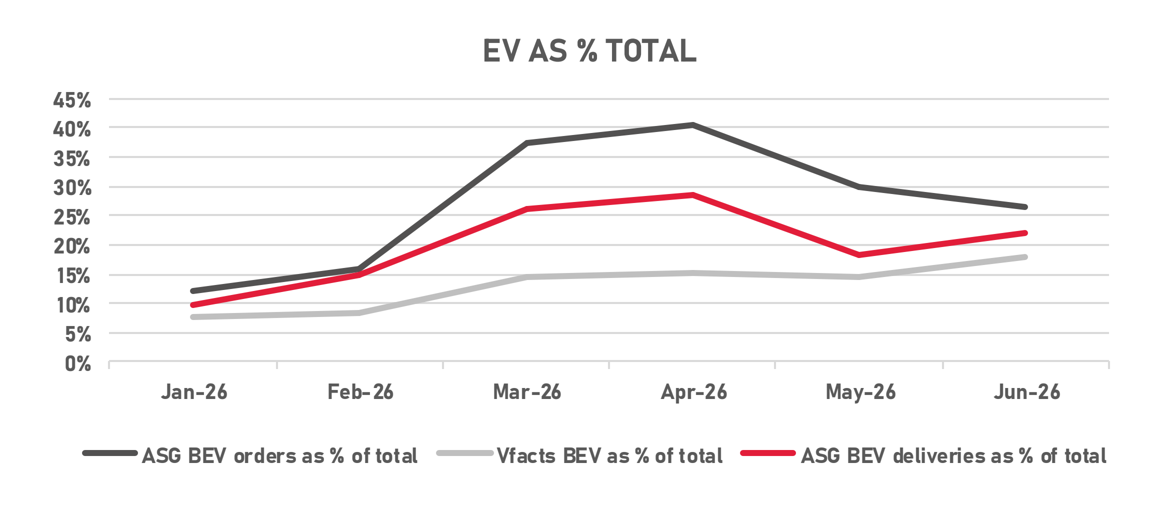
The war in Iran has provided the catalyst for accelerated adoption of BEV product

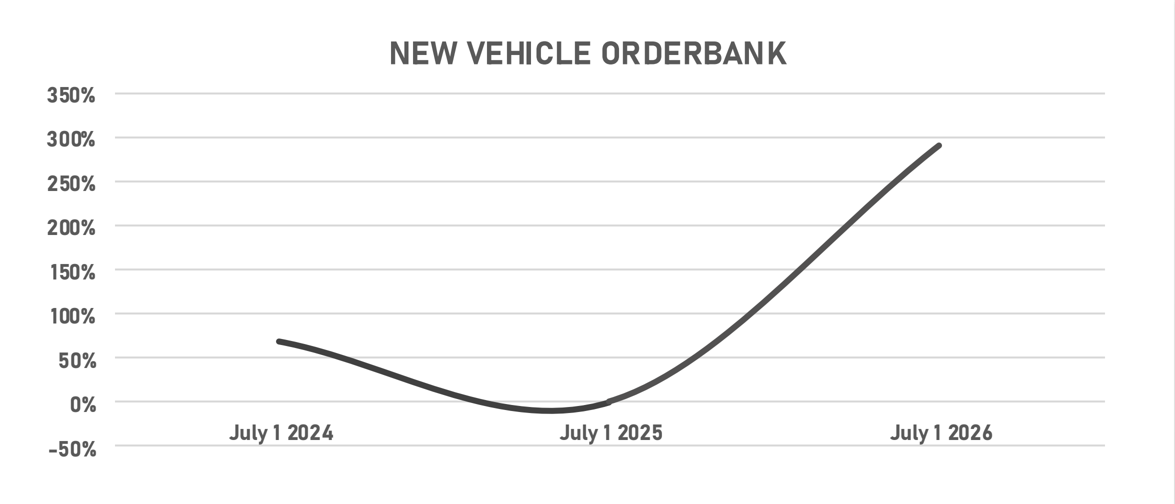
## ACCELERATED ADOPTION OF EV

- Since March 2026, EV demand has tripled
- Consumers are now looking to actively move into EV
- Australia is now coming into line with Europe on EV adoption
- The change to EV will support the market in the near term

## ASG OPPORTUNITY

- Luxury market has higher EV adoption rates
- ASG's EV deliveries and orders outpace the market
- ASG's key brands are well positioned
- ASG's leading luxury retailer position makes the Group an attractive partner to new EV OEMs



# AGENDA

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# FY26 FINANCIAL RESULT

| $m | FY26 | FY25 | Growth on PCP |
|---|---|---|---|
| **Total Revenue** | **3,186.4** | **2,848.6** | **11.9%** |
| **Gross Profit** | **589.7** | **510.9** | **15.4%** |
| Operating Expenses | (403..7) | (343.7) | 17.5% |
| **EBITDA** | **186.0** | **167.2** | **11.2%** |
| Depreciation | (64.4) | (60.7) | 6.1% |
| Acquisition amortisation | (4.3) | (4.7) | (8.5%) |
| Reversal of impairment | - | 5.7 | - |
| **EBIT** | **117.3** | **107.5** | **9.1%** |
| Interest expense | (78.2) | (65.5) | 19.4% |
| **NPBT from continuing operations** | **39.1** | **42.0** | **(6.9%)** |
| NPAT from continuing operations | 27.6 | 33.7 | (18.1%) |
| Loss after tax from discontinued operations | (2.0) | (0.8) | |
| **NPAT** | **25.6** | **32.9** | **(22.2%)** |
| **EPS – cents per share** | **12.5** | **16.3** | **(23.3%)** |
| **DPS – cents per share** | **8.0** | **8.0** | **-** |

| | FY26 | FY25 | Movement |
|---|---|---|---|
| Normalised PBT[1] | 53.5 | 48.1 | 11.2% |
| AASB 16 impacts | (5.8) | (3.5) | 65.7% |
| Normalised PBT incl AASB16 | 47.7 | 44.6 | 7.0% |
| Statutory adjustments | | | |
| - Acquisition amortisation | (4.3) | (4.7) | (8.5%) |
| - Acquisition and restructure expenses | (4.3) | (3.6) | 19.4% |
| - Reversal of impairment | - | 5.7 | - |
| **Statutory PBT from continuing operations** | **39.1** | **42.0** | **(6.9%)** |

