

# Appendix 4E

## Preliminary final report

### Period ending on or after 30 June 2026

For FINBAR GROUP LIMITED (ACN 009 113 473)

#### Results for Announcement to the Market

Note: To be read in conjunction with 2026 Financial Report, lodged on the same date as this document

The following information must be given to ASX under listing rule 4.3A.

1. Details of the reporting period and the previous corresponding period.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
2. Key information in relation to the following. This information must be identified as ***“Results for announcement to the market”***.
  - 2.1 The amount and percentage change up or down from the previous corresponding period of revenue from ordinary activities.  
***Revenue \$204,319,000 (2025: \$284,467,000)***  
***Percentage change -28.17% (2025: 46.37%)***
  - 2.2 The amount and percentage change up or down from the previous corresponding period of profit (loss) from ordinary activities after tax attributable to members.  
***Comprehensive Profit \$20,259,000 (2025: \$14,375,000)***  
***Percentage change 40.93% (2025: -12.49%)***
  - 2.3 The amount and percentage change up or down from the previous corresponding period of net profit (loss) for the period attributable to members.  
***Comprehensive Profit \$20,259,000 (2025: \$14,375,000)***  
***Percentage change 40.93% (2025: -12.49%)***
  - 2.4 The amount per security and franked amount per security of final and interim dividends or a statement that it is not proposed to pay dividends.  
***Final Dividend 2025 Paid during period: \$0.02 (2024: \$0.08)***  
***Interim Dividend 2026 Paid during period: \$0.025 (2025: \$0.00)***  
***Final Dividend 2026 Proposed: \$0.03***
  - 2.5 The record date for determining entitlements to the dividends (if any).  
***4 September 2026***
  - 2.6 A brief explanation of any of the figures in 2.1 to 2.4 necessary to enable the figures to be understood.  
***Refer to attached information release***

3. A statement of comprehensive income together with notes to the statement, prepared in compliance with AASB 101 Presentation of Financial Statements or the equivalent foreign accounting standard.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***  
Note: statement of comprehensive income may be referred to as profit and loss statement in certain jurisdictions.
4. A statement of financial position together with notes to the statement. The statement of financial position may be condensed but must report as line items each significant class of asset, liability, and equity element with appropriate sub-totals.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***  
Note: statement of financial position may be referred to as balance sheet in certain jurisdictions.
5. A statement of cash flows together with notes to the statement. The statement of cash flows may be condensed but must report as line items each significant form of cash flow and comply with the disclosure requirements of AASB 107 Statement of Cash Flows, or for foreign entities, the equivalent foreign accounting standard.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
6. A statement of retained earnings, or a statement of changes in equity, showing movements.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
7. Details of individual and total dividends or distributions and dividend or distribution payments. The details must include the date on which each dividend or distribution is payable and (if known) the amount per security of foreign sourced dividend or distribution.  
***Final Dividend 2025 Paid 6 August 2025: \$5,442,000***  
***Interim Dividend 2026 Paid 10 April 2026: \$6,803,000***  
***Final Dividend 2026 Declared to be paid 25 September 2026: \$8,164,000***
8. Details of any dividend or distribution reinvestment plans in operation and the last date for the receipt of an election notice for participation in any dividend or distribution reinvestment plan.  
***The company has a dividend reinvestment plan under which holders of ordinary shares may elect to have all or part of their dividend entitlements satisfied by the issue of new ordinary shares rather than being paid in cash. The DRP will not be active for dividends relating to the 2026 financial year.***
9. Net tangible assets per security with the comparative figure for the previous corresponding period.  
***\$257,118,000/272,123,142 (issued capital) = \$0.94 per share (2025: \$0.92)***
10. Details of entities over which control has been gained or lost during the period, including the following:  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
  - 10.1 Name of the entity.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
  - 10.2 The date of the gain or loss of control.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***

- 10.3 Where material to an understanding of the report – the contribution of such entities to the reporting entity’s profit from ordinary activities during the period and the profit or loss of such entities during the whole of the previous corresponding period.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
11. Details of associates and joint venture entities including the following.
- 11.1 Name of the associate or joint venture entity.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
- 11.2 Details of the reporting entity’s percentage holding in each of these entities.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
- 11.3 Where material to an understanding of the report - aggregate share of profits (losses) of these entities, details of contributions to net profit for each of these entities, and with comparative figures for each of these disclosures for the previous corresponding period.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
12. Any other significant information needed by an investor to make an informed assessment of the entity’s financial performance and financial position.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
13. For foreign entities, which set of accounting standards is used in compiling the report (e.g. International Financial Reporting Standards).  
***Not applicable***
14. A commentary on the results for the period. The commentary must be sufficient for the user to be able to compare the information presented with equivalent information for previous periods. The commentary must include any significant information needed by an investor to make an informed assessment of the entity’s activities and results, which would include but not be limited to discussion of the following:  
***Refer to attached information release***
- 14.1 The earnings per security and the nature of any dilution aspects.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
- 14.2 Returns to shareholders including distributions and buy backs.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
- 14.3 Significant features of operating performance.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
- 14.4 The results of segments that are significant to an understanding of the business as a whole.  
***Refer to 30<sup>th</sup> June 2026 Financial Report attached***
- 14.5 A discussion of trends in performance.  
***Refer to attached information release***
- 14.6 Any other factors which have affected the results in the period or which are likely to affect results in the future, including those where the effect could not be quantified.  
***Refer to attached information release***

15. A statement as to whether the report is based on accounts which have been audited or subject to review, are in the process of being audited or reviewed, or have not yet been audited or reviewed.  
*Based on accounts that have been audited*
16. If the accounts have not yet been audited and are likely to contain an independent audit report that is subject to a modified opinion, emphasis of matter or other matter paragraph, a description of the modified opinion, emphasis of matter or other matter paragraph.  
*Not applicable*
17. If the accounts have been audited and contain an independent audit report that is subject to a modified opinion, emphasis of matter or other matter paragraph, a description of the modified opinion, emphasis of matter or other matter paragraph.  
*Not applicable*

# Finbar Group Limited

## Financial Report

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## **DIRECTORS' REPORT**

For the Year Ended 30 June 2026

The Directors present their report together with the consolidated financial report of the Group, comprising Finbar Group Limited ('the Company'), its subsidiaries and the Group's interest in equity accounted investees for the financial year ended 30 June 2026 and the independent auditor's report thereon.

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## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 1. Directors

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The Directors of the Company at any time during or since the end of the financial year are:

#### Non-executive Chairman

**John CHAN - BSc, MBA, MAICD**

Director since 27 April 1995

Chairman since 15 July 2010

John Chan is Non-executive Chairman of Finbar, and a Director of its subsidiaries and equity accounted investees.

John was appointed director in 1995 and was instrumental in re-listing Finbar on the ASX as a property development company. Prior to joining Finbar, John headed several property and manufacturing companies both in Australia and overseas.

John holds a Bachelor of Science from Monash University in Melbourne and a Master of Business Administration from the University of Queensland. John is a Member of the Australian Institute of Company Directors, is a Trustee for the Western Australian Chinese Chamber of Commerce, and is a former Senate Member of Murdoch University.

John Chan transitioned from Executive Chairman to Non-Executive Chairman on 2 March 2026.

#### Executive Director and Chief Executive Officer

**Ronald CHAN**

Director since 24 February 2017

Chief Executive Officer since 10 June 2025

Ronald Chan is the Chief Executive Officer of Finbar, and a Director of Finbar's subsidiaries and equity accounted investees.

Ronald joined the Board as an Executive Director on 24 February 2017. Ronald brings 22 years of experience in Finbar's operations where he has worked in several roles in the organisation including marketing, contract administration, and Chief Operations Officer from 2013 to 2025 where he gained an intimate understanding of the Company's relationships and systems and managed the Company's transition to digital and online marketing strategies.

#### Executive Director and Chief Operating Officer

**Melissa CHAN - B Comm, CA**

Director since 2 March 2026

Chief Operating Officer since 10 June 2025

Alternate Director to John Chan since 19 February 2025 to 2 March 2026

Ms Chan is a Chartered Accountant with over 26 years of experience, including 19 years in real estate across land acquisitions, development, urban regeneration, and investment in Australia, United States, and United Kingdom. She has extensive expertise in financial processes, capital structure optimisation and compliance, and supporting strategic business objectives. She is highly experienced in managing complex real estate projects across multiple asset classes, including multifamily, condominium, office, and retail.

#### Non-executive Director

**Terence Siong Woon PEH - B Comm, M Comm**

Director since 24 April 2018

Terence is Chief Executive Officer and Executive Director of Chuan Hup Holdings Limited, an investment company listed on the Singapore Stock Exchange, and Finbar's largest corporate shareholder.

Terence has over 27 years of experience in property development investment and project management in Asia Pacific, and management experience in finance in the marine and electronics manufacturing services industries.

Terence obtained his Bachelor of Commerce in Marketing from Curtin University and a Master of Commerce in Finance from the University of New South Wales.

#### Non-executive Director

**Eldon WAN - B Acc, FCA Singapore**

Director since 31 January 2023

Eldon is the Chief Operating Officer of Chuan Hup Holdings Limited, an investment company listed on the Singapore Stock Exchange, and Finbar's largest corporate shareholder.

Eldon has over 28 years of experience in the finance and accounting sectors. He has accumulated industry experience in mergers and acquisitions, financial and management reporting, budgeting, taxation, treasury as well as corporate governance and risk management matters.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

2. Company Secretary

The Company Secretary of the Company at any time during or since the end of the financial year is:

Jennifer LIM - B Comm, CA, GradDipACG Company Secretary since 16 October 2024 to 21 August 2025

Jennifer Lim was the Company Secretary of Finbar, and of Finbar's Subsidiaries and equity accounted investees. Jennifer is a Chartered Accountant (CA ANZ) and holds a Bachelor of Commerce from University of Western Australia. She holds a Graduate Diploma of Applied Corporate Governance and Risk Management (GradDipACG) from the Governance Institute of Australia.

Jennifer joined Finbar in 2014 and was appointed Chief Financial Officer on 16 October 2024. Jennifer brings 12 years of experience within Finbar, where she advanced through several positions within the organisation's finance team. Jennifer has strong foundational skills and knowledge on Finbar's operations and structure.

Jennifer resigned as the Company Secretary on 21 August 2025, but continues to hold the position of Chief Financial Officer.

Scott CAMERON - MBA, AGIA Company Secretary since 21 August 2025

Scott Cameron is the Company Secretary of Finbar, and of Finbar's Subsidiaries and equity accounted investees. Scott holds a Master of Business Administration (MBA) and is an associate member of the Governance Institute of Australia. He brings more than 17 years of executive experience spanning project coordination, corporate operations, governance, industry advocacy, and regulatory compliance within the property development industry.

Scott also holds the position of General Manager.

3. Directors' Meetings

The number of Directors' meetings attended by each of the Directors of the Company, whilst being a Director, during the financial year are:

| Director               | Board Meetings Held | Board Meetings Attended | Audit Committee Meetings Held | Audit Committee Meetings Attended | Remuneration Committee Meetings Held | Remuneration Committee Meetings Attended |
|------------------------|---------------------|-------------------------|-------------------------------|-----------------------------------|--------------------------------------|------------------------------------------|
| John CHAN              | 4                   | 4                       | 2                             | 2                                 | 2                                    | 2                                        |
| Ronald CHAN            | 4                   | 4                       | N/A                           | N/A                               | N/A                                  | N/A                                      |
| Melissa CHAN*          | 1                   | 1                       | N/A                           | N/A                               | N/A                                  | N/A                                      |
| Terence Siong Woon PEH | 4                   | 4                       | 2                             | 2                                 | 2                                    | 2                                        |
| Eldon WAN              | 4                   | 4                       | 2                             | 2                                 | 2                                    | 2                                        |

\* Melissa Chan was appointed an Executive Director on 2 March 2026.

4. Corporate Governance Statement

The Board ('Board') of Finbar Group Limited ('Finbar' or 'the Company'), its subsidiaries and equity accounted investees (collectively the Group) is committed to maintaining a high standard of corporate governance in the conduct of the organisation's business in order to create and deliver value to shareholders. In this regard, Finbar has established a corporate governance framework, including corporate governance policies and charters to assist in this commitment. A copy of these policies and charters are available from the governance page of Finbar's website, [www.finbar.com.au](http://www.finbar.com.au) and are referenced throughout this document where relevant.

The framework is reviewed and revised in response to changes to law, developments in corporate governance best practice and changes to the Finbar business environment.

As a listed entity, Finbar is required to comply with Australian laws including the Corporations Act 2001 (Cth) and the Australian Securities Exchange Listing Rules, and to report against the ASX Corporate Governance Council's Principles and Recommendations.

5. Board of Directors

Role of the Board

The Board Charter sets out the Board's role, powers and duties, and establishes the functions reserved for the Board and those which are delegated to the management. The Board's primary role is the protection and enhancement of long-term shareholder value. To fulfil this role, the Board is responsible for the overall corporate governance of the Group.

The Board has delegated responsibility for the operation and administration of the Group to the Chief Executive Officer and Chief Operating Officer.

Composition of Board

The Board recognises the importance of ensuring that Directors are free from interests and relationships that could, or could reasonably be perceived to materially interfere with the Director's ability to exercise independent judgement and act in the Group's best interests.



## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 5. Board of Directors (continued)

#### Composition of Board (continued)

Accordingly, the Board has adopted guidelines, set out in the Board Charter, which are used to determine the independence of the Directors.

Directors must keep the Board advised, on an ongoing basis, of any interest that could potentially conflict with those of the Group. Where the Board believes that a significant conflict exists for a Director on a Board matter, the Director concerned will be restricted from receiving materials, discussing or voting on the matter.

Details of each of the non-executive Directors' are set out in the Directors Report (page 3).

### 6. Remuneration Committee

The Remuneration Committee Charter sets out the Remuneration Committee's role, powers and duties, and establishes the functions delegated to the Committee by the Board. The Remuneration Committee reviews and makes recommendations to the Board on remuneration packages and policies applicable to the Executive Officers and Directors of the Company and of other Group Executives. It is also responsible for share option schemes, incentive performance packages, superannuation entitlements, retirement and termination entitlements, fringe benefits policies and professional indemnity and liability insurance policies.

The following directors serve on the Remuneration Committee:

- Terence Siong Woon PEH (Chairman) - Non-executive Director
- John CHAN - Non-executive Director
- Ronald CHAN - Executive Director (Appointed on 25 February 2026)

The Remuneration Committee Charter sets out the process for the periodical evaluation of the performance of the Chief Executive Officer and Chief Operating Officer. These evaluations have been conducted during the period.

The Remuneration Committee Charter also sets out the process for the periodical evaluation of the performance of the Senior Executives. The Remuneration Committee in consultation with the Chairman, Chief Executive Officer and Chief Operating Officer are responsible for the periodical evaluation of the performance of the Senior Executives. These evaluations have been conducted during the period.

Finbar has a written agreement, either in the form of an employment contract or letter of employment, with each Executive Director and Senior Executive which sets out the terms of their appointment.

A copy of the Remuneration Committee Charter is available on Finbar's website [www.finbar.com.au](http://www.finbar.com.au).

### 7. Remuneration Report - Audited

#### 7.1 Principles of Remuneration

Remuneration of Directors and Executives is referred to as remuneration as defined in AASB 124 Related Party Disclosures and Section 300A of the Corporations Act 2001.

Key management personnel have authority and responsibility for planning, directing and controlling the activities of the Group, including Directors of the Company and other Executives. Key management personnel comprise of the Directors and Executives of the Company and the Group, including the Section 300A Executives.

Remuneration levels for key management personnel and the secretary of the Company, and key management personnel and secretaries of the Group, are competitively set to attract and retain appropriately qualified and experienced Directors and Executives. The Remuneration Committee periodically obtains independent advice on the appropriateness of remuneration packages of both the Company and the Group given trends in comparative companies both locally and internationally and the objectives of the Company's remuneration strategy.

The remuneration structures explained below are designed to attract suitably qualified candidates, reward the achievement of strategic objectives and achieve the broader outcome of creation of value for shareholders. The remuneration structures take into account:

- the capability and experience of the key management personnel;
- the key management personnel's ability to control the Group's performance;
- the key management personnel's contribution to revenue and future earnings potential;
- the key management personnel's length of service;
- project outcomes; and
- the Group's performance including:
  - the Group's earnings;
  - the growth in share price and delivering constant returns on shareholder wealth; and
  - the amount of incentives within each key management person's remuneration.

Remuneration packages include a mix of fixed and variable remuneration, short-term performance-based incentives and may include long-term performance-based incentives.

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 7.1 Principles of Remuneration (continued)

#### Service contracts

This section details the remuneration structure for Executive Directors. The contract duration, period of notice and termination conditions for Executive Directors are as follows:

- Ronald Chan, Chief Executive Officer: Engaged as a full time employee. Termination by the Company is with 6 months notice or payment in lieu thereof. Termination by Ronald Chan is with 6 months' notice.
- Melissa Chan, Chief Operating Officer: Engaged as a full time employee. Termination by the Company is with 3 months notice or payment in lieu thereof. Termination by Melissa Chan is with 3 months' notice.

#### Services from remuneration consultants

The remuneration committee engaged The Reward Practice (TRP) as remuneration consultants to the Board to review and provide recommendations relating to Executive and Key Management Personnel remuneration benchmarking.

TRP was paid \$16,000 for the remuneration recommendations in relation to the remuneration benchmarking.

The engagement of TRP by the remuneration committee was based on a set of protocols that would be followed by TRP, members of the Remuneration Committee, executives, and key management personnel for the way in which remuneration recommendations would be developed by TRP and provided to the Board.

The protocols included the prohibition of TRP providing advice or recommendations to executives and key management personnel before the advice or recommendations were given to the members of the Remuneration Committee and not unless TRP had approval to do so from members of the Remuneration Committee.

These arrangements were implemented to ensure that TRP would be able to carry out its work, including information gathering and the formation of its recommendations, free from undue influence by executives and key management personnel about whom the recommendations may relate.

The Board is satisfied that the remuneration recommendations were made by TRP free from undue influence by executives and key management personnel about whom the recommendations may relate.