1 Normalised NPBT excludes AASB16 adjustments, acquisition and restructure costs, acquisition amortisation and reversal of prior period impairment

## REVENUES SOLID

- Growth of 11.9% was driven primarily by acquisitions in a flat car market
  - Prior period acquisitions contributed $76 million
  - Acquisitions in the period contributed $204 million and will support FY27 revenue growth as they cycle
  - Greenfield brands added $22 million in FY26 with further activity planned in FY27

## OP EX

- Also grew primarily on acquisitions and greenfield sites $39.8 million
- Importantly, these acquisitions provide much of the footprint for FY27 greenfield growth with premium NEV OEM partners
- Interest costs were higher on borrowings and leases related to acquisitions $7.7 million and interest rate rises

## NPAT

- $25.6 million allowed the Group to return a fully franked dividend of 8 cps (final dividend 3 cps)
- FY25 NPAT was supported by a $5.7 million reversal of prior period impairment

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# FY26 GROWTH INITIATIVES ON TRACK

| Revenue | FY26 $' millions | FY25 $' millions | Movement $' millions | % |
|---|---|---|---|---|
| New Vehicles | 1,819 | 1,668 | 151 | 9% |
| Used Vehicles | 771 | 680 | 91 | 13% |
| Other revenue | 81 | 68 | 14 | 19% |
| **Front end** | **2,671** | **2,416** | **255** | **11%** |
| Service | 223 | 194 | 29 | 15% |
| Parts | 292 | 239 | 53 | 22% |
| **Back end** | **515** | **433** | **82** | **19%** |
| **Total revenue** | **3,186** | **2,849** | **337** | **12%** |
| **PBT Normalised[1]** | **53.5** | **48.1** | **5.4** | **11%** |

| Normalised[1] | FY26 | FY25 | Movement | % |
|---|---|---|---|---|
| Gross margin | 18.5% | 17.9% | 0.6% | 3% |
| Op Ex margin | 14.3% | 13.8% | 0.5% | 4% |
| EBITDA margin | 4.2% | 4.2% | 0% | 0% |
| PBT margin | 1.7% | 1.7% | 0% | 0% |

## SALES MOMENTUM ON TRACK

- Order write was up 20% in H2 FY26 vs PCP
- New vehicle order bank is up 290% since FY25
- Orders skewed to EV models and will start unwinding in H2 FY27, as improved NEV supply converts order bank into deliveries

## NEW VEHICLE REVENUE

- Up 9% impacted by BEV supply constraints

## OTHER REVENUE STREAMS

- All growing as expected

## MARGINS

- Gross margins solid on operational discipline
- EBITDA impacted by higher costs from acquisitions and with revenue upside
- PBT margin impacted by higher interest rates and $118 million of additional acquired inventory

1 Normalised NPBT excludes AASB16 adjustments, acquisition and restructure costs, acquisition amortisation and reversal of impairment
2 All balances are shown exclusive of discontinued operations with FY25 balances restated

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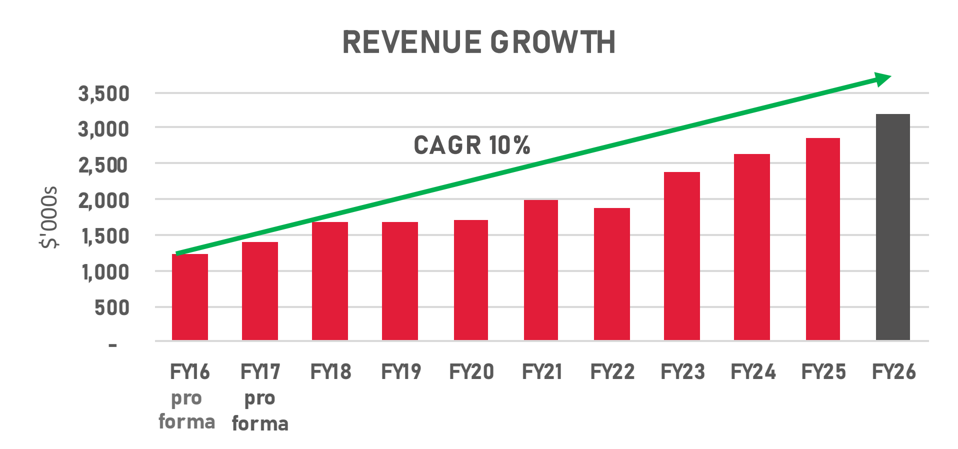
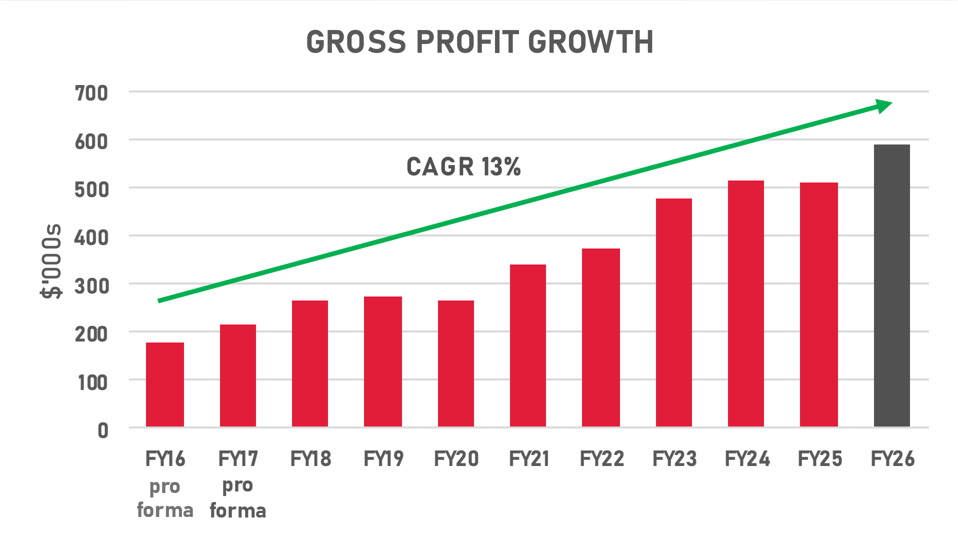
# HISTORICAL REVENUE AND GROSS PROFIT GROWTH

ASG's growth continues to be driven by acquisitions, greenfield and organic growth




## HISTORICAL TRACK RECORD OF GROSS PROFIT GROWTH

- Right brand profile and right location
- Increased revenue coming from high margin Service and Parts divisions

## HISTORICAL TRACK RECORD OF REVENUE GROWTH

- CAGR of 10% since FY16
- Growth driven by strategic acquisitions and greenfield sites

## FY27 REVENUE AND GROSS DRIVERS

- Cycling of FY26 acquisitions
- Cycling of FY26 greenfield dealerships
- FY27 greenfield dealerships
- Over 17,000[1] sqm of acquired property providing footprint for further revenue growth
- Actively seeking new greenfield locations in brands with attractive GP margin profiles

[1] Includes acquisition of 158 Melrose Drive, Phillip, ACT expected to settle October 2026

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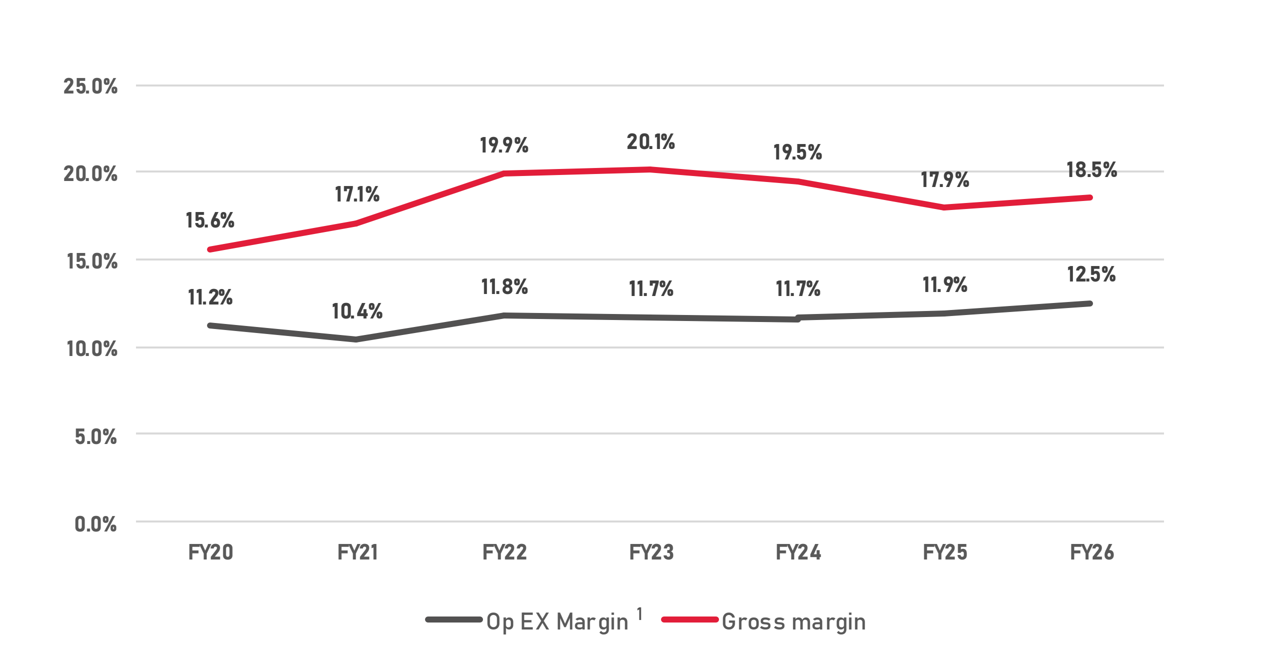
# MARGIN PERFORMANCE & COST DISCIPLINE

Luxury platform drives sustainable high gross margins




## MARGIN IMPACTS

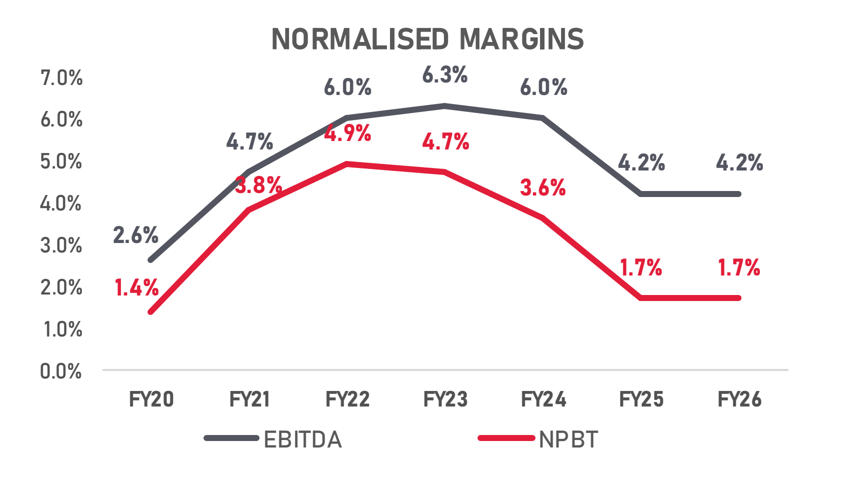
- FY24 to FY26 gross margin has averaged 22% higher than benchmark[2]
- Vehicle margins improved 0.5% on FY25, driven by
  - Strategic brand portfolio
  - Locations with high market share opportunity
  - Disciplined inventory management
- A proven track record of strong growth in high-margin aftersales operations CAGR 16% FY16 to FY26
  - Year on year sales increase aftersales car parc
  - Maturing greenfield sites
  - Strategic acquisitions backed with established aftersales businesses