#### Fixed Remuneration

Fixed remuneration consists of base remuneration (which is calculated on a total cost basis and includes any fringe benefit tax charges related to employee benefits), as well as employer contributions to superannuation funds.

Remuneration levels are reviewed annually through a process that considers individual, business segment and overall performance of the Group. In addition, where appropriate, external consultants provide analysis and advice to ensure the Directors' and Senior Executives' remuneration is competitive in the market place. A Senior Executive's remuneration is reviewed on promotion.

#### Performance Linked Remuneration

Performance linked remuneration includes short-term incentives (STI) and can include long-term incentives (LTI), which are designed to reward key management personnel for meeting or exceeding their financial and personal objectives. The short-term incentive is an 'at risk' bonus provided in the form of cash, whilst the long-term incentive is provided as shares or options over ordinary shares of the Company under the rules of the Employee Incentive Plan 2013 and the Director Share Plan 2014. As at 30 June 2026, there were no options on issue.

#### Short-term Incentive

The Remuneration Committee has elected to set the primary financial performance objective of 'profit before income tax' as the key measure for the calculation of the short term incentives of key management personnel. The non-financial objectives vary with position and responsibility and include measures such as those outlined above. The STI for the current period was wholly based on a percentage of 'profit before income tax'. Contractual amounts are accrued in the current year and discretionary amounts are accounted for in the year of payment. The Board has approved a maximum STI of 3.60% of 'profit before income tax' for the 2026 financial year. Key management personnel are entitled to 50% of their STI, with the remaining 50% on achieving their individual key performance indicator.

The Remuneration Committee assesses the actual performance of the Group, the relevant segment and the individual key management personnel's contribution to the Group. At the end of the financial year, the performance evaluation in respect of the year ended 30 June 2026 has taken place in accordance with this process.

#### Long-term Incentive

Incentive shares or options issued under the Employee Incentive Plan 2013 or the Director Share Plan 2014 are made in accordance with thresholds set in the plans approved by shareholders at the relevant Annual General Meeting, subject to the Board's discretion.

#### Short-term and Long-term Incentive Structure

The Remuneration Committee considers that the above performance-linked remuneration structure is generating the desired outcome. The evidence of this is in respect to the long term historical profit and dividend growth of the Company, coupled with the long term retention of key management personnel resulting in the retention of the Company's intellectual property.

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 7. Remuneration Report - Audited (continued)

#### 7.1 Principles of Remuneration (continued)

##### Consequences of Performance on Shareholders Wealth

In considering the Group's performance and benefits for shareholder wealth, the Remuneration Committee has regard to the following indices in respect of the current financial year and the previous four financial years:

|                            | 2026         | 2025         | 2024         | 2023        | 2022         |
|----------------------------|--------------|--------------|--------------|-------------|--------------|
| Total comprehensive income | \$20,259,000 | \$14,375,000 | \$16,427,000 | \$2,782,000 | \$10,975,000 |
| Profit before income tax   | \$28,417,000 | \$20,199,000 | \$24,002,000 | \$3,948,000 | \$15,048,000 |
| Dividends paid             | \$12,245,000 | \$21,770,000 | \$0          | \$5,442,000 | \$10,884,000 |
| Change in share price      | -\$0.03      | -\$0.12      | \$0.18       | -\$0.02     | -\$0.17      |
| Return on capital employed | 10.85%       | 7.65%        | 8.49%        | 1.84%       | 5.06%        |
| Return on total equity     | 7.88%        | 5.77%        | 6.40%        | 1.16%       | 4.52%        |

'Profit before income tax' is considered as one of the financial targets in setting the STI.

Dividends, changes in share price, and return of capital are included in the total shareholder return (TSR) calculation which is one of the performance criteria assessed for the LTI. The other performance criteria assessed for the LTI is growth in earnings per share, which takes into account the Group's net profit.

The overall level of key management personnel's remuneration takes into account the performance of the Group over a number of years.

#### Directors

The base Directors fees for Non-executive Directors, last voted upon by the shareholders at the November 2013 AGM, is not to exceed \$360,000 per annum in total. Non-executive Directors' base fees (excluding Committee Fees) are presently \$187,771 per annum.

#### 7.2 Directors' and Executive Officers' Remuneration

Details of the nature and amount of each major element of remuneration of each Director and key management personnel of the Company are:

| For the year ended<br>30 June 2026                    | Short-Term                              |              |                          |                                      | Post - Employment |                      |                       |             |
|-------------------------------------------------------|-----------------------------------------|--------------|--------------------------|--------------------------------------|-------------------|----------------------|-----------------------|-------------|
|                                                       | Directors Fees and Committee Fees<br>\$ | Salary<br>\$ | STI Cash Bonus (A)<br>\$ | Ex-Gratia Payment <sup>3</sup><br>\$ | Total<br>\$       | Superannuation<br>\$ | Other Long Term<br>\$ | Total<br>\$ |
| <b>Executive Directors</b>                            |                                         |              |                          |                                      |                   |                      |                       |             |
| Mr Ronald Chan, Chief Executive Officer               | 73,052                                  | 378,618      | 329,180                  | -                                    | 780,850           | 29,423               | 24,920                | 835,193     |
| Ms Melissa Chan, Chief Operating Officer <sup>1</sup> | 24,469                                  | 352,925      | 199,589                  | -                                    | 576,983           | 29,654               | -                     | 606,637     |
| <b>Non-executive Directors</b>                        |                                         |              |                          |                                      |                   |                      |                       |             |
| Mr John Chan, Non-Executive Chairman <sup>2</sup>     | 105,244                                 | 368,836      | 219,451                  | 260,700                              | 954,231           | 25,192               | (64,890)              | 914,533     |
| Mr Terence Siong Woon Peh                             | 84,327                                  | -            | -                        | -                                    | 84,327            | -                    | -                     | 84,327      |
| Mr Eldon Wan                                          | 84,327                                  | -            | -                        | -                                    | 84,327            | -                    | -                     | 84,327      |
| <b>Executives</b>                                     |                                         |              |                          |                                      |                   |                      |                       |             |
| Ms Jennifer Lim, Chief Financial Officer <sup>4</sup> | -                                       | 282,023      | 79,863                   | -                                    | 361,886           | 29,423               | 378                   | 391,687     |
|                                                       | 371,419                                 | 1,382,402    | 828,083                  | 260,700                              | 2,842,604         | 113,692              | (39,592)              | 2,916,704   |

<sup>1</sup> Melissa Chan was appointed Director on 2 March 2026.

<sup>2</sup> John Chan transitioned from Executive Chairman to Non-Executive Chairman on 2 March 2026.

<sup>3</sup> An ex-gratia payment totalling \$260,700 was paid to John Chan as part of his transition from Executive to Non-Executive duties.

<sup>4</sup> Jennifer Lim resigned as Company Secretary on 21 August 2025, but continues to hold the position of Chief Financial Officer.

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 7. Remuneration Report - Audited (continued)

#### 7.2 Directors' and Executive Officers' Remuneration (continued)

| For the year ended<br>30 June 2025                          | Short-Term                                       |              |                             |                             | Post - Employment |                      |                          |             |
|-------------------------------------------------------------|--------------------------------------------------|--------------|-----------------------------|-----------------------------|-------------------|----------------------|--------------------------|-------------|
|                                                             | Directors<br>Fees and<br>Committee<br>Fees<br>\$ | Salary<br>\$ | STI Cash<br>Bonus (A)<br>\$ | Ex-Gratia<br>Payment*<br>\$ | Total<br>\$       | Superannuation<br>\$ | Other Long<br>Term<br>\$ | Total<br>\$ |
|                                                             |                                                  |              |                             |                             |                   |                      |                          |             |
| Executive Directors                                         |                                                  |              |                             |                             |                   |                      |                          |             |
| Mr John Chan, Executive<br>Chairman                         | 93,269                                           | 379,762      | 359,199                     | -                           | 832,230           | 30,000               | 10,145                   | 872,375     |
| Mr Darren John Pateman,<br>Managing Director <sup>5</sup>   | 71,270                                           | 691,381      | 359,199                     | 762,651                     | 1,884,501         | 30,000               | 22,267                   | 1,936,768   |
| Mr Ronald Chan, Chief<br>Operating Officer <sup>5</sup>     | 71,270                                           | 349,675      | 179,599                     | -                           | 600,544           | 30,000               | 12,869                   | 643,413     |
| Ms Melissa Chan, Chief<br>Operating Officer <sup>6</sup>    | -                                                | 127,885      | -                           | -                           | 127,885           | 14,707               | -                        | 142,592     |
| Non-executive Directors                                     |                                                  |              |                             |                             |                   |                      |                          |             |
| Mr Terence Siong Woon Peh                                   | 82,270                                           | -            | -                           | -                           | 82,270            | -                    | -                        | 82,270      |
| Mr Eldon Wan                                                | 82,270                                           | -            | -                           | -                           | 82,270            | -                    | -                        | 82,270      |
| Executives                                                  |                                                  |              |                             |                             |                   |                      |                          |             |
| Mr Edward Guy Bank, Chief<br>Financial Officer <sup>7</sup> | -                                                | 489,502      | 119,545                     | -                           | 609,047           | 15,231               | (101,474)                | 522,804     |
| Ms Jennifer Lim, Chief<br>Financial Officer <sup>7</sup>    | -                                                | 267,231      | 7,324                       | -                           | 274,555           | 31,574               | 5,100                    | 311,229     |
|                                                             | 400,349                                          | 2,305,436    | 1,024,866                   | 762,651                     | 4,493,302         | 151,512              | (51,093)                 | 4,593,721   |

<sup>5</sup> Darren Pateman retired on 30 June 2025. Ronald Chan appointed Chief Executive Officer on 10 June 2025.

<sup>6</sup> Melissa Chan was appointed Alternate Director to John Chan on 19 February 2025.

<sup>6</sup> Melissa Chan was appointed Chief Commercial Officer on 17 February 2025 to 9 June 2025, and appointed Chief Operating Officer on 10 June 2025.

<sup>7</sup> Edward Bank retired as Chief Financial Officer on 16 October 2024. Jennifer Lim was appointed Chief Financial Officer on 16 October 2024.

\* At 30 June 2025, \$762,651 was accrued as ex-gratia to Darren Pateman. Subsequently, at the AGM in October 2025, an amount of \$1,258,918 was approved and paid.

#### Notes in relation to the Table of Directors' and Executive Officers' Remuneration - Audited

##### (A) Short-term Incentive Cash Bonus:

The short-term incentive bonus is for performance during the respective financial years using the criteria set out on Page 6. The balance includes discretionary bonus paid in the current financial year relating to the previous year's performance.

Details of the Group's policy in relation to the remuneration that is performance related is discussed on Page 6.

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 7. Remuneration Report - Audited (continued)

#### 7.3 Analysis of Bonuses included in Remuneration

Details of the vesting profile of the short term incentive bonuses awarded as remuneration to each Director and key management personnel of the Company are detailed below.

|                               | Short Term Incentive Bonus     |                  |
|-------------------------------|--------------------------------|------------------|
|                               | Included in Remuneration<br>\$ | % vested in year |
| <b>Non-Executive Director</b> |                                |                  |
| Mr John Chan*                 | 219,451                        | 100%             |
| <b>Executive Directors</b>    |                                |                  |
| Mr Ronald Chan                | 329,180                        | 100%             |
| Ms Melissa Chan               | 199,589                        | 100%             |
| <b>Executives</b>             |                                |                  |
| Ms Jennifer Lim               | 79,863                         | 100%             |
|                               | 828,083                        | 100%             |

\*John Chan was an Executive Director until 2 March 2026 and is entitled to the pro-rata STI bonus up to that date.

Amounts included in remuneration for the financial year represent the amount of entitlements in the financial year based on achievement of personal goals and satisfaction of performance criteria, as per Short Term Incentives (page 6). Any discretionary amounts of executive bonuses relating to 2026 financial year are yet to be determined, and therefore may impact future financial years.

The short-term incentive bonus will be paid in the 2027 financial year.

#### 7.4 Directors' and Executives Interests

##### Movement in Shares

The movement during the reporting period in the number of ordinary shares in Finbar Group Limited held, directly, indirectly or beneficially, by each key management person, including their related parties, is as follows:

|                               | Held at<br>1 July 2025 | Purchases | Sales/Retired | Held at<br>30 June 2026 |
|-------------------------------|------------------------|-----------|---------------|-------------------------|
| <b>Directors</b>              |                        |           |               |                         |
| Mr John Chan*                 | 33,179,809             | 922,928   | -             | 34,102,737              |
| Mr Ronald Chan***             | 24,303,275             | 200,000   | -             | 24,503,275              |
| Ms Melissa Chan*****          | 24,167,824             | 200,000   | -             | 24,367,824              |
| Mr Terence Siong Woon Peh**** | 69,800,866             | -         | -             | 69,800,866              |
| Mr Eldon Wan                  | -                      | -         | -             | -                       |
| <b>Executives</b>             |                        |           |               |                         |
| Ms Jennifer Lim               | -                      | -         | -             | -                       |

|                                                      | Held at<br>1 July 2024 | Purchases  | Sales/Retired | Held at<br>30 June 2025 |
|------------------------------------------------------|------------------------|------------|---------------|-------------------------|
| <b>Directors</b>                                     |                        |            |               |                         |
| Mr John Chan*                                        | 30,979,809             | 2,200,000  | -             | 33,179,809              |
| Mr Darren John Pateman (Retired on 30 June 2025)**   | 3,662,493              | -          | (3,662,493)   | -                       |
| Mr Ronald Chan***                                    | 21,860,911             | 2,442,364  | -             | 24,303,275              |
| Ms Melissa Chan (Appointed on 19 February 2025)***** | -                      | 24,167,824 | -             | 24,167,824              |
| Mr Terence Siong Woon Peh****                        | 68,550,866             | 1,250,000  | -             | 69,800,866              |
| Mr Eldon Wan                                         | -                      | -          | -             | -                       |
| <b>Executives</b>                                    |                        |            |               |                         |
| Mr Edward Guy Bank (Retired on 16 October 2024)      | 300,000                | -          | (300,000)     | -                       |
| Ms Jennifer Lim (Appointed on 16 October 2024)       | -                      | -          | -             | -                       |

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 7. Remuneration Report - Audited (continued)

#### 7.4 Directors' and Executives Interests (continued)

\* John Chan has interests in Forward International Pty Ltd, Apex Investments Pty Ltd and Blair Park Pty Ltd which hold shares in Finbar Group Limited.

\*\* Darren John Pateman has interest in Pateman Equity Pty Ltd which held shares in Finbar Group Limited.

\*\*\* Ronald Chan has interests in Forward International Pty Ltd and Blair Park Pty Ltd which hold shares in Finbar Group Limited.

\*\*\*\* Terence Peh is a Director and shareholder of Chuan Hup Holdings Limited which holds shares in Finbar Group Limited.

\*\*\*\*\* Melissa Chan has interests in Forward International Pty Ltd which hold shares in Finbar Group Limited.

No options or rights for shares were granted to key management personnel as remuneration during the reporting period.

#### 7.5 Equity Instruments

All options refer to options over ordinary shares of Finbar Group Limited issued under the Employee Incentive Plan 2013 or the Director Share Plan 2014. As at 30 June 2026, there were no options or rights on issue.

End of Audited Remuneration Report.

## 8. Audit Committee

The Audit Committee Charter sets out the Audit Committee's role, powers and duties, and establishes the functions delegated to the Audit Committee by the Board. The Audit Committee advises on the establishment and maintenance of a framework of internal control and appropriate ethical standards for the management of the Group.

A copy of the Audit Committee Charter is available on Finbar's website [www.finbar.com.au](http://www.finbar.com.au).

The following directors serve on the Audit Committee:

- Eldon WAN (Chairman) - Non-executive Director
- John CHAN - Non-executive Director
- Melissa CHAN - Executive Director (Appointed on 2 March 2026)

## 9. Risk Management

### Oversight of the Risk Management Procedures

The Board has elected not to establish a separate Risk Committee to oversee risk management and instead the overall responsibility of risk management resides with the Board in its entirety. In this regard, risk management considerations form part of the Board's discussions at scheduled meetings.

The Board oversees the establishment, implementation, and annual review of the Group's risk management procedures. Management has established and implemented informal risk management procedures for assessing, monitoring and managing all risks including operational, financial reporting and compliance risks for the Group. The Chief Executive Officer, Chief Operating Officer and Chief Financial Officer provide assurance, in writing to the Board, that the financial risk management and associated compliance and controls have been assessed and found to be operating effectively.

### Risk Management and Compliance Control

Comprehensive practices have been established to ensure:

- capital expenditure with respect to land acquisitions or development agreements obtain prior Board approval;
- financial exposures are controlled. Further details of the Group's policies relating to interest rates management and credit risk are included in Notes 5 and 24 in the Notes to the Consolidated Financial Statements;
- management systems are monitored and reviewed to achieve high standards of performance and compliance with regulations;
- business transactions are properly authorised and executed;
- the quality and integrity of personnel (see below);
- financial reporting accuracy and compliance with the financial reporting regulatory framework (see below); and
- environmental regulation compliance (see below).

### Quality and Integrity of Personnel

Training and development and appropriate remuneration and incentives with regular performance reviews create an environment of cooperation and constructive dialogue with employees and senior management.

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 9. Risk Management (continued)

#### Financial Reporting

The Chief Executive Officer and the Chief Financial Officer have provided assurance, in writing, to the Board that the Group's financial reports are founded on a sound system of risk management and internal compliance and control which implements the policies adopted by the Board.

There is a comprehensive accounting system. Monthly actual results are reported against budgets approved by the Directors and revised forecasts for the year are prepared regularly. Procedures are in place to ensure price sensitive information is reported to the Australian Securities Exchange (ASX) in accordance with Continuous Disclosure Requirements.

A review is undertaken at each half year end on all related party transactions.

#### Environmental Regulation

The Group's operations are not subject to any significant environmental regulations under either Commonwealth or State legislation.

Compliance with the requirements of environmental regulations and site environmental licences were substantially achieved across all operations with no instances of non-compliance in relation to licence requirements noted.

The Board is not aware of any significant breaches of environmental regulations during the period.

## 10. Ethical Standards

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All Directors, Managers and Employees are expected to act with the utmost integrity and objectivity, striving at all times to enhance the reputation and performance of the Group.