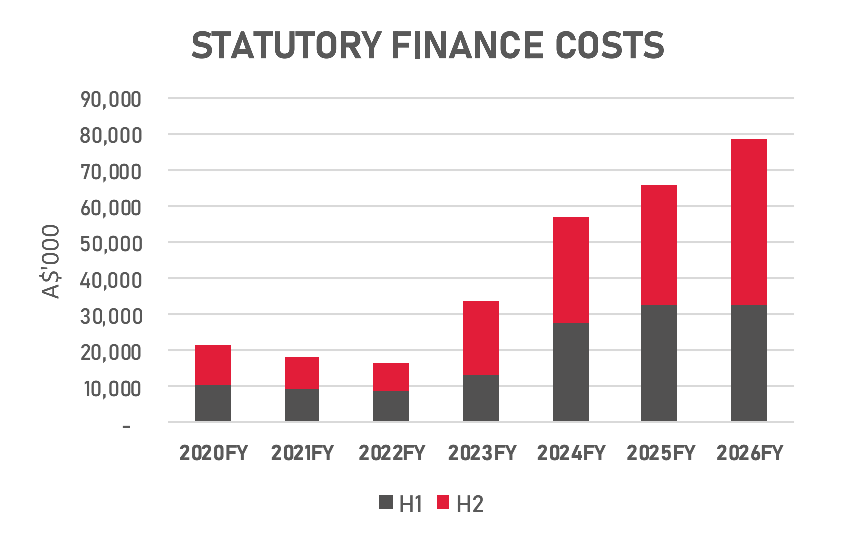
## DISCIPLINED EXPENSE MANAGEMENT

- Like for like occupancy costs increased $184k (1.6%)
- Like for like other expenses increased $5.8 million (5.5%)
- Like for like employee costs increased $14.8 million (6.7%)
- Improved site utilisation to provide further occupancy costs savings

1 Normalised Op Ex excludes acquisition and restructure costs
2 Benchmarks from Deloitte dealership benchmarks https://www.deloitte.com/au/en/Industries/automotive/analysis/dealership-benchmarks.html

# NET MARGIN ANALYSIS




- **Normalised EBITDA[1] margins maintained at 4.2%, running just below historical averages of 4.5%**
- **Normalised PBT[2] margins maintained at 1.7% despite interest rate headwinds**
  - Normalised interest[3] impact on FY26:
    - Total interest up $8.4 million
    - Interest attached to acquisitions in period $5.9 million
    - Like for Like up $2.5 million, largely a result of increased interest rates over FY25
- **Future operating leverage outlook:**
  - New vehicle margins to remain stable
  - Continued growth in aftersales revenue creating margin resilience
  - Continued optimisation of real estate footprint and brand portfolio

1 Normalised EBITDA excludes AASB16 adjustments, acquisition and restructure costs.
2 Normalised NPBT excludes AASB16 adjustments, acquisition and restructure costs, acquisition amortisation and reversal of impairment
3 Normlaised interest excludes AASB 16 interest on leases

# STRONG BALANCE SHEET

| | FY26 $'000s | FY25 $'000s |
|---|---|---|
| Cash | 31,133 | 43,770 |
| Net debt[1] | 290,146 | 196,741 |
| Property at WDV | 230,172 | 215,349 |
| Undrawn corporate debt | 85,022 | 110,795 |
| Net debt to EBITDA[2] | 2.17 | 1.66 |

- Corporate debt of $321 million supported by owned property portfolio valued at **$263.8 million**[3]
- Additional property equity of $33.6 million not recognised on balance sheet
- Movement in net debt from FY25 to FY26 primarily due to dealership acquisitions in the period of $64.9 million and property acquisition $17.6 million
- Undrawn syndicated debt facility of $85 million to support future growth
- Net debt to EBITDA expected to return below 2x in FY27 with full year contribution from FY26 acquisitions

[1] Net debt excludes bailment finance
[2] EBITDA normalised to exclude AASB16 impacts and acquisitions and restructure costs
[3] Based on independent valuations completed in June 2025

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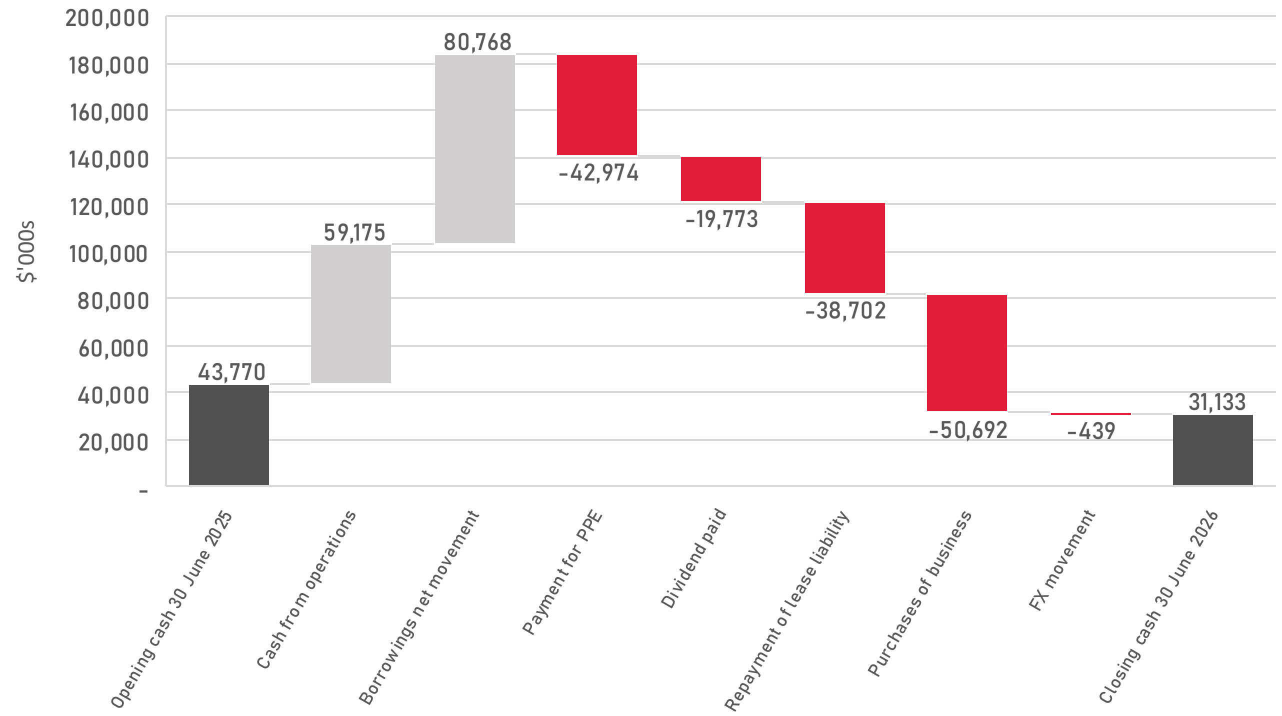
# FY26 CASH FLOW

ASG's strong cash flow positions the Group well to unlock future growth potential




## STRONG OPERATING CASH

- ASG achieved strong cashflows from operations of $59.2 million with cash conversion of 82%
- ASG expect continued strong cash conversion into FY27 within historical averages.

## CAPITAL PRIORITIES

- Growth
  - Acquisitions
  - Greenfield dealerships
  - Strategic property
- Shareholder returns
  - Final dividend 3 cents per share fully franked
- Planned FY27 capital expenditure of $27 million to $30 million
  - Improved retail and service facilities Greenfield dealerships
  - Acquisition of 158 Melrose Drive, Phillip, ACT ($16.5 million plus stamp duty)

1 Cash conversion calculated as operating cashflows pre interest and tax divided by EBITDA

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# AUTOSPORTS GROUP STRATEGY

We represent the world's great prestige and luxury brands, from the best locations

### BRAND PORTFOLIO EXCELLENCE

The prestige and luxury OEM partner of choice

### PRIME LOCATION STRATEGY

Secure and maintain flagship locations in key metropolitan markets

### CUSTOMER EXPERIENCE

Innovating to improve customer experience and be the vendor of choice

### OPERATIONAL EXCELLENCE

Achieving industry-leading efficiency and quality across all business operations

## VALUE DRIVERS

**1**

### BRAND RELATIONSHIP

Long-standing partnerships with prestige and luxury OEMs

**2**

### PREMIUM PROPERTY PORTFOLIO

Strategic owned and leased real estate in high-value markets

**3**

### CUSTOMER EXPERIENCE EXCELLENCE

Market-leading service, premium facilities, and award-winning dealership performance