#### Conflict of Interest

Directors must keep the Board advised, on an ongoing basis, of any interest that could potentially conflict with those of the Group.

Where the Board believes that a significant conflict exists for a Director on a Board matter, the Director concerned does not receive the relevant Board papers and is not present at the meeting whilst the item is considered. Details of Director related entity transactions with the Company and the Group are set out in Note 28 in the Notes to the Consolidated Financial Statements.

#### Code of Conduct

All Directors, Managers and Employees are expected to maintain high ethical standards including the following:

- aligning the behaviour of the Board and Management with the code of conduct by maintaining appropriate core Group values and objectives;
- fulfilling responsibilities to shareholders by delivering shareholder value;
- usefulness of financial information by maintaining appropriate accounting policies, practices and disclosure;
- fulfilling responsibilities to clients, customers and consumers by maintaining high standards of product quality, service standards, commitments to fair value, and safety of goods produced;
- employment practices such as occupational health and safety, employment opportunity, training and education support, community activities, sponsorships and donations;
- responsibilities to the individual, such as privacy, use of privileged or confidential information, and conflict resolution;
- managing actual or potential conflicts of interest;
- corporate opportunities such as preventing Directors and key executives from taking advantage of property, information or position for personal gain;
- confidentiality of corporate information;
- fair dealing;
- protection and proper use of the Group's assets;
- compliance with laws; and
- reporting unlawful or unethical behaviour including protection of those who report violations in good faith.

#### Trading in General Company Securities by Directors and Employees

The key elements of the Trading in Company Securities by Directors and Employees policy are:

- identification of those restricted from trading - Directors and Senior Executives may acquire shares in the Company, but are prohibited from dealing in Company shares or exercising options:
  - from the balance date until the Company's half-year and annual results being released to the Australian Securities Exchange ('ASX');
  - whilst in possession of price sensitive information not yet released to the market;

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 10. Ethical Standards (continued)

#### Trading in General Company Securities by Directors and Employees (continued)

- raising the awareness of legal prohibitions including transactions with colleagues and external advisers;
- raising awareness that the Company prohibits those restricted from trading in Company shares as described above from entering into transactions such as margin loans that could trigger a trade during a prohibited period; and
- requiring details to be provided of the trading activities of the Directors of the Company.

### 11. Communication with Shareholders

The Board is committed to ensuring that the Company complies with its continuous disclosure obligations and to facilitate this, has approved a Continuous Disclosure Policy that applies to all Group personnel, including the Directors and Senior Executives. The Board seeks to promote investor confidence by seeking to ensure that trading in the Company's shares take place in an informed market.

Finbar provides information about itself, its activities and operations, and its governance via its website [www.finbar.com.au](http://www.finbar.com.au).

### 12. Diversity

The Board has considered the recommendation to formulate strict measurable targets for the purposes of the assessment of gender diversity within the organisation. Given the small size and relatively stable nature of its workforce it has formed the view that at this time it would not be appropriate or practical to establish a written policy regarding gender diversity. The Board will review this position at least annually. However, generally, when selecting new employees or advancing existing employees, no consideration is given to gender, age or ethnicity, but instead selections are based upon individuals achievements, skill and expertise.

|                          | 2026   |      | 2025   |      |
|--------------------------|--------|------|--------|------|
|                          | Female | Male | Female | Male |
| Gender representation    |        |      |        |      |
| Board                    | 20%    | 80%  | 17%    | 83%  |
| Key Management Personnel | 33%    | 67%  | 29%    | 71%  |
| Senior Management        | 0%     | 100% | 40%    | 60%  |
| Group                    | 55%    | 45%  | 61%    | 39%  |

### 13. Principal Activities

The principal activities of the Group during the course of the financial year continued to be property development and investment.

The Group's focus is the development of medium to high-density residential buildings and commercial developments in Western Australia by way of direct ownership, ownership through fully owned Subsidiaries or by equity accounted investees (through companies registered specifically to conduct the development).

The Group holds rental property in East Perth and Karratha.

There were no significant changes in the nature of the principal activities of the Group during the financial year.

### 14. Operating and Financial Review

|                                                                | 2026         | 2025         | 2024         | 2023        | 2022         |
|----------------------------------------------------------------|--------------|--------------|--------------|-------------|--------------|
| Total comprehensive income attributable to Owners of the Group | \$20,259,000 | \$14,375,000 | \$16,427,000 | \$2,782,000 | \$10,975,000 |
| Basic and Diluted EPS                                          | \$0.07       | \$0.05       | \$0.06       | \$0.01      | \$0.04       |
| Dividends paid                                                 | \$12,245,000 | \$21,770,000 | \$0          | \$5,442,000 | \$10,884,000 |
| Dividends paid per share                                       | \$0.045      | \$0.08       | \$0.00       | \$0.02      | \$0.04       |
| Market price per share                                         | \$0.70       | \$0.72       | \$0.84       | \$0.66      | \$0.68       |
| Change in share price                                          | -\$0.03      | -\$0.12      | \$0.18       | -\$0.02     | -\$0.17      |
| Return on capital employed attributable to Owners of the Group | 10.85%       | 7.65%        | 8.49%        | 1.84%       | 5.06%        |
| Return on total equity attributable to Owners of the Group     | 7.88%        | 5.77%        | 6.40%        | 1.16%       | 4.52%        |

Dividends paid in the 2026 financial year were fully franked and it is expected that dividends in the future years will continue to be fully franked.

Key transactions that contributed to the consolidated net profit of the Company for the 2026 financial year were the completion of Bel-Air, sales and settlements of completed stock, land, assets held for sale and the ongoing rental of the Company's commercial and residential properties. See below for further information on the Company's project completions and overview.



## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 14. Operating and Financial Review (continued)

#### Review of Operations

Finbar Group Limited's ('Finbar' or 'the Company') core business lies in the development of medium to high density residential apartments and commercial property within the state of Western Australia. Finbar carries out its development projects through wholly owned subsidiaries, development agreements with landowners or incorporated entities, and equity accounted investees. Development arrangements and equity partners are sought to allow the Company to leverage into larger development projects to take advantage of the benefits of economies of scale, to help spread project risk, and to leverage the Company's intellectual property.

The Company operates predominantly within the central suburbs of the Perth metropolitan area. The ability to source new viable development opportunities and develop product that meets the needs of an evolving residential market is central to Finbar's ongoing success. The Board and Management has a long-proven track record of such success.

The administration of the Group along with the operating, investment and acquisitions decisions are made by Finbar's Board and Management. The Company employs 16 staff in its corporate offices in East Perth, Western Australia and 1 staff in the regional Karratha office.

The Company's Management has remained diligent in ensuring a strong balance sheet is maintained to protect and improve the Company's market position through market cycles. The Company completed Bel-Air in Belmont during the financial year. Focusing on its main principal activity into the next financial year, construction continues to progress at Garden Towers East Perth in East Perth, Riverbank Residences in Rivervale and Palmyra West in Palmyra. The building and completion of the projects will further strengthen the Company's financial and operating position, generating revenue, and building cash flows to fund future opportunities and the payment of dividends to shareholders.

During the reporting period, the Board maintained its focus on the core activities of the Group, being property development. A total of \$50,981,000 of Karratha based assets held for sale were sold during the year. At 30 June 2026, there are \$11,221,000 (2025: \$14,374,000) of Karratha based assets held for sale.

There were no other significant changes in the composition of overall assets and liabilities, with movements in assets from non-current to current and movements in liabilities from non-current to current as projects reach completion. The Company continued to focus on the generation of property sales, acquiring new land and rental revenue through property development and investment.

#### Material Business Risks

With multiple projects in the pipeline, current property shortages and supply constraints, the outlook of the Group is optimistic. Nonetheless, the Group is exposed to various risk factors which could be business specific or generally macroeconomic. The Group's operational structure and unique business relationship arrangements mitigates the inherent risk of the business.

**Supply chain and cost control risk** – Building and architectural costs are the key development costs of a project. Finbar outsources its design and construction activities to long-standing external parties. The stable affiliation and adequate project contingencies help cushion project margins from significant price fluctuations, milestone delays, and contract default risk by key providers. This outsourcing model ensures that the Company is and remains scalable, efficient and agile in a market where acquisition and project timing is critical in maintaining a competitive advantage.

**Funding and interest rates risk** – As property development requires a large initial capital outlay before property settlement, restricted access to funds will limit and affect the Company's ability to pursue new opportunities and to deliver projects in a timely manner. The Company addresses this as follows:

- Depending on the development arrangement, we have access to capital from equity accounted investees partners and landowners;
- Construction does not commence until sufficient pre-sales are achieved to prove up project viability and provide comfort to project financiers;
- Where financing criteria is met, development funding from major Australian banks over the specific project is utilised; and
- Land acquisitions and associated holding costs are funded without the use of debt funding.

**Valuation of property** – The value of land, building, and investment properties may be affected by a wide range of factors which are beyond the Company's control. The effect may be adverse on the overall results due to the impact on net realisable value of inventory, selling price, compliance on lending covenants and ultimately the liquidity of the Group. The Board and Management continuously monitor market fluctuations and conditions and implement appropriate strategies to benefit from and insulate the Company against changing market conditions.

Additionally, changes in government legislation, regulation, rebates, and incentives may impact the Company's operations. Management mitigates regulatory risks through constant monitoring, providing appropriate staff training, maintaining relationships with regulatory bodies, and actively engaging with industry groups conducting property related advocacy work in the Company's sector.

The Board and Management are continuing to reposition the Company's overall business model to focus on the core property development and reinvestment into building future pipeline activities.

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 14. Operating and Financial Review (continued)

#### Completed Projects

Reva - 5 Harper Terrace, South Perth: 3 commercial units have settled in the reporting period. The 59 unit development is now fully settled.

Civic Heart - 1 Mends Street, South Perth: 33 units have settled in the reporting period and 1 unit settled post the reporting period. 3 units remain for sale in the 334 unit development.

The Point - 31 Rowe Avenue, Rivervale: 34 units have settled in the reporting period and 0 units settled post the reporting period. 4 units remain for sale in the 176 unit development.

Aurora Applecross - 3 Kintail Road, Applecross (Stage 2): 26 units have settled in the reporting period and 0 units settled post the reporting period. 4 units remain for sale in the 121 unit development.

Bel-Air - 239 Great Eastern Highway, Belmont: Construction of Bel-Air project completed in the second half of the financial year. 89 units have settled in the reporting period and 85 units settled post the reporting period. 8 units remain for sale in the 196 unit development.

#### Currently Under Construction

Garden Towers East Perth - 101 Hay Street, East Perth: Construction works continue to progress, with completion expected during the financial year ending 30 June 2027 (H1 FY2027). To date 270 residential sales and 6 commercial sales have been achieved in the development of 329 residential and 13 commercial units.

Riverbank Residences - 32 Riversdale Road, Rivervale: Construction commenced in October 2025 and completion expected during financial year ending 30 June 2028. To date 139 residential sales have been achieved in the development of 143 residential units.

Palmyra West Apartments - 43 McGregor Road, Palmyra: Construction commenced in April 2026 and completion expected during financial year ending 30 June 2028. To date 111 residential sales have been achieved in the development of 130 residential units.

#### Future Projects

Romeo - 912 Canning Highway, Applecross (Stage 3): Marketing of the Romeo project continues to progress, with construction expected to commence in September 2026. To date 88 residential sales and 3 commercial sales have been achieved in the development of 152 residential and 3 commercial units.

Parkside - 2 Hawksburn Road, Rivervale: Development approval in place for 108 residential units.

Leeder Residences - 236 Railway Parade, West Leederville: Land acquired in April 2026. Development approval in place for 244 residential units and 2 commercial units.

19-25 Lyall Street, South Perth: Land acquired in November 2025. Development application in preparation for approximately 184 residential units and 3 commercial units.

18-22 Bowman Street, South Perth: Land acquisition is due in August 2026. Development options are currently being explored.

Former ABC Studio - 187 Adelaide Terrace, East Perth: Development options are currently being explored.

#### Investment Property and Assets Held for Sale

Fairlanes - 181 Adelaide Terrace, East Perth: The Fairlanes property has been revalued during the reporting period. The valuation resulted in a \$4,658,000 decrease to the value of the property. The Company continues to benefit from the investment income generated from the leased property. The property is currently 47% leased. The Company continues to actively market the remaining tenancies for rental.

Pelago Commercial - 23 & 26 Sharpe Avenue, Karratha: The Pelago commercial property has been revalued during the reporting period. The valuation resulted in a \$288,000 increase to the value of the property. The Company continues to benefit from the investment income generated from the leased property. The property is currently 80% leased. The Company continues to actively market the remaining tenancies for rental. A total of 2 commercial units valued at \$1,366,000 as at 30 June 2026 have been transferred to assets held for sale as they are expected to be sold within the next 12 months.

Pelago Residential - 23 Sharpe Avenue, Karratha: The residential units were revalued during the year and transferred to assets held for sale as at 30 June 2026. The valuation resulted in \$2,330,000 increase to the value of the properties. All residential units are expected to be sold within the next 12 months.

Vue Tower Commercial - 63 Adelaide Terrace, East Perth: Lot 4 at Vue Tower continues to be leased to a non-profit organisation at \$1 per annum until 13 June 2029.

#### Significant Changes in State of Affairs

Other than set out in this report, in the opinion of the Directors there were no significant changes in the state of affairs of the Group that occurred during the financial year.

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 15. Dividends

Dividends paid or declared by the Company to shareholders since the end of the previous financial year were:

|                                     | Cents per Share | Total Amount<br>\$'000 | Franked /<br>Unfranked | Date of Payment |
|-------------------------------------|-----------------|------------------------|------------------------|-----------------|
| Dividends Paid During the Year 2026 |                 |                        |                        |                 |
| Final 2025 ordinary                 | 2.00            | 5,442                  | Franked                | 6 August 2025   |
| Interim 2026 ordinary               | 2.50            | 6,803                  | Franked                | 10 April 2026   |
| Total Dividends Paid                |                 | 12,245                 |                        |                 |

Franked dividends declared or paid during the year were franked at the rate of 30%.

#### Proposed Dividend

After the balance date the following dividend has been proposed by the Directors to members. The dividend has not been provided for and there are no income tax consequences.

|                         | Cents per Share | Total Amount<br>\$'000 | Franked /<br>Unfranked | Date of Payment   |
|-------------------------|-----------------|------------------------|------------------------|-------------------|
| Final 2026 ordinary     | 3.00            | 8,164                  | Franked                | 25 September 2026 |
| Total Dividend Proposed |                 | 8,164                  |                        |                   |

The financial effect of this dividend has not been brought to account in the financial statements for the year ended 30 June 2026 and will be recognised in subsequent financial reports.

#### Dividend Reinvestment Plan

In accordance with Rule 13 of the Company's Dividend Reinvestment Plan (DRP), the Directors have elected to suspend the DRP in the 2026 financial year until further notice.

### 16. Events Subsequent to Reporting Date

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors of the Company, to affect significantly the operations of the Group, the results of those operations, or the state of affairs of the Group in future financial years.

### 17. Likely Developments

The Group will continue to pursue its policy of increasing the profitability and market share of its major business sectors during the next financial year.

The Group will continue planned development projects on existing land and will continue to assess new development opportunities through acquisition of land for future development.

Further information about likely developments in the operations of the Group and the expected results of these operations in future years have not been included in this report as the disclosure of such information would, in the opinion of the Directors, be likely to result in unreasonable prejudice to the Group.

### 18. Directors' Interests

The relevant interest of each Director in the shares and options over such instruments by the companies within the Group, as notified by the Directors to the Australian Stock Exchange Limited in accordance with S205G(1) of the Corporations Act 2001, as at the date of this report is as follows:

| Director                                             | Ordinary Shares |
|------------------------------------------------------|-----------------|
| Mr John Chan                                         | 34,102,737      |
| Mr Ronald Chan                                       | 24,503,275      |
| Ms Melissa Chan (Appointed Director on 2 March 2026) | 24,367,824      |
| Mr Terence Siong Woon Peh                            | 69,800,866      |
| Mr Eldon Wan                                         | -               |

## DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2026

### 19. Indemnification and Insurance of Officers

#### Indemnification

The Company has agreed to indemnify the current Directors of the Company, its subsidiaries and equity accounted investees, against all liabilities to another person (other than the Company or related body corporate) that may arise from their position as Directors of the Company, its subsidiaries and equity accounted investees, except where the liability arises out of the conduct involving lack of good faith.

The Company has not provided any insurance or indemnity to the auditor of the Company.

#### Insurance Premiums

During the financial year the Company has paid insurance premiums of \$90,000 (2025: \$95,000) in respect of Directors and Officers liability and legal expenses insurance contracts for Directors and Officers, including Executive Officers of the Company. The insurance premiums relate to:

- Costs and expenses incurred by the relevant Officers in defending proceedings, whether civil or criminal and whatever their outcome; and
- Other liabilities that may arise from their position, with the exception of conduct involving a wilful breach of duty or improper use of information or position to gain a personal advantage.

### 20. Non-audit Services

During the year KPMG, the Group's auditor, has performed certain other services in addition to their statutory duties.

The Board has considered the non-audit services provided during the year by the auditor and is satisfied that the provision of those non-audit services during the year by the auditor is compatible with, and did not compromise, the auditors independence requirements of the Corporations Act 2001 for the following reasons:

- all non-audit services were subject to the corporate governance procedures adopted by the Group and have been reviewed to ensure they do not impact the integrity and objectivity of the auditor; and
- the non-audit services provided do not undermine the general principles relating to auditor independence as set out in APES 110 Code of Ethics for Professional Accountants, as they did not involve reviewing or auditing the auditor's own work, acting in a management or decision making capacity for the Group, acting as an advocate for the Group or jointly sharing risks and rewards.

Details of the amounts paid to the auditor of the Group, KPMG, and its related practices for audit and non-audit services provided during the year are set out below:

|                                                                 | Consolidated |            |
|-----------------------------------------------------------------|--------------|------------|
|                                                                 | 2026<br>\$   | 2025<br>\$ |
| <b>Audit Services:</b>                                          |              |            |
| Auditors of the Company                                         |              |            |
| Audit and review of financial statements of the Group - KPMG    | 243,008      | 216,135    |
| Audit and review of financial statements of Subsidiaries - KPMG | 17,753       | 49,850     |
|                                                                 | 260,761      | 265,985    |
| <b>Services Other Than Statutory Audit:</b>                     |              |            |
| Taxation advice and tax compliance services - KPMG              | 54,983       | 50,787     |
|                                                                 | 54,983       | 50,787     |

### 21. Lead Auditor's Independence Declaration

The Lead Auditor's Independence Declaration is set out on Page 58 and forms part of the Directors' Report for the financial year ended 30 June 2026.

### 22. Rounding off

In accordance with ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183, amounts in the consolidated financial statements and directors' report have been rounded off to the nearest thousand dollars, unless otherwise stated.

Signed in accordance with a resolution of the Board of Directors:



Ronald Chan  
Chief Executive Officer

Dated at Perth this Nineteenth day of August 2026.

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the Year Ended 30 June 2026

|                                                                      |      | Consolidated   |                |
|----------------------------------------------------------------------|------|----------------|----------------|
|                                                                      | Note | 2026<br>\$'000 | 2025<br>\$'000 |
| Revenue                                                              | 7    | 204,319        | 284,467        |
| Cost of sales                                                        |      | (163,146)      | (250,124)      |
| <b>Gross Profit</b>                                                  |      | 41,173         | 34,343         |
| Other income                                                         | 8    | 930            | 6,259          |
| Administrative expenses                                              |      | (8,651)        | (11,733)       |
| Advertising expenses                                                 |      | (172)          | (119)          |
| Revaluation decrease of investment property and assets held for sale | 12   | (2,040)        | (2,398)        |
| Revaluation decrease of property, plant and equipment                | 13   | (537)          | (378)          |
| Rental expenses                                                      |      | (3,588)        | (4,507)        |
| Loss on disposal of investment properties                            |      | -              | (107)          |
| Profit on disposal of assets held for sale                           |      | 305            | -              |
| <b>Results from Operating Activities</b>                             |      | 27,420         | 21,360         |
| Finance income                                                       | 10   | 2,425          | 1,416          |
| Finance costs                                                        | 10   | (1,448)        | (2,860)        |
| <b>Net Finance Income/(Costs)</b>                                    |      | 977            | (1,444)        |
| Share of profit of equity accounted investees (net of income tax)    | 14   | 20             | 283            |
| <b>Profit before Income Tax</b>                                      |      | 28,417         | 20,199         |
| Income tax expense                                                   | 11   | (8,158)        | (5,824)        |
| <b>Profit for the year</b>                                           |      | 20,259         | 14,375         |
| Other comprehensive profit for the year, net of income tax           |      | -              | -              |
| <b>Total comprehensive income for the year</b>                       |      | 20,259         | 14,375         |
| <b>Earnings per Share:</b>                                           |      |                |                |
| Basic earnings per share (cents per share)                           | 20   | 7.44           | 5.28           |
| Diluted earnings per share (cents per share)                         | 20   | 7.44           | 5.28           |

The Consolidated Statement of Profit or Loss and Other Comprehensive Income is to be read in conjunction with the Notes to the Financial Statements set out on Pages 21 to 51.

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the Year Ended 30 June 2026

|                                                         | Note | Share Capital<br>\$'000 | Retained<br>Earnings<br>\$'000 | Total Equity<br>\$'000 |
|---------------------------------------------------------|------|-------------------------|--------------------------------|------------------------|
| Balance as at 1 July 2024                               |      | 194,484                 | 62,015                         | 256,499                |
| Total comprehensive income for the year                 |      |                         |                                |                        |
| Profit                                                  |      | -                       | 14,375                         | 14,375                 |
| Other comprehensive income                              |      | -                       | -                              | -                      |
| Transactions with owners, recognised directly in equity |      |                         |                                |                        |
| Dividends to shareholders                               | 19   | -                       | (21,770)                       | (21,770)               |
| <b>Balance as at 30 June 2025</b>                       |      | 194,484                 | 54,620                         | 249,104                |
| Balance as at 1 July 2025                               |      | 194,484                 | 54,620                         | 249,104                |
| Total comprehensive income for the year                 |      |                         |                                |                        |
| Profit                                                  |      | -                       | 20,259                         | 20,259                 |
| Other comprehensive income                              |      | -                       | -                              | -                      |
| Transactions with owners, recognised directly in equity |      |                         |                                |                        |
| Dividends to shareholders                               | 19   | -                       | (12,245)                       | (12,245)               |
| <b>Balance as at 30 June 2026</b>                       |      | 194,484                 | 62,634                         | 257,118                |

Amounts are stated net of tax

The Consolidated Statement of Changes in Equity is to be read in conjunction with the Notes to the Financial Statements set out on Pages 21 to 51.

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

|                                           |     | Consolidated |                |                |
|-------------------------------------------|-----|--------------|----------------|----------------|
|                                           |     | Note         | 2026<br>\$'000 | 2025<br>\$'000 |
| Current Assets                            |     |              |                |                |
| Cash and cash equivalents                 | 18a | 50,654       | 36,384         |                |
| Trade and other receivables               | 17  | 34,065       | 8,139          |                |
| Inventories                               | 16  | 52,589       | 130,081        |                |
| Prepayments                               |     | 90           |                |                |
| Investments in equity accounted investees | 14  | -            | 15             |                |
| Assets held for sale                      | 29  | 11,221       | 14,374         |                |
| Other assets                              |     | 37           | 30             |                |
| Total Current Assets                      |     | 148,656      | 189,023        |                |
| Non-current Assets                        |     |              |                |                |
| Trade and other receivables               | 17  | 21,453       | 41,254         |                |
| Inventories                               | 16  | 75,926       | 30,849         |                |
| Investment property                       | 12  | 35,489       | 83,095         |                |
| Prepayments                               |     | 180          | 43             |                |
| Investments in equity accounted investees | 14  | 986          | 964            |                |
| Property, plant and equipment             | 13  | 6,972        | 8,507          |                |
| Deferred tax assets                       | 15  | 8,404        | 6,346          |                |
| Other assets                              |     | 98           | 99             |                |
| Total Non-current Assets                  |     | 149,508      | 171,157        |                |
| Total Assets                              |     | 298,164      | 360,180        |                |
| Current Liabilities                       |     |              |                |                |
| Trade and other payables                  | 23  | 15,674       | 41,777         |                |
| Loans and borrowings                      | 21  | 5,870        | 15,932         |                |
| Current tax payable                       | 15  | 5,473        | 5,442          |                |
| Employee benefits                         | 22  | 723          | 631            |                |
| Liabilities held for sale                 | 29  | 608          | 7,312          |                |
| Total Current Liabilities                 |     | 28,348       | 71,094         |                |
| Non-current Liabilities                   |     |              |                |                |
| Loans and borrowings                      | 21  | 8,000        | 34,401         |                |
| Deferred tax liabilities                  | 15  | 4,689        | 5,535          |                |
| Employee benefits                         | 22  | 9            | 46             |                |
| Total Non-current Liabilities             |     | 12,698       | 39,982         |                |
| Total Liabilities                         |     | 41,046       | 111,076        |                |
| Net Assets                                |     | 257,118      | 249,104        |                |
| EQUITY                                    |     |              |                |                |
| Share capital                             | 19  | 194,484      | 194,484        |                |
| Retained earnings                         |     | 62,634       | 54,620         |                |
| Total Equity                              |     | 257,118      | 249,104        |                |

The Consolidated Statement of Financial Position is to be read in conjunction with the Notes to the Financial Statements set out on Pages 21 to 51.

## CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended 30 June 2026

|                                                                      |      | Consolidated   |                |
|----------------------------------------------------------------------|------|----------------|----------------|
|                                                                      | Note | 2026<br>\$'000 | 2025<br>\$'000 |
| Cash Flows from Operating Activities                                 |      |                |                |
| Cash receipts from customers                                         |      | 191,239        | 301,000        |
| Cash paid to suppliers and employees                                 |      | (168,259)      | (112,523)      |
| Cash provided by Operating Activities before tax and interest paid   |      | 22,980         | 188,477        |
| Interest paid                                                        |      | (2,665)        | (4,953)        |
| Income tax paid                                                      |      | (11,340)       | (3,897)        |
| Net Cash provided by Operating Activities                            | 18b  | 8,975          | 179,627        |
| Cash Flows from Investing Activities                                 |      |                |                |
| Proceeds from sale of investment properties and assets held for sale |      | 49,956         | 2,659          |
| Interest received                                                    |      | 2,444          | 1,470          |
| Dividends received from equity accounted investees                   |      | 12             | 908            |
| Dividends received                                                   |      | 840            | -              |
| Acquisition of property, plant and equipment                         | 13   | (27)           | (39)           |
| Additions to investment property                                     |      | (146)          | (335)          |
| Proceeds from sale of subsidiary                                     |      | 2,519          | -              |
| Proceeds from repayment of loans to associates                       |      | 3,517          | 4,100          |
| Loans to equity accounted investees                                  |      | (271)          | (34,843)       |
| Proceeds from repayment of loans to equity accounted investees       |      | 79             | 7,514          |
| Net Cash provided by/(used in) Investing Activities                  |      | 58,923         | (18,566)       |
| Cash Flows from Financing Activities                                 |      |                |                |
| Proceeds from borrowings                                             |      | 59,243         | 36,923         |
| Repayment of borrowings                                              |      | (100,626)      | (359,968)      |
| Dividends paid                                                       | 19   | (12,245)       | (21,770)       |
| Net Cash used in Financing Activities                                |      | (53,628)       | (344,815)      |
| Net increase/(decrease) in cash and cash equivalents                 |      |                |                |
| Cash and cash equivalents at 1 July                                  |      | 36,384         | 220,138        |
| Cash and Cash Equivalents at 30 June                                 | 18a  | 50,654         | 36,384         |

The Consolidated Statement of Cash Flows is to be read in conjunction with the Notes to the Financial Statements set out on Pages 21 to 51.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended 30 June 2026

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## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

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## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 1. Reporting Entity

Finbar Group Limited ('the Company') is a public company domiciled in Australia. The address of the Company's registered office is Level 6, 181 Adelaide Terrace, East Perth WA 6004. The consolidated financial statements of the Group as at and for the year ended 30 June 2026 comprise the Company, its Subsidiaries (together referred to as 'the Group' and individually as 'Group entities') and the Group's interest in equity accounted investees. The Group is a for-profit entity and is primarily involved in residential property development and property investment (see Note 6).

### 2. Basis of Preparation

#### (a) Statement of Compliance

The consolidated financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AASBs) adopted by the Australian Accounting Standards Board (AASB) and the Corporations Act 2001. These consolidated financial statements of the Group comply with International Financial Reporting Standards (IFRSs) and interpretations adopted by the International Accounting Standards Board (IASB).

The consolidated financial statements were approved by the Board of Directors on 19th August 2026.

#### (b) Basis of Measurement

The consolidated financial statements have been prepared on the historical cost basis except for the following:

- financial instruments recognised through profit or loss are measured at fair value;
- investment property is measured at fair value; and
- property under property, plant and equipment is measured at fair value.

The methods used to measure fair values are discussed further in Note 4.

#### (c) Functional and Presentation Currency

These consolidated financial statements are presented in Australian dollars which is the functional currency for the Group. In accordance with ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183, amounts in the consolidated financial statements and directors' report have been rounded off to the nearest thousand dollars, unless otherwise stated.

#### (d) Use of Estimates and Judgements

The preparation of consolidated financial statements in conformity with AASBs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

#### (i) Assumptions and estimation uncertainties

Information about assumptions made in measuring fair values and estimation uncertainties that have a significant risk of resulting in a material adjustment within the year ended 30 June 2026 are included in the following notes:

- Note 12 - Valuation of investment property;
- Note 13 - Valuation of property, plant & equipment;
- Note 16 - Valuation of inventory; and
- Note 29 - Assets held for sale.

#### (ii) Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. The Chief Executive Officer and Chief Financial Officer have the overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values.

Valuations are reported to the Audit Committee at each reporting date.

When measuring the fair value of an asset or a liability, the Group uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs)

If the inputs used to measure the fair value of an asset or a liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change occurred.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 2. Basis of Preparation (continued)

#### (e) Changes in Accounting Policies

The Group's accounting policies are consistent with those disclosed in the financial statements for the year ended 30 June 2025.

### 3. Material Accounting Policies

---

The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements, and have been applied consistently by Group entities.

#### (a) Basis of Consolidation

##### (i) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to or has rights to variable returns from its investment with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases. The accounting policies of subsidiaries are changed when necessary to align them with the policies adopted by the Group.

##### (ii) Equity Accounted Investees (Joint Ventures)

Equity accounted investees are those entities over whose activities the Group has joint control, established by contractual agreement and requiring unanimous consent for strategic and operating decisions. Investments in equity accounted investees are accounted for using the equity method and are initially recognised at cost. The consolidated financial statements include the Group's share of the income and expenses and equity movements of equity accounted investees, after adjustments to align the accounting policies with those of the Group, from the date that the joint control commences until the date the joint control ceases. When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the equity accounted investee. Investments in equity accounted investees are carried at the lower of the equity accounted amount and the recoverable amount.

##### (iii) Joint Operations

A joint operation is carried on by each venturer using its own assets in pursuit of the joint operations. The consolidated financial statements include the assets that the Group controls and the liabilities that it incurs in the course of pursuing the joint operation, and the expenses that the Group incurs and its share of the income that it earns from the joint operation.

##### (iv) Transactions Eliminated on Consolidation

Intra-group balances and transactions, and any unrealised gains and losses or income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the equity accounted investees. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment. Gains and losses are recognised as the contributed assets are consumed or sold by the equity accounted investee or, if not consumed or sold by the equity accounted investee, when the Group's interest in such entities is disposed.

#### (b) Financial Instruments

##### (i) Non-derivative Financial Instruments

###### Non-derivative financial assets

Trade and other receivables and debt securities issued are initially recognised when they are originated. All other financial assets (including assets designated at fair value through profit or loss – FVTPL) are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset. Any interest in transferred financial assets that is created or retained by the Group is recognised as a separate asset or liability.

Accounting for finance income and expense is discussed in Note 3(j).

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 3. Material Accounting Policies (continued)

#### (b) Financial Instruments (continued)

##### (i) Non-derivative Financial Instruments (continued)

###### Non-derivative financial liabilities

Trade and other payables, commercial bills and subordinated liabilities are initially recognised when they are originated at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortised cost using the effective interest rate method. All other financial liabilities (including liabilities designated at fair value through profit or loss) are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

Financial assets and liabilities are offset and the net amount presented in the consolidated statement of financial position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### (ii) Share Capital

###### Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares and share options are recognised as a deduction from equity, net of any tax effects.

###### Repurchase of share capital

When share capital recognised in equity is repurchased, the amount of the consideration paid, which includes directly attributable costs, net of any tax effects, is recognised as a deduction from equity.

###### Dividends

Dividends are recognised as a liability in the period in which they are declared.

### (c) Property, Plant and Equipment

#### (i) Recognition and Measurement

Items of plant and equipment are measured at cost or deemed cost less accumulated depreciation and impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets include the cost of materials, direct labour, any other costs directly attributable to bringing the asset to a working order for its intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and capitalised borrowing costs.

Items classified as property are measured at fair value. Refer Note 3(c)(iv).

Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Gains on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant & equipment and are recognised net within "Other income" in profit or loss.

Losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of the property, plant & equipment item and are recognised net within "Administrative expenses" in profit or loss.

When revalued assets are sold, the amounts included in the revaluation reserve are transferred to retained earnings.

In respect to borrowing costs relating to qualifying assets, the Group capitalises costs directly attributable to the acquisition, construction or production of a qualifying asset as part of the cost of the asset.

#### (ii) Reclassification to Investment Property

When the use of a property changes from owner-occupied to investment property, the property is remeasured to fair value and reclassified as investment property. Any loss is recognised in the revaluation reserve to the extent that an amount is included in revaluation reserve for that property, with any remaining loss recognised immediately in profit or loss. Any gain arising on revaluation is recognised in profit or loss to the extent the gain reverses a previous impairment loss on the property, with any remaining gain recognised in a revaluation reserve in equity.

#### (iii) Subsequent Costs

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group and its cost can be reliably measured. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of property, plant and equipment are recognised in profit or loss as incurred.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 3. Material Accounting Policies (continued)

#### (c) Property, Plant and Equipment (continued)

##### (iv) Revaluation Model for Property

After recognition as an asset, the Group has elected to carry an item of property whose fair value can be reliably measured shall be carried at a revalued amount, being its fair value at the date of the revaluation less any subsequent accumulated depreciation and accumulated impairment losses. Revaluations are made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

If an item of property is revalued, the entire class of property to which that asset belongs shall be revalued. Any gain or loss arising on remeasurement is recognised in other comprehensive income and asset revaluation reserve. Refer Note 4.

##### (v) Depreciation and Amortisation

Depreciation and amortisation is recognised in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment. Assets are depreciated or amortised from the date of acquisition. Land is not depreciated.

The estimated useful lives in the current and comparative periods are as follows:

|                                                         |              |
|---------------------------------------------------------|--------------|
| • Property                                              | 40 years     |
| • Office furniture and equipment, fixtures and fittings | 5 - 25 years |
| • Plant and equipment                                   | 1 - 10 years |

Depreciation and amortisation rates and methods are reviewed at each reporting date. When changes are made, adjustments are reflected prospectively in the current and future periods only.

#### (d) Investment Property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, used in the production or supply of goods and services or for administrative purposes. Investment property is measured at fair value (see Note 4) with any change therein recognised in profit or loss.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The self-constructed investment property transferred from inventory are recognised at fair value.

When the use of a property changes such that it is reclassified as property, plant or equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

#### (e) Inventories

Inventories and work in progress, including land held for resale, are stated at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

Cost includes the cost of acquisition, development costs, holding costs and directly attributable interest on borrowed funds where the development is a qualifying asset. When a development is completed and ceases to be a qualifying asset, borrowing costs and other costs are expensed as incurred.

Property that is being constructed for future use as investment property is accounted for as inventory until construction or development is complete, at which time it is remeasured to fair value and reclassified as investment property. Any gain or loss arising on remeasurement is recognised in profit or loss.