**4**

### MARKET KNOWLEDGE

Deep understanding of prestige and luxury markets

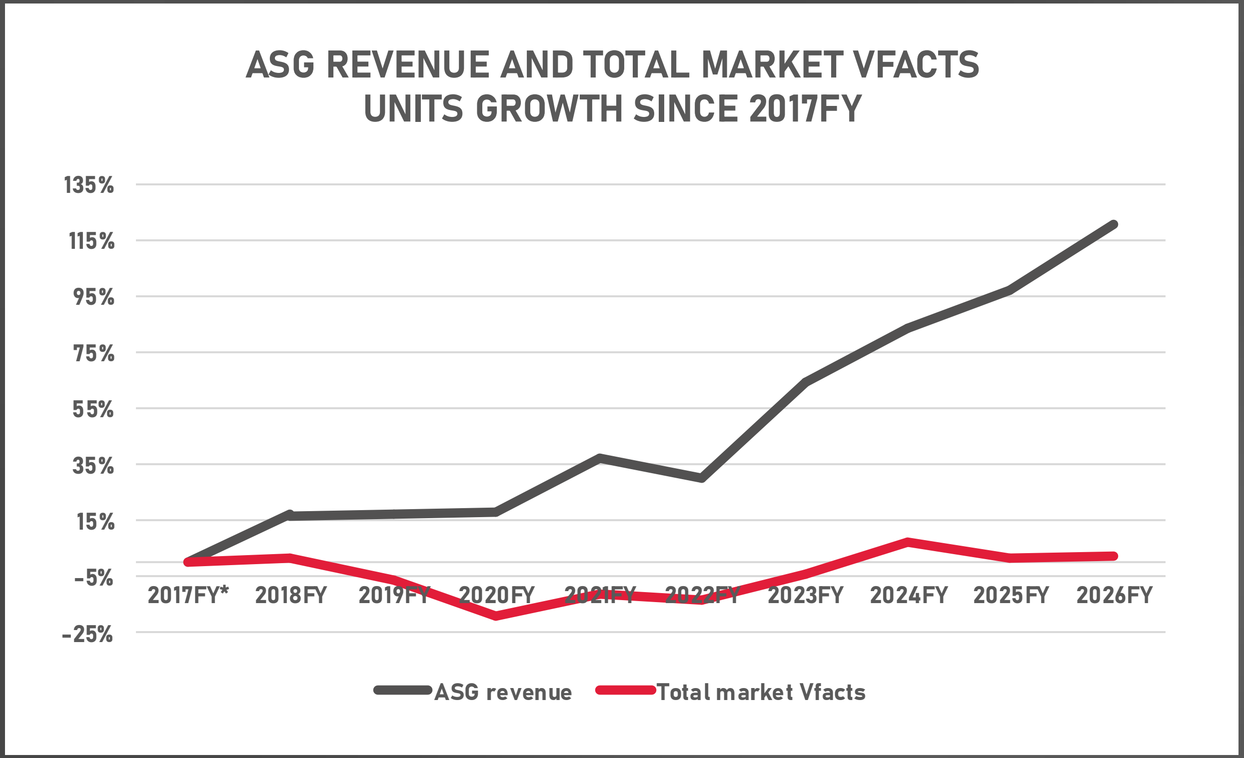
**5**

### FINANCIAL CAPABILITY

Strong balance sheet enabling strategic acquisitions

# TRACK RECORD OF REVENUE GROWTH

Since 2017, Autosports Group has grown its revenue by 120% at a CAGR of 9.2% per annum




## LEAD WITH QUALITY M&A

**1** 16 Acquisitions completed

**2** Identified pipeline

**3** Portfolio management

ASG has achieved this by executing on its **strategic priorities** and leveraging its **value drivers**

* Pro forma revenue

# EXTENDED PLATFORM WITH EXPANSION BRANDS

- ASG now operates in Sydney, Melbourne, Brisbane, Gold Coast, Canberra, Adelaide and Auckland.
- This footprint allows ASG to be a strong growth partner for emerging NEV OEMs.
- ASG remains well positioned to grow with these new OEMs as they look for quality partners.

**Over the last ~18 months ASG has added 15 greenfield dealerships with**

- Zeekr
- Geely
- Omoda Jaecoo[1]
- XPENG[1]
- Mercedes-Benz
- Polestar

Capacity remains for further growth in FY27 and beyond

1 To open Q1 FY27

# FY26 KEY ACQUISITION LED GROWTH

Solitaire Automotive Group and Barry Bourke Motors

## MEANINGFUL AND STRATEGICALLY ALIGNED GROWTH

- ~$500 million in combined annual revenue
- Funded with a combination of debt and scrip
- Key OEM relationships of Audi, Land Rover, Aston Martin and Volkswagen extended
- Growing relationship with Geely Holdings Group brands extended with Volvo Cars, Polestar, Zeekr and Geely sites



## BUSINESSES SETTLED AND PERFORMING AS EXPECTED

- Barry Bourke brand optimisation project to complete in September.
- Entry in April 2026 into South Australian market with acquisition of Solitaire Automotive Group – the sole dealer in South Australia for Audi, Aston Martin, Jaguar Land Rover, Volvo Cars, Cupra, Polestar, Zeekr and Ducati.

# PARTNERSHIPS WITH NEW GROWTH OEMs

On strategy growth partnering with luxury and premium tech OEMs

### 5 X POLESTAR SITES

- Artarmon in Sydney
- Rushcutters Bay in Sydney
- South Yarra in Melbourne
- Doncaster in Melbourne
- Southport in Gold Coast

**+24% FY26[2]**


### 3 X ZEEKR SITES

- South Yarra in Melbourne
- Doncaster in Melbourne
- Adelaide

**+1,540% FY26[1]**

### 3 X GEELY SITES

- Leichhardt in Sydney
- Berwick in Melbourne
- Hawthorn in Adelaide

**+666% FY26[1]**

### 2 X OMODA JAECOO SITES[3]

- Parramatta in Sydney
- Alexandria in Sydney

**+1,616% FY26[1]**

### 2 X XPENG SITES[3]

- Leichhardt in Sydney
- Castle Hill in Sydney

1 Financial year 2026 Vfacts data calculated from June 2026, December 2025 and June 2025 Vfacts reports
2 Polestar financial year 2026 data calculated from Electric vehicle council reports for June 2025, December 2025 and June 2026
3 Q1 FY27 greenfield dealerships

# EUROPEAN LUXURY PRODUCT OFFENSIVE

**Technology leading luxury brands respond to BEV demand**

## BMW

- Launch 9 Neue Klasse designed models over the next 24 months
- Including world EV car of the year iX3
- New 3 series and X5 in H1 27FY