Inventory is classified as current when it satisfies any of the following criteria:

- it is expected to be realised in, or is intended for sale or consumption in, the entity's normal operating cycle;
- it is held primarily for the purpose of being traded; or
- it is expected to be realised within twelve months of the reporting date.

#### (f) Impairment

##### (i) Financial Assets

Under the expected credit losses (ECL) model in accordance with AASB 9 Financial Instruments, the Group calculates the allowance for credit losses by considering on a discounted basis the cash shortfalls it would incur in various default scenarios for prescribed future periods and multiplying the shortfalls by the probability of each scenario occurring. The allowance is the sum of these probability-weighted outcomes.

At each reporting period, the Group assess whether the credit risk on a financial instrument has increased significantly since initial recognition, by analysing reasonable and supportable information that is available without undue cost or effort about past events, current conditions and forecasts of future economic conditions.

Except for purchased and originated credit-impaired financial assets, trade receivables, AASB 15 contract assets and lease receivables, at each reporting date:

- the Group measures the loss allowance for a financial instrument at an amount equal to the 'lifetime expected credit losses' if the credit risk on that financial instrument has increased significantly since initial recognition; and

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 3. Material Accounting Policies (continued)

#### (f) Impairment (continued)

##### (i) Financial Assets (continued)

- if the credit risk on a financial instrument has not increased significantly since initial recognition, the Group measure the loss allowance for that financial instrument at an amount equal to '12 month expected credit loss'.

The allowance and any changes in the expected credit loss are recognised as impairment gain or losses in profit or loss.

##### (ii) Non-financial Assets

The carrying amounts of the Group's non-financial assets other than investment property, inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash flow from continuing use that are largely independent of the cash flows of other assets or groups of assets (the "cash generating unit").

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in profit or loss.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

#### (g) Employee Benefits

##### (i) Superannuation Contributions

Obligations for contributions to superannuation funds are recognised as an expense in profit or loss.

##### (ii) Long-term Employee Benefits

The Group's obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods plus related on-costs.

##### (iii) Termination Benefits

Termination benefits are recognised as an expense when the Group is demonstrably committed, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense if the Group has made an offer encouraging voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be reliably estimated.

##### (iv) Short-term Employee Benefits

Short term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be recognised reliably.

#### (h) Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be reliably estimated, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

#### (i) Revenue

Under AASB 15 Revenue from Contracts with Customers, revenue is measured based on the consideration specified in a contract with a customer and excludes amounts collected on behalf of third parties. The Group recognises revenue when it transfers control over a product or service to a customer.

##### (i) Property Sales

Revenue from property sales include:

- sale of residential and commercial property;
- development costs fees which represent the fees charged to recoup project development costs from the landowners; and
- profit share fees which represent percentage profit sharing revenue based on net project profit.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 3. Material Accounting Policies (continued)

#### (i) Revenue (continued)

##### (i) Property Sales (continued)

Revenue is recognised when control of the assets is transferred and the amount of revenue is measured based on the contracted amount. The timing of transfer of control vary depending on the individual terms of the contract of sale.

For projects with an external landowner, when the Group is engaged as a property developer of the land, the Group is deemed to be acting as the principal in the transaction and as such, property sales revenue and cost of sale are grossed up by the land cost base.

The cost of sales allocated to individual units is based on the estimated overall selling price for the project and is updated at each reporting date.

##### (ii) Management Fee

Management fees represents the management fee charged to the shareholders of equity accounted investees. Revenue is recognised in profit or loss at property settlement and is measured based on the contracted amount.

##### (iii) Rental Income

Rental income from investment property is recognised in profit or loss on a straight-line basis over the term of the lease in accordance with AASB 16 Leases. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

#### (j) Finance Income and Finance Costs

Finance income comprises interest income on funds invested, interest on loans to equity accounted investees, dividend income and changes in the fair value of financial assets at fair value through profit or loss. Interest income is recognised as it accrues in profit or loss, using the effective interest method. Dividend income is recognised in profit or loss on the date that the Group's right to receive payment is established, which in the case of quoted securities is the ex-dividend date.

Finance costs comprise interest expense on borrowings, changes in fair value of financial assets at fair value through profit or loss and impairment losses recognised on financial assets. Borrowing costs that are not directly attributable to the acquisition or production of a qualifying asset are recognised in profit or loss using the effective interest method.

#### (k) Income Tax

Income tax expense comprises current and deferred tax. Current and deferred tax are recognised in profit or loss except to the extent that it relates to items recognised directly in equity or in other comprehensive income.

Current tax is the expected tax payable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences: the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary difference, and differences relating to investments in subsidiaries and equity accounted investees to the extent that it is probable that they will not reverse in the foreseeable future. In addition, deferred tax is not recognised for taxable temporary differences arising on the initial recognition of goodwill. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets and they relate to taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Additional income tax expenses that arise from the distribution of dividends are recognised at the same time as the liability to pay the related dividend is recognised. The Group does not distribute non-cash assets as dividends to its shareholders.

#### (l) Goods and Services Tax

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the consolidated statement of financial position.

Cash flows are included in the consolidated statement of cash flows on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 3. Material Accounting Policies (continued)

#### (m) Earnings per Share

The Group presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of all dilutive potential ordinary shares, which comprise share options granted to employees.

#### (n) Segment Reporting

##### Determination and Presentation of Operating Segments

An operating segment is a component of the Group that engages in business which directly relates to or supports its core business. An operating segment's operating results are regularly reviewed by the Chief Operating Decision Maker (CODM) to make decisions about resources to be allocated to the segment and assess its performance and for which discrete information is available. Reportable segments that are significant to the CODM include residential apartment development, commercial development, property rental and business units which generate revenue by providing supporting services to the core business (Corporate).

Segment results that are reported to the CODM include items directly attributable to a segment and those that can be allocated on a reasonable basis. Unallocated items comprise of cash, balances relating to equity accounted investees and tax obligations.

Segment capital expenditure is the total cost incurred during the period to acquire property, plant and equipment.

#### (o) Assets Held for Sale

Non-current assets, or disposal groups comprising assets and liabilities, are classified as held-for-sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use.

Such assets, or disposal groups, are generally measured at the lower of their carrying amount and fair value less costs to sell. Where the assets or disposal groups include Investment Properties, their valuation continues to apply that policy (refer to Note 3(d)). Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets or investment property, which continue to be measured in accordance with the Group's other accounting policies. Impairment losses on initial classification as held-for-sale and subsequent gains and losses on remeasurement are recognised in profit or loss.

Once classified as held-for-sale, intangible assets and property, plant and equipment are no longer amortised or depreciated.

#### (p) New Standards and Interpretations

The Group has adopted the following amendments for the first time in their annual reporting period commencing 1 July 2025:

- *AASB 2026-1 Amendments to Australian Accounting Standards – Disclosures about Uncertainties in the Financial Statements*

The amendments enhance accompanying guidance to demonstrate how uncertainties are reflected in measurement and recognition outcomes in financial statements.

The potential impact of the new standards, amendments to standards and interpretations have been considered and have no significant impact on the financial statements.

##### Accounting standards issued but not yet effective

A number of new accounting standards are effective for annual periods beginning after 1 January 2026 and earlier application is permitted. However, the Group has not early adopted the following new or amended accounting standards in preparing these consolidated financial statements.

AASB 18 will replace *AASB 101 Presentation of Financial Statements* and applies for annual reporting periods beginning on or after 1 January 2027. The new standard introduces the following key new requirements.

- Entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to present a newly-defined operating profit subtotal. Finbar's net profit will not change.
- Management-defined performance measures (MPMs) are disclosed in a single note in the financial statements.
- Enhanced guidance is provided on how to group information in the financial statements.

In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method. The Group is still in the process of assessing the impact of the new standard, particularly with respect to the structure of the Group's statement of profit or loss, the statement of cash flows and the additional disclosures required for MPMs. The Group is also assessing the impact on how information is grouped in the financial statements, including for items currently labelled as 'other'.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 4. Determination of Fair Values

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A number of the Group's accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods. Where applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

#### (a) Investment Property and Property carried at fair value

An external, independent valuation company, having appropriately recognised professional qualifications and recent experience in the location and category of the property being valued, values the Group's investment property portfolio and property no less than once every three years. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and willingly.

In the absence of current prices in an active market, the valuations are prepared by considering the aggregate of the estimated cash flows expected to be received from renting out the property. A yield that reflects the specific risks inherent in the net cash flows is then applied to the net annual cash flows to arrive at the property valuation.

Valuations reflect, where appropriate: the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting vacant accommodation, the allocation of maintenance and insurance responsibilities between the Group and the lessee, and the remaining economic life of the property. When rent reviews or lease renewals are pending with anticipated reversionary increases, it is assumed that all notices and where appropriate counter-notices, have been served validly and within the appropriate time.

Properties that have not been independently valued as at the reporting date are carried at fair value by way of directors valuation.

#### (b) Trade and Other Receivables

The fair value of trade and receivables, excluding construction work in progress, is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date. This fair value is determined for disclosure purposes.

#### (c) Financial Guarantees

For financial guarantee contracts liabilities, the fair value at initial recognition is determined using a probability weighted discounted cash flow approach. This method takes into account the probability of default by the guaranteed party over the term of the contract, the loss given default (being the proportion of the exposure that is not expected to be recovered in the event of default) and exposure at default (being the maximum loss at the time of default).

### 5. Financial Risk Management

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#### Overview

The Group has exposure to the following risks from their use of financial instruments:

- credit risk
- liquidity risk
- market risk

This note presents information about the Group's exposure to each of the above risks, their objectives, policies and processes for measuring and managing risk, and the management of capital. Further quantitative disclosures are included throughout these consolidated financial statements.

#### Risk Management Framework

The Board of Directors has overall responsibility for the establishment and oversight of the risk management framework. The Board is responsible for developing and monitoring risk management policies.

Risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group.

#### Credit Risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers and investment securities.

#### Trade and Other Receivables

The nature of the Group's business means that most sales contracts occur on a pre-sales basis, before significant expenditure has been incurred on the development. All pre-sale contracts require a deposit at the point of entering into the contract, which are held in trust and

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 5. Financial Risk Management (continued)

#### Trade and Other Receivables (continued)

not reflected on the Group's consolidated statement of financial position. Generally, pre-sale contracts are executed on an unconditional basis. Possession of a development property does not generally pass until such time as the financial settlement of the property has been completed, and title to a development property does not pass until the financial settlement of the property has been completed. Where possession of the development property is granted prior to settlement, title to the property remains with the Group until financial settlement of the property has been completed.

The demographics of the Group's customer base has little or no influence on credit risk. Approximately 22.22% (2025: 11.96%) of the Group's revenue is attributable to multiple sales transactions with single customers.

The Board of Directors has established a credit policy which undertakes an analysis of each sale. Purchase limits are established on customers, with these purchase limits being reviewed on each property development.

The Group's trade and other receivables relate mainly to expenses directly recoverable from landowners at project completion and loans to equity accounted investees and associates. The loans to equity accounted investees bear interest at BBSY plus an agreed margin and are repaid from proceeds on property settlement.

The Group has not established an allowance for impairment, as no losses are expected to be incurred in respect of trade and other receivables. The trade and other receivables are mainly from related parties or being eligible for offset against amounts owed to the borrower.

#### Liquidity Risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group uses project by project costing to cost its products and services, which assists it in monitoring cash flow requirements and optimising its cash return on investments. Typically the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a period of 60 days, including the servicing of financial obligations; this excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

#### Market Risk

Market risk is the risk that changes in market prices, such as interest rates, and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, whilst optimising the return.

#### Interest Rate Risk

The Group continuously reviews its exposure to changes in interest rates and where it is considered prudent will enter into borrowings on a fixed rate basis.

#### Capital Management

The Board's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board of Directors monitors the return on capital, which the Group defines as total comprehensive income attributable to the group divided by total shareholders' equity, excluding non-controlling interests. The Board of Directors also monitors the level of dividends to shareholders.

The Board seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position. The Group's target is to achieve a return on assets of between 6.00% and 8.00%; for the year ended 30 June 2026 the return was 9.82% (2025: 6.14%). In comparison the weighted average interest expense on interest-bearing borrowings (excluding liabilities with imputed interest) was 4.71% (2025: 5.24%).

The Group's debt-to-capital ratio at the end of the financial year was as follows:

|                                     | Note    | 2026<br>\$'000 | 2025<br>\$'000 |
|-------------------------------------|---------|----------------|----------------|
| Interest-bearing debt               | 21 & 29 | 5,470          | 42,374         |
| Market Capitalisation as at 30 June |         | 189,126        | 195,929        |
| Total Capital                       |         | 194,596        | 238,303        |
| Debt-to-capital ratio at 30 June    |         | 3%             | 18%            |

From time to time, the Company purchases its own shares on the market. The timing of these purchases depends on market prices and availability of unallocated company cash resources where not required for core business activity. Shares purchased are cancelled from issued capital on purchase. The intention of the Board of Directors in undertaking such purchases is to enhance the capital return to the shareholders of the Company. Buy decisions are made on a specific transaction basis by the Board of Directors.

In accordance with Rule 13 of the Company's Dividend Reinvestment Plan (DRP), the Directors have elected to suspend the DRP in the 2026 financial year until further notice.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 6. Operating Segments

The Group operates predominantly in the property development sector and has identified 4 reportable segments, as described below, which are the Group's three strategic business units, as well as Corporate and overheads. The strategic business units offer different products, and are managed separately because they require different technology, marketing strategies and have different types of customers. For each of the strategic business units, the Chief Operating Decision Maker (CODM) reviews internal management reports on a regular basis. The following describes the operations in each of the Group's reportable segments:

- Residential apartment development in Western Australia;
- Commercial office/retail development in Western Australia;
- Rental of property in Western Australia; and
- Corporate and overheads represents Finbar Group Limited (parent entity) and business units which generates project management fees, property management fees and sales commission. This also includes net assets attributable to the corporate offices and other administrative expenses.

#### Information about Reportable Segments For the Year ended 30 June 2026

|                                                                          | Residential<br>Apartment<br>Development<br>\$'000 | Commercial<br>Office/Retail<br>Development<br>\$'000 | Rental of<br>Property<br>\$'000 | Corporate<br>and<br>Overheads<br>\$'000 | Total<br>\$'000 |
|--------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------|---------------------------------|-----------------------------------------|-----------------|
| External Revenues - Company and Subsidiaries                             | 175,724                                           | 21,833                                               | 6,762                           | 930                                     | 205,249         |
| External Revenues - Equity Accounted Investees                           | 43                                                | -                                                    | -                               | -                                       | 43              |
| External Revenues - Total                                                | 175,767                                           | 21,833                                               | 6,762                           | 930                                     | 205,292         |
| Reportable Segment Profit before Income Tax - Company and Subsidiaries   | 23,454                                            | 3,257                                                | 87                              | 1,600                                   | 28,398          |
| Reportable Segment Profit before Income Tax - Equity Accounted Investees | 42                                                | -                                                    | -                               | (13)                                    | 29              |
| Reportable Segment Profit before Income Tax - Total                      | 23,496                                            | 3,257                                                | 87                              | 1,587                                   | 28,427          |
| Reportable Segment Assets - Company and Subsidiaries                     | 131,752                                           | 6,005                                                | 46,951                          | 18,170                                  | 202,878         |
| Reportable Segment Assets - Equity Accounted Investees                   | 99,173                                            | 4,074                                                | -                               | -                                       | 103,247         |
| Reportable Segment Liabilities - Company and Subsidiaries                | 27,068                                            | 930                                                  | 952                             | 1,934                                   | 30,884          |
| Reportable Segment Liabilities - Equity Accounted Investees*             | 81,598                                            | 3,428                                                | -                               | -                                       | 85,026          |
| Capital Expenditure                                                      | -                                                 | -                                                    | -                               | 27                                      | 27              |

#### For the Year ended 30 June 2025

|                                                                          |         |        |        |        |         |
|--------------------------------------------------------------------------|---------|--------|--------|--------|---------|
| External Revenues - Company and Subsidiaries                             | 262,616 | 9,806  | 10,152 | 8,152  | 290,726 |
| External Revenues - Equity Accounted Investees                           | 10,580  | -      | -      | -      | 10,580  |
| External Revenues - Total                                                | 273,196 | 9,806  | 10,152 | 8,152  | 301,306 |
| Reportable Segment Profit before Income Tax - Company and Subsidiaries   | 12,825  | 512    | 586    | 5,994  | 19,917  |
| Reportable Segment Profit before Income Tax - Equity Accounted Investees | 389     | -      | -      | 15     | 404     |
| Reportable Segment Profit before Income Tax - Total                      | 13,214  | 512    | 586    | 6,009  | 20,321  |
| Reportable Segment Assets - Company and Subsidiaries                     | 127,855 | 19,509 | 97,608 | 36,459 | 281,431 |
| Reportable Segment Assets - Equity Accounted Investees                   | 53,991  | 2,337  | -      | -      | 56,328  |
| Reportable Segment Liabilities - Company and Subsidiaries                | 51,450  | 3,465  | 39,176 | 6,008  | 100,099 |
| Reportable Segment Liabilities - Equity Accounted Investees*             | 37,523  | 1,690  | -      | -      | 39,213  |
| Capital Expenditure                                                      | -       | -      | 14     | 25     | 39      |

\* Excludes liabilities payable to Finbar Group Limited.

The Group's share of revenues from equity accounted investees are reported in this table as they are managed by Finbar and reported to the CODM. Revenues from equity accounted investees are not reported in the statement of profit or loss and other comprehensive income.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 6. Operating Segments (continued)

| Reconciliation of Reportable Segment Revenues, Profit or Loss, Assets and Liabilities | 2026<br>\$'000 | 2025<br>\$'000 |
|---------------------------------------------------------------------------------------|----------------|----------------|
| <b>Revenues including Other Income</b>                                                |                |                |
| Total revenue for development reportable segments                                     | 197,557        | 272,422        |
| Total revenue for rental segments                                                     | 6,762          | 10,152         |
| Total revenue for other reportable segments                                           | 930            | 8,152          |
| Consolidated Revenue including Other Income                                           | 205,249        | 290,726        |
| Total revenue for development reportable segments - Equity Accounted Investees        | 43             | 10,580         |
| Total Reportable Segments Revenue including Other Income                              | 205,292        | 301,306        |
| <b>Profit or Loss</b>                                                                 |                |                |
| Total profit for reportable segments                                                  | 28,427         | 20,321         |
| Income tax applicable to share of (profit)/loss of equity accounted investees         | (10)           | (122)          |
| Consolidated Profit before Income Tax                                                 | 28,417         | 20,199         |
| <b>Assets</b>                                                                         |                |                |
| Total assets for reportable segments                                                  | 202,878        | 281,431        |
| Cash and cash equivalents                                                             | 50,654         | 36,384         |
| Investments in equity accounted investees                                             | 986            | 979            |
| Unallocated assets**                                                                  | 44,901         | 41,386         |
| Consolidated Total Assets                                                             | 299,419        | 360,180        |
| <b>Liabilities</b>                                                                    |                |                |
| Total liabilities for reportable segments                                             | 30,884         | 100,099        |
| Unallocated liabilities                                                               | 11,417         | 10,977         |
| Consolidated Total Liabilities                                                        | 42,301         | 111,076        |

\*\* Includes receivables due to Finbar Group Limited from equity accounted investees.

#### Geographical information

The Group operates predominantly in the one geographical segment of Western Australia.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

|                            | Note | 2026<br>\$'000 | 2025<br>\$'000 |
|----------------------------|------|----------------|----------------|
| <b>7. Revenue</b>          |      |                |                |
| Property development sales |      | 197,557        | 272,422        |
| Rental income              | 25   | 6,762          | 10,112         |
| Management fees            |      | -              | 1,933          |
| <b>Total Revenue</b>       |      | <b>204,319</b> | <b>284,467</b> |

## 8. Other Income

|                                      |  |            |              |
|--------------------------------------|--|------------|--------------|
| Sales commission income*             |  | 22         | 3,629        |
| Administration fees                  |  | 58         | 52           |
| Dividend income                      |  | 840        | -            |
| Other                                |  | 10         | 59           |
| Net gain on disposal of subsidiary** |  | -          | 2,519        |
| <b>Total Other Income</b>            |  | <b>930</b> | <b>6,259</b> |

\*Corresponding commission and retention expenses are included in administrative expenses in the Consolidated Statement of Profit or Loss.

\*\*Finbar to Rent Pty Ltd was sold on 30 June 2025 resulting in a net gain of \$2,519,000.

## 9. Personnel Expenses

|                                                   |  |              |              |
|---------------------------------------------------|--|--------------|--------------|
| Wages and salaries                                |  | 5,458        | 8,369        |
| Superannuation contributions                      |  | 333          | 497          |
| Increase/(Decrease) in liability for annual leave |  | 306          | (259)        |
| Decrease in liability for long service leave      |  | (251)        | (12)         |
| Directors and committee fees                      |  | 371          | 400          |
| <b>Total Personnel Expenses</b>                   |  | <b>6,217</b> | <b>8,995</b> |

Personnel expenses are included in administrative expenses on the Consolidated Statement of Profit or Loss for the year ended 30 June 2026.

## 10. Finance Income and Finance Costs

### Recognised in Profit or Loss

|                                                        |  |              |                |
|--------------------------------------------------------|--|--------------|----------------|
| Interest income on loans                               |  | 414          | 618            |
| Interest income on bank deposits                       |  | 2,002        | 793            |
| Interest income on loans to equity accounted investees |  | 9            | 5              |
| <b>Total Finance Income</b>                            |  | <b>2,425</b> | <b>1,416</b>   |
| Interest expense                                       |  | 996          | 1,920          |
| Bank charges                                           |  | 452          | 940            |
| <b>Total Finance Costs</b>                             |  | <b>1,448</b> | <b>2,860</b>   |
| <b>Net Finance Income/(Costs)</b>                      |  | <b>977</b>   | <b>(1,444)</b> |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

|                                                                                | Note | 2026<br>\$'000 | 2025<br>\$'000 |
|--------------------------------------------------------------------------------|------|----------------|----------------|
| <b>11. Income Tax Expense</b>                                                  |      |                |                |
| Recognised in Profit or Loss                                                   |      |                |                |
| Current Tax Expense                                                            |      |                |                |
| Current year                                                                   |      | 11,206         | 7,857          |
| (Reversal)/Write off of previously recognised deferred tax                     |      | (86)           | (119)          |
| Non-recoverable amounts                                                        |      | (59)           | (35)           |
|                                                                                |      | 11,061         | 7,703          |
| Deferred Tax Expense Movement                                                  |      |                |                |
| Reversal and origination of temporary differences                              |      | (2,903)        | (1,879)        |
| Income Tax Expense recognised in profit or loss                                |      | 8,158          | 5,824          |
| Income tax recognised in other comprehensive income                            |      | -              | -              |
| Total Income Tax Expense recognised in total comprehensive income for the year |      | 8,158          | 5,824          |
| Numerical Reconciliation between Tax Expense and Pre-tax Net Profit            |      |                |                |
| Profit before Income Tax                                                       |      | 28,417         | 20,199         |
| Income tax using the domestic rate of 30% (2025: 30%)                          |      | 8,525          | 6,060          |
| Movement in income tax expense due to:                                         |      |                |                |
| Non-deductible expenses                                                        |      | 36             | 3              |
| Non-recoverable amounts                                                        |      | (59)           | (35)           |
| Reversal of previously recognised tax assets                                   |      | (86)           | (119)          |
| Tax effect of share of equity accounted investees profit                       |      | (6)            | (85)           |
| Tax effect of dividend imputation credits                                      |      | (252)          | -              |
| Total Income Tax Expense before prior year adjustments                         |      | 8,158          | 5,824          |
| Income tax recognised in other comprehensive income                            |      | -              | -              |
| Total Income Tax Expense recognised in total comprehensive income for the year |      | 8,158          | 5,824          |
| <b>12. Investment Property</b>                                                 |      |                |                |
| 12a Reconciliation of Carrying Amount                                          |      |                |                |
| Balance at 1 July                                                              |      | 83,095         | 102,316        |
| Sale of investment property                                                    |      | -              | (2,784)        |
| Additions to investment property                                               |      | 146            | 335            |
| Transferred from property, plant and equipment                                 |      | 622            | -              |
| Transferred to assets held for sale                                            | 29   | (44,004)       | (14,374)       |
| Change in fair value                                                           |      | (4,370)        | (2,398)        |
| Balance at 30 June                                                             |      | 35,489         | 83,095         |

Investment property comprises commercial properties at four developments which are leased to third parties (see Note 25).

The decrease in the fair value was primarily as a result of higher vacancy rate from the Fairlanes commercial property compared to the prior year.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 12. Investment Property (continued)

#### 12b. Measurement of fair values

##### (i) Fair Value Hierarchy

The fair value of investment property was determined by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued or by director's valuation.

In accordance with the Company's policy, independent valuations were undertaken for Pelago (Karratha) and Fairlanes (East Perth) on 31 December 2025. An updated independent valuation was undertaken and adopted for Pelago (Karratha) and Fairlanes (East Perth) on 30 June 2026 which resulted in an increase of \$200,000 and decrease of \$854,000 on the commercial units compared to the 31 December 2025 valuation, respectively. The total annual revaluation decrease on investment property of \$4,370,000 and the revaluation increase of \$2,330,000 on assets held for sale (refer to Note 29) resulted in a net revaluation decrease of \$2,040,000 in the profit or loss for the year ended 30 June 2026.

The fair value assessment of the Company as at the reporting date includes the best estimates using information available at the time of preparation of the financial statements and appropriate forward looking assumptions.

The fair value measurement for investment property of \$35,489,000 (2025: \$83,095,000) has been categorised as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2(d)).

##### (ii) Level 3 Fair Value

Note 12a shows a reconciliation from the opening balances to the closing balances for Level 3 fair values.

##### (iii) Valuation technique and significant unobservable inputs

The following table shows the valuation technique used in measuring the fair value of investment property and assets held for sale, as well as the significant unobservable inputs used.

| Valuation Technique                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Significant unobservable inputs                                                                                                                                                                                                  | Inter-relationship between key unobservable inputs and fair value measurement                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Discounted cash flows: The valuation model considers the present value of net cash flows able to be generated from the property taking into account expected rental growth rate, void periods, occupancy rate, lease incentive costs, such as rent-free periods and other costs not paid by tenants. The expected net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms. | Expected market rental growth 2.75% - 3.50%;<br>Weighted average 3.05%;<br>Void periods (average 12.6 months after the end of each lease);<br>Occupancy rate 63.55%;<br>Risk-adjusted discounted rates (weighted average 9.00%). | The estimated fair value would increase (decrease) if:<br>Expected market rental growth were higher (lower);<br>Void periods were shorter (longer);<br>Occupancy rate were higher (lower);<br>Rent-free periods were shorter (longer); or<br>Risk-adjusted discount rate were lower (higher). |
| Capitalisation of income valuation: The capitalisation of income valuation method capitalises the current rent received, at a rate analysed from the most recent transactions of comparable property investments. The capitalisation rate used varies across properties. Valuations reflect, where appropriate, lease term remaining, the relationship of current rent to the market rent, location and prevailing investment market conditions.                                                                                                        | Adopted capitalisation rate 9.00%;<br>Gross rent per annum \$352-\$724 per sqm;<br>Occupancy rate 46.67% - 80.42%; and<br>Rent free period 27.0 months                                                                           | The estimated fair value would increase (decrease) if:<br>Adopted capitalisation rate were lower (higher);<br>Gross rent per annum were higher (lower);<br>Occupancy rate were higher (lower); or<br>Lease term remaining were longer (shorter).                                              |
| Direct comparison approach: The direct comparison method compares the subject property to sales of other properties in the surrounding localities and within the subject development on a rate \$/m2 of internal and net lettable area basis. The rate \$/m2 used varies across properties. Valuations reflect, where appropriate, lease details, size and date of sale.                                                                                                                                                                                | Sale price per sqm \$4,500-\$12,250                                                                                                                                                                                              | The estimated fair value would increase (decrease) if:<br>Adopted sale price per sqm were higher (lower);<br>Gross rent per annum were higher (lower); or<br>Lease term remaining were longer (shorter).                                                                                      |



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

| 13. Property, Plant and Equipment  | Property*<br>\$'000 | Office<br>Furniture and<br>Equipment<br>\$'000 | Plant and<br>Equipment<br>\$'000 | Fixtures and<br>Fittings<br>\$'000 | Total<br>\$'000 |
|------------------------------------|---------------------|------------------------------------------------|----------------------------------|------------------------------------|-----------------|
| <b>Cost or Valuation</b>           |                     |                                                |                                  |                                    |                 |
| Balance at 1 July 2024             | 7,466               | 778                                            | 3,641                            | 92                                 | 11,977          |
| Additions                          | -                   | 25                                             | 14                               | -                                  | 39              |
| Change in fair value               | (569)               | -                                              | -                                | -                                  | (569)           |
| Disposals                          | -                   | (93)                                           | (43)                             | (1)                                | (137)           |
| Balance at 30 June 2025            | 6,897               | 710                                            | 3,612                            | 91                                 | 11,310          |
| Balance at 1 July 2025             | 6,897               | 710                                            | 3,612                            | 91                                 | 11,310          |
| Additions                          | -                   | 27                                             | -                                | -                                  | 27              |
| Transferred to investment property | (622)               | -                                              | -                                | -                                  | (622)           |
| Change in fair value               | (709)               | -                                              | -                                | -                                  | (709)           |
| Disposals                          | -                   | (2)                                            | (1,626)                          | -                                  | (1,628)         |
| Balance at 30 June 2026            | 5,566               | 735                                            | 1,986                            | 91                                 | 8,378           |

### Depreciation

|                                                   |       |      |         |    |         |
|---------------------------------------------------|-------|------|---------|----|---------|
| Balance at 1 July 2024                            | -     | 633  | 2,082   | 86 | 2,801   |
| Disposals                                         | -     | (53) | (21)    | -  | (74)    |
| Revaluation                                       | (191) | -    | -       | -  | (191)   |
| Depreciation and amortisation charge for the year | 191   | 25   | 50      | 1  | 267     |
| Balance at 30 June 2025                           | -     | 605  | 2,111   | 87 | 2,803   |
| Balance at 1 July 2025                            | -     | 605  | 2,111   | 87 | 2,803   |
| Disposals                                         | -     | (2)  | (1,463) | -  | (1,465) |
| Revaluation                                       | (172) | -    | -       | -  | (172)   |
| Depreciation and amortisation charge for the year | 172   | 21   | 46      | 1  | 240     |
| Balance at 30 June 2026                           | -     | 624  | 694     | 88 | 1,406   |

### Carrying Amounts

|                 |       |     |       |   |       |
|-----------------|-------|-----|-------|---|-------|
| At 1 July 2024  | 7,466 | 145 | 1,559 | 6 | 9,176 |
| At 30 June 2025 | 6,897 | 105 | 1,501 | 4 | 8,507 |
| At 1 July 2025  | 6,897 | 105 | 1,501 | 4 | 8,507 |
| At 30 June 2026 | 5,566 | 111 | 1,292 | 3 | 6,972 |

\* Property asset class is valued using the revaluation model. The carrying amount that would have been recognised had the assets been carried at historical cost basis are as follows:

|                                | Property*<br>\$'000 |
|--------------------------------|---------------------|
| Revalued assets at cost        |                     |
| Cost                           | 6,871               |
| Less accumulated depreciation  | (2,434)             |
| Net book value at 30 June 2026 | 4,437               |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 13. Property, Plant and Equipment (continued)

#### Measurement of fair values

##### (i) Fair Value Hierarchy

The fair value of property was determined by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued or by director's valuation.

In accordance with the Company's policy, independent valuations were undertaken on 31 December 2025 on existing properties, Pelago in Karratha and Fairlanes in East Perth. An updated independent valuation was undertaken and adopted for Pelago and Fairlanes on 30 June 2026 which resulted in no change to Pelago and a decrease of \$151,000 to Fairlanes compared to the 31 December 2025 valuation.

The fair value assessment of the Company as at the reporting date includes the best estimate using information available at the time of preparation of the financial statements and appropriate forward looking assumptions.

The fair value measurement for property of \$5,566,000 (2025: \$6,897,000) has been categorised as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2(d)).

##### (ii) Level 3 Fair Value

The following table shows a reconciliation from the opening balances to the closing balances for Level 3 fair values.

|                                                                    | 2026<br>\$'000 | 2025<br>\$'000 |
|--------------------------------------------------------------------|----------------|----------------|
| Balance at 1 July                                                  | 6,897          | 7,466          |
| Transfer from property, plant and equipment to investment property | (622)          | -              |
| Revaluation decrease included in 'profit or loss'                  | (537)          | (378)          |
| Depreciation                                                       | (172)          | (191)          |
| Balance at 30 June                                                 | 5,566          | 6,897          |

##### (iii) Valuation technique and significant unobservable inputs

The following table shows the valuation technique used in measuring the fair value of property, plant and equipment, as well as the significant unobservable inputs used.

| Valuation Technique                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Significant unobservable inputs                                                                                                                                                                                                  | Inter-relationship between key unobservable inputs and fair value measurement                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Discounted cash flows: The valuation model considers the present value of net cash flows able to be generated from the property taking into account expected rental growth rate, void periods, occupancy rate, lease incentive costs, such as rent-free periods and other costs not paid by tenants. The expected net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms. | Expected market rental growth 2.75% - 3.50%;<br>Weighted average 3.05%;<br>Void periods (average 12.6 months after the end of each lease);<br>Occupancy rate 63.55%;<br>Risk-adjusted discounted rates (weighted average 9.00%). | The estimated fair value would increase (decrease) if:<br>Expected market rental growth were higher (lower);<br>Void periods were shorter (longer);<br>Occupancy rate were higher (lower);<br>Rent-free periods were shorter (longer); or<br>Risk-adjusted discount rate were lower (higher). |
| Capitalisation of income valuation: The capitalisation of income valuation method capitalises the current rent received, at a rate analysed from the most recent transactions of comparable property investments. The capitalisation rate used varies across properties. Valuations reflect, where appropriate, lease term remaining, the relationship of current rent to the market rent, location and prevailing investment market conditions.                                                                                                        | Adopted capitalisation rate 9.00%;<br>Gross rent per annum \$352- \$724 per sqm;<br>Occupancy rate 46.67% - 80.42%; and<br>Rent free period 27.0 months                                                                          | The estimated fair value would increase (decrease) if:<br>Adopted capitalisation rate were lower (higher);<br>Gross rent per annum were higher (lower);<br>Occupancy rate were higher (lower); or<br>Lease term remaining were longer (shorter).                                              |
| Direct comparison approach: The direct comparison method compares the subject property to sales of other properties in the surrounding localities and within the subject development on a rate \$/m2 of internal and net lettable area basis. The rate \$/m2 used varies across properties. Valuations reflect, where appropriate, lease details, size and date of sale.                                                                                                                                                                                | Sale price per sqm \$4,500-\$12,250                                                                                                                                                                                              | The estimated fair value would increase (decrease) if:<br>Adopted sale price per sqm were higher (lower);<br>Gross rent per annum were higher (lower); or<br>Lease term remaining were longer (shorter).                                                                                      |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 14. Investments in Equity Accounted Investees

#### Equity Accounted Investees

The Group accounts for investments in equity accounted investees using the equity method.