## MERCEDES-BENZ

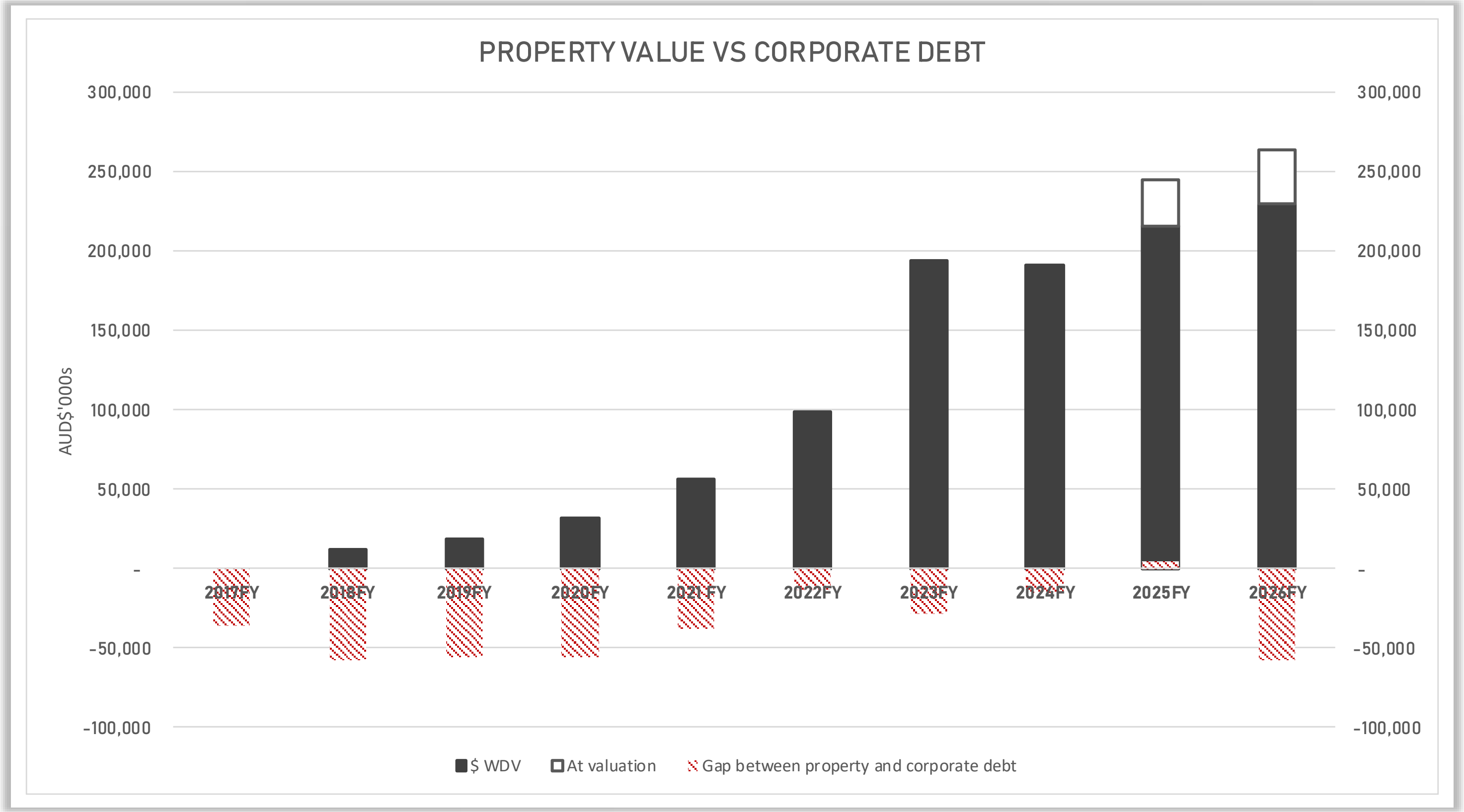
- Launching 5 EVs over the next 24 months
- Including new CLA, GLC and GLE models


## AUDI

- Launching 5 new models over the next 24 months
- Including new Q4, RS5 Avant, A6 Allroad, Q7 and Q9 models

# FOCUSSED PROPERTY STRATEGY

Delivers strength and flexibility




### TARGET ACQUISITION CRITERIA

- To control critically important retail sites attractive to OEM partners
- Flagship location in key metropolitan markets
- Gradually reducing occupancy costs
- Leasehold improvements add value not just cost

### ASG'S CURRENT PORTFOLIO

- The market value of ASG's property portfolio sits at **$263.8 million**[1] (vs ASG's total corporate debt of $321.3 million)
- Current period acquisition of 68-74 Nerang Street, Southport QLD, $17.6 million plus stamp duty, settled October 2025
- ASG has entered into an agreement to purchase a further property at 158 Melrose Drive Phillip, ACT for $16.25 million plus stamp duty, expected settlement October 2026

[1] Based on independent valuations completed in June 2025

# STRATEGY IN ACTION

## 1
### BROADEN REVENUE OPPORTUNITY

- FY26 acquisitions in
  - Canberra
  - Adelaide
  - Berwick
- Luxury Brands
- Major Markets

## 2
### ADD INCREMENTAL REVENUE

- Greenfields additions in
  - Adelaide
  - Gold Coast
  - Melbourne
  - Sydney
- Luxury EV products
- Improves operating leverage

## 3
### PROTECT GROSS MARGIN

- Active portfolio management – some brand movement
- Maintain operational excellence
  - 17 Dealer of the Year awards
- Invest in employees
- Leverage luxury database

## 4
### EXPENSE MANAGEMENT

- Tighten ICE inventory depth
- Revenue per employee discipline
- Drive synergies from FY26 acquisitions
- Increased utilization of owned real estate

## 5
### CAPITAL ALLOCATION

- Consistent priorities
  - Growth via acquisitions and greenfields
  - Productivity driven facility upgrades
  - Shareholder returns

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post the onset of the war in Iran continues to provide a growth catalyst for the new vehicle market

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### AUTOSPORTS GROUP'S STRONG ORDER BANK

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### REVENUE GROWTH

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### FURTHER ROLL OUT OF NEW LUXURY BEV PRODUCT AND BRANDS

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# AASB16 LEASES IMPACT

| A$m | 2025FY Statutory | | |
|---|---|---|---|
| | Pre AASB16 | AASB16 | After AASB16 |
| Total Revenue | 3,186.4 | | 3,186.4 |
| Gross Profit | 589.7 | | 589.7 |
| Opex | (460.6) | 56.9 | (403.7) |
| EBITDA | 129.1 | 56.9 | 186.0 |
| Depreciation | (20.1) | (44.4) | (64.4) |
| Acquisition amortisation | (4.3) | | (4.3) |
| Reversal of prior period impairment | - | | - |
| EBIT | 104.8 | 12.5 | 117.3 |
| Interest Expense | (59.9) | (18.3) | (78.2) |
| PBT | 44.9 | (5.8) | 39.1 |

| A$m | 2025FY Statutory | | |
|---|---|---|---|
| | Pre AASB16 | AASB16 | After AASB16 |
| Total Revenue | 2,848.6 | | 2,848.6 |
| Gross Profit | 510.9 | | 510.9 |
| Opex | (395.7) | 52.0 | (343.7) |
| EBITDA | 115.2 | 52.0 | 167.2 |
| Depreciation | (19.2) | (41.5) | (60.7) |
| Acquisition amortisation | (4.7) | | (4.7) |
| Reversal of prior period impairment | 5.7 | | 5.7 |
| EBIT | 97.0 | 10.5 | 107.5 |
| Interest Expense | (51.5) | (14.0) | (65.5) |
| PBT | 45.5 | (3.5) | 42.0 |

FY27 is estimated to have a negative $6.7million PBT impact due to AASB16 subject to lease renewals, CPI increases, foreign exchange rate movements, new leases or disposal of leases.