The Group has the following investments in equity accounted investees (all stated at 100% of the values):

| Equity Accounted Investees<br>Net Assets/(Liabilities) | Ownership | Garden<br>Towers East<br>Perth Pty Ltd<br>\$'000 | 240<br>Adelaide<br>Terrace<br>Pty Ltd**<br>\$'000 | Finbar<br>Sub<br>5050 Pty<br>Ltd*<br>\$'000 | Lot 1001<br>- 1003<br>Pty Ltd*<br>\$'000 | Rowe<br>Avenue<br>Pty Ltd<br>\$'000 | Total<br>\$'000 |
|--------------------------------------------------------|-----------|--------------------------------------------------|---------------------------------------------------|---------------------------------------------|------------------------------------------|-------------------------------------|-----------------|
| <b>2026</b>                                            |           |                                                  |                                                   |                                             |                                          |                                     |                 |
| Assets - Current Assets <sup>1</sup>                   |           | 135,050                                          | -                                                 | -                                           | -                                        | 27                                  | 135,077         |
| Assets - Non-current                                   |           | 68,708                                           | -                                                 | -                                           | -                                        | 5,141                               | 73,849          |
| Liabilities - Current <sup>2</sup>                     |           | (172,187)                                        | -                                                 | -                                           | -                                        | (55)                                | (172,242)       |
| Liabilities - Non-current <sup>3</sup>                 |           | (33,124)                                         | -                                                 | -                                           | -                                        | (1,587)                             | (34,711)        |
| Net Assets/(Liabilities)                               | 100.00%   | (1,553)                                          | -                                                 | -                                           | -                                        | 3,526                               | 1,973           |
| Group's share of net assets/(liabilities)              | 50.00%    | (777)                                            | -                                                 | -                                           | -                                        | 1,763                               | 986             |

|                                           |         |           |      |   |   |         |           |
|-------------------------------------------|---------|-----------|------|---|---|---------|-----------|
| <b>2025</b>                               |         |           |      |   |   |         |           |
| Assets - Current Assets <sup>1</sup>      |         | 3,538     | 42   | - | - | 7       | 3,587     |
| Assets - Non-current                      |         | 108,620   | -    | - | - | 4,657   | 113,277   |
| Liabilities - Current <sup>2</sup>        |         | (4,523)   | (12) | - | - | (19)    | (4,554)   |
| Liabilities - Non-current <sup>3</sup>    |         | (109,240) | -    | - | - | (1,113) | (110,353) |
| Net Assets/(Liabilities)                  | 100.00% | (1,605)   | 30   | - | - | 3,532   | 1,957     |
| Group's share of net assets/(liabilities) | 50.00%  | (803)     | 15   | - | - | 1,766   | 979       |

<sup>1</sup> Includes cash and cash equivalents

<sup>2</sup> Includes current financial liabilities

<sup>3</sup> Includes non-current financial liabilities

| Profit/(Loss) Before Income Tax Recognised<br>from Equity Accounted Investees | Ownership | Garden<br>Towers East<br>Perth Pty Ltd<br>\$'000 | 240<br>Adelaide<br>Terrace<br>Pty Ltd**<br>\$'000 | Finbar<br>Sub<br>5050 Pty<br>Ltd*<br>\$'000 | Lot 1001<br>- 1003<br>Pty Ltd*<br>\$'000 | Rowe<br>Avenue<br>Pty Ltd<br>\$'000 | Total<br>\$'000 |
|-------------------------------------------------------------------------------|-----------|--------------------------------------------------|---------------------------------------------------|---------------------------------------------|------------------------------------------|-------------------------------------|-----------------|
| <b>2026</b>                                                                   |           |                                                  |                                                   |                                             |                                          |                                     |                 |
| Revenue                                                                       |           | 86                                               | -                                                 | -                                           | -                                        | -                                   | 86              |
| Expenses                                                                      |           | (49)                                             | (6)                                               | -                                           | -                                        | 23                                  | (32)            |
| Interest income                                                               |           | 39                                               | 1                                                 | -                                           | -                                        | 1                                   | 41              |
| Interest expense                                                              |           | -                                                | -                                                 | -                                           | -                                        | (35)                                | (35)            |
| Income tax (expense)/refund                                                   |           | (23)                                             | -                                                 | -                                           | -                                        | 3                                   | (20)            |
| Profit/(Loss) after income tax                                                | 100.00%   | 53                                               | (5)                                               | -                                           | -                                        | (8)                                 | 40              |
| Group's share of Profit/(Loss) after income tax                               | 50.00%    | 27                                               | (3)                                               | -                                           | -                                        | (4)                                 | 20              |

|                                                 |         |      |          |     |     |      |          |
|-------------------------------------------------|---------|------|----------|-----|-----|------|----------|
| <b>2025</b>                                     |         |      |          |     |     |      |          |
| Revenue                                         |         | 10   | 20,965   | 8   | -   | -    | 20,983   |
| Expenses                                        |         | (36) | (20,076) | -   | (2) | 13   | (20,101) |
| Interest income                                 |         | 57   | 22       | -   | 1   | -    | 80       |
| Interest expense                                |         | -    | (132)    | -   | -   | (21) | (153)    |
| Income tax (expense)/refund                     |         | (9)  | (234)    | (2) | -   | 2    | (243)    |
| Profit/(Loss) after income tax                  | 100.00% | 22   | 545      | 6   | (1) | (6)  | 566      |
| Group's share of Profit/(Loss) after income tax | 50.00%  | 11   | 273      | 3   | (1) | (3)  | 283      |

\* Finbar Sub 5050 Pty Ltd and Lot 1001-1003 Pty Ltd were deregistered on 14 May 2025 and 8 June 2025 respectively.

\*\* 240 Adelaide Terrace Pty Ltd was deregistered on 3 June 2026.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 15. Tax Assets and Liabilities

The current tax liability for the Group of \$5,473,000 (2025: \$5,442,000) represents the amount of income taxes payable in respect of current and prior periods.

#### Recognised Deferred Tax Assets and Liabilities

Deferred tax assets and liabilities are attributable to the following:

|                                                | Assets         |                | Liabilities    |                |
|------------------------------------------------|----------------|----------------|----------------|----------------|
|                                                | 2026<br>\$'000 | 2025<br>\$'000 | 2026<br>\$'000 | 2025<br>\$'000 |
| Inventories                                    | 197            | -              | (3,783)        | (6,271)        |
| Interest bearing loans and borrowings          | 59             | 224            | -              | -              |
| Revaluation of investment property*            | 2,251          | -              | -              | (727)          |
| Revaluation of property, plant and equipment** | 318            | 147            | -              | (42)           |
| Other items                                    | 2,376          | 3,001          | (222)          | (39)           |
| Tax value of carry-forward losses recognised   | 2,519          | 4,518          | -              | -              |
| Tax assets/(liabilities)                       | 7,720          | 7,890          | (4,005)        | (7,079)        |
| Set off of tax                                 | 684            | (1,544)        | (684)          | 1,544          |
| Net Tax                                        | 8,404          | 6,346          | (4,689)        | (5,535)        |

\* Deferred tax liabilities totalling \$608,000 (2025: \$919,000) relating to revaluation of investment property was transferred to Liabilities Held for Sale. Refer to Note 29.

\*\* The tax effect on the revaluation of property, plant and equipment recognised in other comprehensive income in the current period was Nil (2025: Nil).

### 16. Inventories

|                               | 2026<br>\$'000 | 2025<br>\$'000 |
|-------------------------------|----------------|----------------|
| <b>Current</b>                |                |                |
| Work in progress              | -              | 27,285         |
| Completed stock               | 52,589         | 102,796        |
| Total Current Inventories     | 52,589         | 130,081        |
| <b>Non-current</b>            |                |                |
| Work in progress              | 74,004         | 13,804         |
| Completed stock               | 1,922          | 17,045         |
| Total Non-current Inventories | 75,926         | 30,849         |

### 17. Trade and Other Receivables

|                                                 | 2026<br>\$'000 | 2025<br>\$'000 |
|-------------------------------------------------|----------------|----------------|
| <b>Current</b>                                  |                |                |
| Trade receivables                               | 13,903         | 3,209          |
| Other receivables                               | 1,436          | 4,930          |
| Loan receivable from equity accounted investees | 18,726         | -              |
| Total Current Trade and Other Receivables       | 34,065         | 8,139          |
| <b>Non-current</b>                              |                |                |
| Trade receivables                               | 48             | 53             |
| Other receivables                               | 4,893          | 6,163          |
| Loan receivable from equity accounted investees | 16,512         | 35,038         |
| Total Non-current Trade and Other Receivables   | 21,453         | 41,254         |

Amounts receivable from equity accounted investees bear interest at BBSY. They are recoverable from the equity accounted investees on completion of the project and funded via settlement proceeds.

The Group's exposure to credit risk and impairment losses to trade and other receivables are disclosed in Note 24.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

|                                      | 2026<br>\$'000 | 2025<br>\$'000 |
|--------------------------------------|----------------|----------------|
| <b>18. Cash and Cash Equivalents</b> |                |                |
| 18a Cash and cash equivalents        |                |                |
| Bank balances                        | 50,654         | 36,384         |
| Cash and cash equivalents            | 50,654         | 36,384         |

The Group's exposure to interest rate risk and a sensitivity analysis for financial assets and liabilities is disclosed in Note 24.

### 18b Reconciliation of Cash Flows from Operating Activities

|                                                                          | Note | 2026<br>\$'000 | 2025<br>\$'000 |
|--------------------------------------------------------------------------|------|----------------|----------------|
| <b>Cash Flows from Operating Activities</b>                              |      |                |                |
| Profit for the year                                                      |      | 20,259         | 14,375         |
| Adjustments for:                                                         |      |                |                |
| Depreciation and amortisation                                            | 13   | 240            | 267            |
| Loss on disposal of assets                                               |      | -              | 40             |
| Revaluation of investment property                                       | 12a  | 4,370          | 2,398          |
| Revaluation of property, plant & equipment                               | 13   | 537            | 378            |
| Loss on disposal of investment property                                  |      | -              | 107            |
| Gain on disposal of assets held for sale                                 |      | (305)          | -              |
| Net financing (income)/cost                                              |      | (1,428)        | 504            |
| Share of net profit of equity accounted investees                        |      | (20)           | (283)          |
| Income tax expense                                                       | 11   | 8,158          | 5,824          |
| <b>Operating Profit before Changes in Working Capital and Provisions</b> |      | 31,811         | 23,610         |
| Change in trade and other receivables                                    |      | (14,148)       | 9,422          |
| Change in inventories                                                    | 16   | 32,415         | 170,836        |
| Change in prepayments                                                    |      | (227)          | 291            |
| Change in provision for employee benefits                                | 22   | 55             | (272)          |
| Change in trade and other payables                                       |      | (26,926)       | (15,410)       |
| <b>Cash generated from Operating Activities</b>                          |      | 22,980         | 188,477        |
| Interest paid                                                            |      | (2,665)        | (4,953)        |
| Income taxes paid                                                        |      | (11,340)       | (3,897)        |
| <b>Net Cash generated from Operating Activities</b>                      |      | 8,975          | 179,627        |

The increases and decreases in trade and other receivables as well as trade and other payables reflect only those changes that relate to operating activities. The remaining increases and decreases relate to investing activities.

|                                         | <b>Company<br/>Ordinary Shares</b> |                |
|-----------------------------------------|------------------------------------|----------------|
|                                         | 2026                               | 2025           |
| <b>19. Capital and Reserves</b>         |                                    |                |
| Share Capital                           |                                    |                |
| On issue at 1 July                      | 272,123,142                        | 272,123,142    |
| On Issue at 30 June - Fully Paid        | 272,123,142                        | 272,123,142    |
|                                         | 2026<br>\$'000                     | 2025<br>\$'000 |
| Shares issued and fully paid at 1 July  | 194,484                            | 194,484        |
| Shares issued and fully paid at 30 June | 194,484                            | 194,484        |

The Company does not have authorised capital or par value in respect of its issued shares.

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares rank equally with regard to the Company's residual assets.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 19. Capital and Reserves (continued)

#### Dividends

##### Dividends Paid During the Year 2026

|                       | Cents per Share | Total Amount \$'000 | Franked / Unfranked | Date of Payment |
|-----------------------|-----------------|---------------------|---------------------|-----------------|
| Final 2025 ordinary   | 2.00            | 5,442               | Franked             | 6 August 2025   |
| Interim 2026 ordinary | 2.50            | 6,803               | Franked             | 10 April 2026   |
| Total Dividends Paid  |                 | 12,245              |                     |                 |

##### Dividends Paid During the Year 2025

|                     |      |        |         |                 |
|---------------------|------|--------|---------|-----------------|
| Final 2024 ordinary | 8.00 | 21,770 | Franked | 10 October 2024 |
| Total Amount        |      | 21,770 |         |                 |

Franked dividends declared or paid during the year were franked at the rate of 30%.

After 30 June 2026, the following dividend has been proposed by the Directors. The dividend has not been provided. The declaration and subsequent payment of dividends has no income tax consequences.

#### Proposed Dividend

Dividend proposed by the Group are:

|                     | Cents per Share | Total Amount \$'000 | Franked / Unfranked | Date of Payment   |
|---------------------|-----------------|---------------------|---------------------|-------------------|
| Final 2026 ordinary | 3.00            | 8,164               | Franked             | 25 September 2026 |
| Total Amount        |                 | 8,164               |                     |                   |

The financial effect of this dividend has not been brought to account in the financial statements for the financial year ended 30 June 2026 and will be recognised in subsequent financial reports.

#### Dividend Reinvestment Plan

The Company has a dividend reinvestment plan under which holders of ordinary shares may elect to have all or part of their dividend entitlements satisfied by the issue of new ordinary shares rather than by being paid in cash.

In accordance with Rule 13 of the Company's Dividend Reinvestment Plan (DRP), the Directors have elected to suspend the DRP in the 2026 financial year until further notice.

#### Dividend Franking Account

|                                                                                                       | Company     |             |
|-------------------------------------------------------------------------------------------------------|-------------|-------------|
|                                                                                                       | 2026 \$'000 | 2025 \$'000 |
| 30% franking credits available to shareholders of Finbar Group Limited for subsequent financial years | 11,161      | 9,456       |

The above available amounts are based on the balance of the dividend franking account at year-end adjusted for:

- franking credits that will arise from the payment of current tax liabilities;
- franking debits that will arise from the payment of dividends recognised as a liability at the year-end;
- franking credits that will arise from the receipt of dividends recognised as receivables at the year-end; and
- franking credits that the entity may be prevented from distributing in subsequent years.

The ability to utilise the franking credits is dependent upon there being sufficient available profits to declare dividends. The impact on the dividend franking account of dividends proposed after reporting date but not recognised as a liability is to reduce it by \$3,499,000 (2025: \$2,332,000).

#### Nature and purpose of reserve

##### Asset revaluation reserve

The revaluation reserve relates to the revaluation of property, plant and equipment carried at fair value.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 20. Earnings per Share

#### Basic and Diluted Earnings per Share

The calculation of basic and diluted earnings per share at 30 June 2026 was based on the profit attributable to ordinary shareholders of \$20,259,000 (2025: \$14,375,000) and a weighted average number of ordinary shares on issue during the year ended 30 June 2026 of 272,123,142 (2025: 272,123,142), calculated as follows:

|                                                        | 2026<br>\$'000 | 2025<br>\$'000 |
|--------------------------------------------------------|----------------|----------------|
| Profit Attributable to Ordinary Shareholders           | 20,259         | 14,375         |
| <b>Ordinary Shares</b>                                 |                |                |
|                                                        | 2026           | 2025           |
| Weighted Average Number of Ordinary Shares             |                |                |
| Issued ordinary shares at 1 July                       | 272,123,142    | 272,123,142    |
| Weighted Average Number of Ordinary Shares at 30 June  | 272,123,142    | 272,123,142    |
| Basic and Diluted Earnings per Share (cents per share) | 7.44           | 5.28           |

### 21. Loans and Borrowings

This note provides information about the contractual terms of the Group's interest-bearing loans and borrowings. For more information about the Group's exposure to interest rate risk see Note 24.

|                                        | 2026<br>\$'000 | 2025<br>\$'000 |
|----------------------------------------|----------------|----------------|
| <b>Current</b>                         |                |                |
| Commercial bills (Secured)             | 5,470          | -              |
| Investor loans (Unsecured)             | 400            | 15,932         |
| Total Current Loans and Borrowings     | 5,870          | 15,932         |
| <b>Non-current</b>                     |                |                |
| Commercial bills (Secured)             | -              | 34,401         |
| Investor loans (Unsecured)             | 8,000          | -              |
| Total Non-current Loans and Borrowings | 8,000          | 34,401         |

#### Terms and debt repayment schedule

Terms and conditions of outstanding loans are as follows:

|                                           |                              |                                           | 2026<br>Carrying<br>Amount<br>\$'000 | 2025<br>Carrying<br>Amount<br>\$'000 |
|-------------------------------------------|------------------------------|-------------------------------------------|--------------------------------------|--------------------------------------|
| <b>Current</b>                            | <b>Nominal Interest Rate</b> | <b>Financial<br/>Year of<br/>Maturity</b> |                                      |                                      |
| Commercial bills (Secured)                | BBSY+1.45%                   | 2027                                      | 5,470                                | -                                    |
| Investor loans (Unsecured)*               | BBSY+3.00%                   | 2026                                      | -                                    | 1,580                                |
| Investor loans from landowner (Unsecured) |                              | 2027                                      | 400                                  | -                                    |
| Investor loans from landowner (Unsecured) |                              | 2026                                      | -                                    | 8,547                                |
| Investor loans from landowner (Unsecured) |                              | 2026                                      | -                                    | 5,805                                |
| Total Current Loans and Borrowings        |                              |                                           | 5,870                                | 15,932                               |
| <b>Non-current</b>                        |                              |                                           |                                      |                                      |
| Commercial bills (Secured)**              | BBSY+2.00%                   | 2027                                      | -                                    | 13,401                               |
| Commercial bills (Secured)***             | BBSY+2.40%                   | 2027                                      | -                                    | 21,000                               |
| Investor loans from landowner (Unsecured) |                              | 2028                                      | 8,000                                | -                                    |
| Total Non-current Loans and Borrowings    |                              |                                           | 8,000                                | 34,401                               |

\* Refer to Note 28 for details on related party loans.

\*\* Commercial bills (secured) totalling Nil (2025: \$6,393,000) relating to the Pelago (residential) units was transferred to Liabilities Held for Sale. Refer to Note 29. The commercial bill relating to the Pelago units has been fully repaid during the year.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 21. Loans and Borrowings (continued)

#### Financing Arrangements

##### Commercial bills

The commercial bills are secured by registered first mortgages over the land and buildings (including those under construction) and a registered mortgage debenture over the assets and undertakings of the subsidiaries. The loans relate to a specific project or property and are denominated in Australian dollars. There are no cross securities against other projects or property within the Group to assist in mitigating risk in the event of default on a commercial bill. The bank guarantees within the Group are disclosed in Note 27.