All balances are shown exclusive of discontinued operations with FY2025 balances restated.

# CELEBRATING 17 DEALER OF THE YEAR AWARDS


**Audi Five Dock**
1st Place Major Metropolitan Dealer of the Year

**Audi Indooroopilly**
1st Place Metropolitan Dealer of the Year

**Volvo Cars South Yarra**
Major Metro Retailer of the Year

**East Auckland BMW**
Dealer of The Year

**Mercedes Benz Toowong, Macgregor & Hornsby**
Circle of Excellence

**Motorline BMW**
Metro Dealer of the Year

**Ringwood BMW**
Provincial Dealer of the Year

**Melbourne MINI Garage**
Group One Dealer of the Year

**Melbourne BMW**
Major Metro Dealer of the Year

**Aston Martin Sydney**
Global Aftersales Dealer of the Year

**Rolls-Royce Motor Cars Auckland**
Global Provenance Dealer of the Year

**Zeekr Doncaster**
Platinum Dealer of the Year

**Ducati Sydney**
Asia Pacific Dealer of the Year

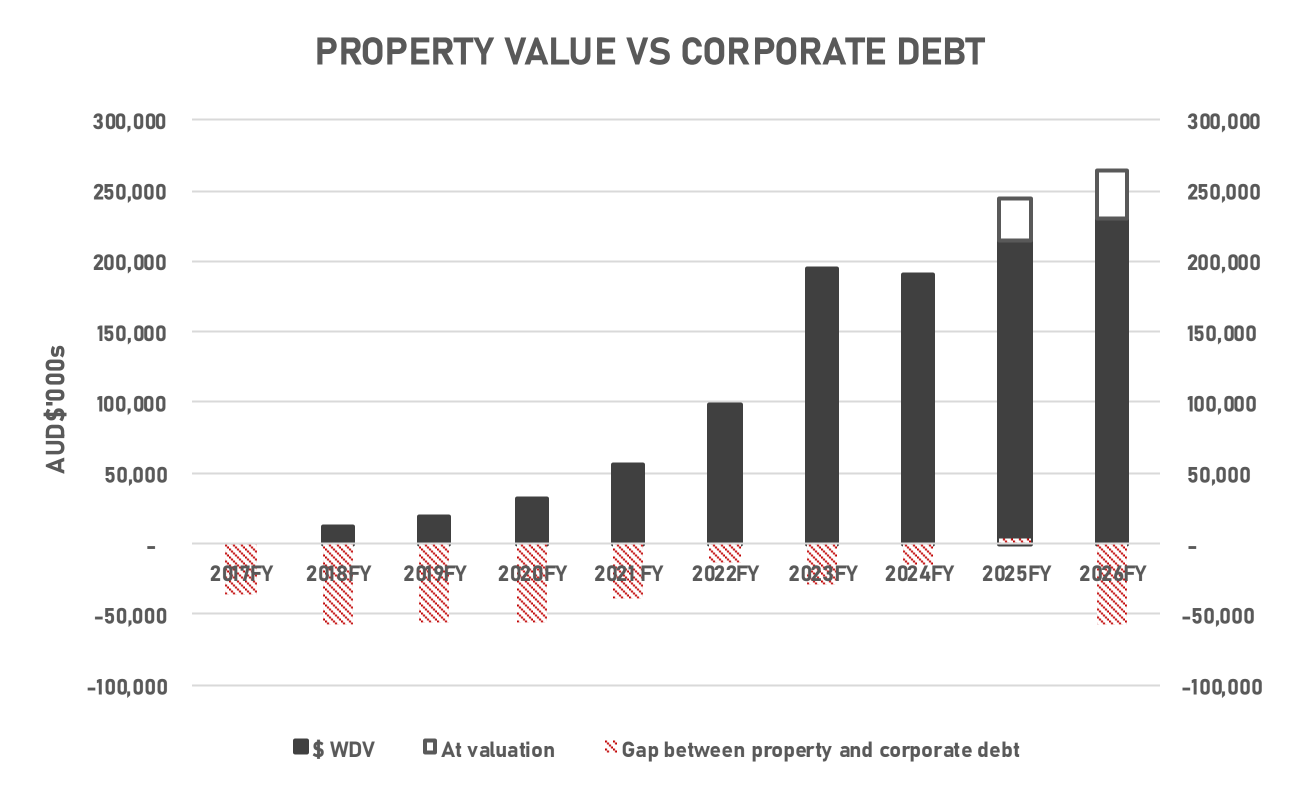
**East Auckland MINI Garage**
Dealer of the Year

**Melbourne BMW Motorrad**
Group One Dealer of the Year

**Ringwood BMW Motorrad**
Group Two Dealer of the Year

# FOCUSSED PROPERTY STRATEGY

Delivers strength and flexibility




## TARGET ACQUISITION CRITERIA

- To control critically important retail sites attractive to OEM partners
- Flagship location in key metropolitan markets
- Gradually reducing occupancy costs
- Leasehold improvements add value not just cost

## ASG'S CURRENT PORTFOLIO

- The market value of ASG's property portfolio sits at **$263.8 million**[1] (vs ASG's total corporate debt of $321.3 million)
- Current period acquisition of 68-74 Nerang Street, Southport QLD, $17.6 million plus stamp duty, settled October 2025
- ASG has entered into an agreement to purchase a further property at 158 Melrose Drive Phillip, ACT for $16.25 million plus stamp duty, expected settlement October 2026

[1] Based on independent valuations completed in June 2025

# QUESTIONS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