When a project is undertaken, initial funding is provided by the Group, equity accounted investees partners, and development landowners where applicable. Project developments are marketed and pre-sales are secured with customer deposits which are held in trust and not reflected on the Company's statement of financial position. Typically, external funding is accessible when minimum compliant pre-sales are achieved, secured over a specific project, and only to fund progress development costs. As a project nears its completion date, it is expected that the available facility will near or be at its fully drawn limit. When a project is completed and settlement proceeds are received, the proceeds are firstly applied to facility repayments and then payments to the project investors in accordance with the negotiated development agreements. The returned capital is reinvested into the Group's future projects and activities as well as payment of dividends to shareholders.

The Commercial bill (secured) relating to 175 Adelaide Terrace Pty Ltd bank facility contains a covenant that requires the entity's 'Loan to Value Ratio' to be less than 60%. The covenant is tested at each reporting period. The bank facility becomes repayable on demand if the covenant is not met at testing date.

\*\*\* 175 Adelaide Terrace Pty Ltd has a \$9,000,000 bank facility which has not been drawn down as at 30 June 2026. The Group expects to comply with the bi-annual covenants within 12 months after the reporting date.

##### Investor Loans

Investor Loans are generally repayable upon the completion of the project, unless otherwise agreed.

### 22. Employee Benefits

|                                            | 2026<br>\$'000 | 2025<br>\$'000 |
|--------------------------------------------|----------------|----------------|
| <b>Current</b>                             |                |                |
| Liability for annual leave                 | 213            | 211            |
| Liability for long-service leave           | 510            | 420            |
| <b>Total Current Employee Benefits</b>     | <b>723</b>     | <b>631</b>     |
| <b>Non-current</b>                         |                |                |
| Liability for long-service leave           | 9              | 46             |
| <b>Total Non-current Employee Benefits</b> | <b>9</b>       | <b>46</b>      |

### 23. Trade and Other Payables

|                                               |               |               |
|-----------------------------------------------|---------------|---------------|
| <b>Current</b>                                |               |               |
| Trade and other payables                      | 12,393        | 39,480        |
| Other payables and accrued expenses           | 3,281         | 2,297         |
| <b>Total Current Trade and Other Payables</b> | <b>15,674</b> | <b>41,777</b> |

At 30 June 2026, consolidated trade and other payables include retentions of Nil (2025: \$160,000) relating to completed construction contracts.

The Group's exposure to liquidity risk related to trade and other payables is disclosed in Note 24.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 24. Financial Instruments

#### Credit Risk

##### Exposure to Credit Risk

The carrying amount of the Group's financial assets represent the maximum credit exposure.

The Group's maximum exposure to credit risk at the reporting date was:

Trade and other receivables - Current

Trade and other receivables - Non-current

Cash and cash equivalents

| Note | Carrying Amount |                |
|------|-----------------|----------------|
|      | 2026<br>\$'000  | 2025<br>\$'000 |
| 17   | 34,065          | 8,139          |
| 17   | 21,453          | 41,254         |
| 18a  | 50,654          | 36,384         |
|      | 106,172         | 85,777         |
|      |                 |                |
|      | 35,238          | 35,038         |
|      | 13,951          | 3,258          |
|      | 6,329           | 11,093         |
|      | -               | 4              |
|      | 55,518          | 49,393         |

The Group's maximum exposure to credit risk for trade and other receivables at the reporting date by receivable category was:

Amounts receivable from equity accounted investees

GST refunds due and other trade debtors

Other receivables

Working capital advances and bonds

#### Impairment Losses

None of the Group's trade or other receivables are past due. Based on historic default rates and security held, the Group believes that no impairment allowance is necessary in respect of trade or other receivables.

#### Liquidity Risk

The following are the contractual maturities of non-derivative financial liabilities, including estimated interest payments and excluding the impact of netting agreements:

#### Non-derivative Financial Liabilities

Commercial bills\*

Investor Loans\*

Trade and other payables

#### 30 June 2026

| Note | Carrying Amount<br>\$'000 | Contractual Cash Flows<br>\$'000 | 1 Year or Less<br>\$'000 | 1-3 Years<br>\$'000 |
|------|---------------------------|----------------------------------|--------------------------|---------------------|
| 21   | 5,470                     | 5,473                            | 5,473                    | -                   |
| 21   | 8,400                     | 8,400                            | 400                      | 8,000               |
| 23   | 15,674                    | 15,674                           | 15,674                   | -                   |
|      | 29,544                    | 29,547                           | 21,547                   | 8,000               |

#### 30 June 2025

| Note | Carrying Amount<br>\$'000 | Contractual Cash Flows<br>\$'000 | 1 Year or Less<br>\$'000 | 1-3 Years<br>\$'000 |
|------|---------------------------|----------------------------------|--------------------------|---------------------|
| 21   | 34,401                    | 38,120                           | 2,029                    | 36,091              |
| 21   | 15,932                    | 15,950                           | 15,950                   | -                   |
| 23   | 41,777                    | 41,777                           | 41,777                   | -                   |
|      | 92,110                    | 95,847                           | 59,756                   | 36,091              |

\* Refer to Note 21 Loans and borrowings for details on loan maturity.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 24. Financial Instruments (continued)

#### Interest Rate Risk

##### Profile

At the reporting date the interest rate profile of the Group's interest-bearing financial assets and liabilities was:

|                           | Carrying Amount |                |
|---------------------------|-----------------|----------------|
|                           | 2026<br>\$'000  | 2025<br>\$'000 |
| Variable Rate Instruments |                 |                |
| Financial Assets          | 51,665          | 40,436         |
| Financial Liabilities     | (5,470)         | (35,981)       |
|                           | 46,195          | 4,455          |

#### Cash Flow Sensitivity Analysis for Variable Rate Instruments

A change of 100 basis points in interest rates would have (decreased)/increased the Group's equity and profit or loss by the amounts shown below. This analysis assumes that all variables remain constant. The analysis is on the same basis for 2025.

|                           | Profit or Loss              |                             | Equity                      |                             |
|---------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
|                           | 100bp<br>Increase<br>\$'000 | 100bp<br>Decrease<br>\$'000 | 100bp<br>Increase<br>\$'000 | 100bp<br>Decrease<br>\$'000 |
| <b>30 June 2026</b>       |                             |                             |                             |                             |
| Variable rate instruments | (378)                       | 378                         | (378)                       | 378                         |
| <b>30 June 2025</b>       |                             |                             |                             |                             |
| Variable rate instruments | (799)                       | 799                         | (799)                       | 799                         |

#### Fair Values

##### Fair Values Versus Carrying Amounts

The fair values of financial assets and liabilities, as detailed below, approximates to the carrying amounts shown on the statement of financial position:

|                             | Note | Fair Values    |                |
|-----------------------------|------|----------------|----------------|
|                             |      | 2026<br>\$'000 | 2025<br>\$'000 |
| Trade and other receivables | 17   | 55,518         | 49,393         |
| Cash and cash equivalents   | 18a  | 50,654         | 36,384         |
| Secured commercial bills    | 21   | (5,470)        | (34,401)       |
| Investor loans              | 21   | (8,400)        | (15,932)       |
| Trade and other payables    | 23   | (15,674)       | (41,777)       |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 24. Financial Instruments (continued)

The methods and assumptions used to estimate the fair value of financial instruments are as follows:

#### Trade and other receivables

The carrying amount approximates fair value given the short term nature of the balances and the market based commercial terms.

#### Cash and cash equivalents

The carrying amount is fair value due to the liquid nature of these assets.

#### Secured commercial bills

The carrying amount approximates fair value given the short term nature of the balances.

#### Investor loans

The carrying amount approximates fair value given the short term nature of the balances and the market based commercial terms.

#### Trade and other payables

The carrying amount approximates fair value given the short term nature of the balances and the market based commercial terms.

| 25. Operating Leases                                                                                  | Note | 2026<br>\$'000 | 2025<br>\$'000 |
|-------------------------------------------------------------------------------------------------------|------|----------------|----------------|
| <b>Leases as Lessor</b>                                                                               |      |                |                |
| The Group leases out its investment properties held under operating leases.                           |      |                |                |
| Rental income received from investment property and assets held for sale                              |      | 6,566          | 9,728          |
| Other rental property income received                                                                 |      | 196            | 384            |
|                                                                                                       | 7    | 6,762          | 10,112         |
| <b>Future minimum lease receipts</b>                                                                  |      |                |                |
| At 30 June, the future minimum lease receipts under non-cancellable leases to be received as follows: |      |                |                |
| Less than one year*                                                                                   |      | 2,026          | 5,969          |
| Between one and five years                                                                            |      | 2,004          | 4,162          |
| More than 5 years                                                                                     |      | -              | 5              |
|                                                                                                       |      | 4,030          | 10,136         |
| *Includes future minimum lease receipts under non-cancellable leases from assets held for sale.       |      |                |                |
| <b>26. Capital and Other Commitments</b>                                                              |      |                |                |
| <b>Commitments and Contingent Liabilities</b>                                                         |      |                |                |
| <b>Property Development</b>                                                                           |      |                |                |
| <b>Contracted but not provided for and payable:</b>                                                   |      |                |                |
| Within one year                                                                                       |      | 91,439         | 53,442         |
| Later than one year                                                                                   |      | 3,863          | -              |
| <b>Total Property Development Commitments</b>                                                         |      | <b>95,302</b>  | <b>53,442</b>  |
| <b>Property Development - Equity Accounted Investees</b>                                              |      |                |                |
| <b>Contracted but not provided for and payable:</b>                                                   |      |                |                |
| Within one year                                                                                       |      | 7,285          | 57,137         |
| Later than one year                                                                                   |      | -              | 3,464          |
| <b>Total Property Development Commitments - Equity Accounted Investees</b>                            |      | <b>7,285</b>   | <b>60,601</b>  |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 26. Capital and Other Commitments (continued)

Group's Share of Property Development - Equity Accounted Investees

Contracted but not provided for and payable:

|                                                                              | 2026<br>\$'000 | 2025<br>\$'000 |
|------------------------------------------------------------------------------|----------------|----------------|
| Within one year                                                              | 3,643          | 28,568         |
| Later than one year                                                          | -              | 1,732          |
| Total Share of Property Development Commitments - Equity Accounted Investees | 3,643          | 30,300         |

Group's Property Development Commitments including Equity Accounted Investees

Contracted but not provided for and payable:

|                                                                                     |        |        |
|-------------------------------------------------------------------------------------|--------|--------|
| Within one year                                                                     | 95,082 | 82,010 |
| Later than one year                                                                 | 3,863  | 1,732  |
| Group's Total Property Development Commitments including Equity Accounted Investees | 98,945 | 83,742 |

### 27. Contingencies

The Directors are of the opinion that provisions are not required for the guarantees below, as it is not probable that a future sacrifice of economic benefits will be required or the amount is not capable of reliable measurement.

#### Guarantees

|                                                                                                    |       |        |
|----------------------------------------------------------------------------------------------------|-------|--------|
| Finbar Group Limited guaranteed commercial bill over investment property in Karratha (Pelago)      | -     | 19,795 |
| Finbar Group Limited guaranteed commercial bill over investment property in East Perth (Fairlanes) | 3,000 | 3,000  |
| Total Guarantees                                                                                   | 3,000 | 22,795 |

### 28. Related Parties

The key management personnel compensation included in 'personnel expenses' is as follows:

|                              | 2026<br>\$ | 2025<br>\$ |
|------------------------------|------------|------------|
| Short term employee benefits | 2,842,604  | 4,493,302  |
| Post employment benefits     | 113,692    | 151,512    |
| Other long term benefits     | (39,592)   | (51,093)   |
| Employee benefits            | 2,916,704  | 4,593,721  |

#### Individual Directors and Executives Compensation Disclosures

Information regarding individual directors and executives compensation are provided in the Remuneration Report section of the Directors' report on pages 5 -10.

#### Equity Accounted Investees

Loans are made by the Group to equity accounted investees for property development undertakings. Loans outstanding from the Group to equity accounted investees are interest bearing and are repayable at the completion of the equity accounted investees development project.

As at 30 June, the balance of these loans (see Note 17) were as follows:

|                                  | 2026<br>\$ | 2025<br>\$ |
|----------------------------------|------------|------------|
| Garden Towers East Perth Pty Ltd | 34,721,948 | 34,733,525 |
| Rowe Avenue Pty Ltd              | 516,352    | 304,047    |
|                                  | 35,238,300 | 35,037,572 |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

### 28. Related Parties (continued)

During the year, the Group provided \$67,732 (2025: \$34,441,966) of short-term funding to Garden Towers East Perth Pty Ltd and subsequently received repayments of \$79,309 (2025: \$3,800,510). The Group also provided \$203,500 (2025: \$84,625) additional loan funding to Rowe Avenue Pty Ltd during the year.

Ventrade Australia Pty Ltd is a related party of Chuan Hup Holdings Limited who owns 25.65% of Finbar Group Limited. Ventrade Australia Pty Ltd owns 50% of the following equity accounted investees disclosed in Note 14:

- Garden Towers East Perth Pty Ltd (Garden Towers East Perth): Construction works continue to progress, with completion expected during the financial year ending 30 June 2027 (H1 FY2027). As at 30 June 2026, 270 residential sales and 6 commercial sales have been achieved in the development of 329 residential and 13 commercial units.

#### Other Related Party Transactions

As at 30 June, related party loans (see Note 21) were as follows:

|                                            | Nominal Interest Rate | Financial Year of Maturity | 2026 \$ | 2025 \$   |
|--------------------------------------------|-----------------------|----------------------------|---------|-----------|
| Forward International Pty Ltd (Unsecured)* | BBSY+3.00%            | 2026                       | -       | 1,580,233 |
|                                            |                       |                            | -       | 1,580,233 |

During the year, the Group repaid \$1,580,233 in loans and interest to Forward International Pty Ltd.

\*John Chan, Ronald Chan and Melissa Chan have interests in Forward International Pty Ltd which holds shares in Finbar Group Limited.

### 29. Disposal Group Held for Sale

During the year, an additional 76 Pelago residential units were transferred from investment property to assets held for sale valued at \$42,638,000. At 30 June 2026, the remaining 15 Pelago residential units are expected to sell within 12 months from reporting date. Additionally, 2 commercial units were under contract for sale valued at \$1,366,000 as at 30 June 2026 from the Pelago building. As a result, these commercial units (investment properties) were transferred to assets held for sale given they are expected to settle within the next 12 months. The related liabilities have been reclassified to current. The commercial bill relating to the Pelago units has been fully repaid during the year.

The Pelago residential units have been revalued during the reporting year. The valuation resulted in a \$2,330,000 increase to the value of the units, which has been included in the revaluation movement of investment property in the profit or loss in the year ended 30 June 2026.

The Pelago residential and commercial properties transferred to assets held for sale are within the 'Rental of Property' segment.

The fair value measurement for assets held for sale of \$11,221,000 (2025: \$14,374,000) has been categorised as a Level 3 fair value based on the inputs to the valuation technique used (see Note 2(d)). Refer to Note 12b for information on the measurement of fair values.

|                                          | Note | 2026 \$'000 | 2025 \$'000 |
|------------------------------------------|------|-------------|-------------|
| <b>Reconciliation of Carrying Amount</b> |      |             |             |
| Balance at 1 July                        |      | 14,374      | -           |
| Sale of assets held for sale             |      | (49,487)    | -           |
| Transferred from investment property     | 12   | 44,004      | 14,374      |
| Change in fair value                     |      | 2,330       | -           |
| Balance at 30 June                       |      | 11,221      | 14,374      |
| <b>Assets Held for Sale</b>              |      |             |             |
| Investment property                      | 12   | 11,221      | 14,374      |
|                                          |      | 11,221      | 14,374      |
| <b>Liabilities Held for Sale</b>         |      |             |             |
| Deferred Tax Liabilities                 | 15   | 608         | 919         |
| Loans and borrowings (interest bearing)  | 21   | -           | 6,393       |
|                                          |      | 608         | 7,312       |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

| 30. Group Entities                                                                 | Australian or Foreign Resident | Country of Incorporation | Shareholding/ Unit Holding \$ | Ownership Interest |      |
|------------------------------------------------------------------------------------|--------------------------------|--------------------------|-------------------------------|--------------------|------|
|                                                                                    |                                |                          |                               | 2026               | 2025 |
| Parent Company                                                                     |                                |                          |                               |                    |      |
| Finbar Group Limited                                                               |                                |                          |                               |                    |      |
| Subsidiaries                                                                       |                                |                          |                               |                    |      |
| 1 Mends Street Pty Ltd                                                             | Australian                     | Australia                | 1                             | 100%               | 100% |
| 2 Homelea Court Springs Pty Ltd                                                    | Australian                     | Australia                | 1                             | 100%               | 100% |
| 31 Rowe Avenue Pty Ltd                                                             | Australian                     | Australia                | 1                             | 100%               | 100% |
| 32 Riversdale Road Pty Ltd                                                         | Australian                     | Australia                | 1                             | 100%               | 100% |
| 43 McGregor Road Pty Ltd                                                           | Australian                     | Australia                | 1                             | 100%               | 100% |
| 5-7 Harper Terrace Pty Ltd                                                         | Australian                     | Australia                | 1                             | 100%               | 100% |
| 175 Adelaide Terrace Pty Ltd                                                       | Australian                     | Australia                | 1                             | 100%               | 100% |
| 239 Great Eastern Highway Pty Ltd                                                  | Australian                     | Australia                | 1                             | 100%               | 100% |
| Finbar Applecross Pty Ltd                                                          | Australian                     | Australia                | 1                             | 100%               | 100% |
| Finbar Commercial Pty Ltd                                                          | Australian                     | Australia                | 1                             | 100%               | 100% |
| Finbar Karratha Pty Ltd                                                            | Australian                     | Australia                | 1                             | 100%               | 100% |
| 236 Railway Parade West Leederville Pty Ltd (formerly Finbar Port Hedland Pty Ltd) | Australian                     | Australia                | 1                             | 100%               | 100% |
| Finbar Project Management Pty Ltd                                                  | Australian                     | Australia                | 2                             | 100%               | 100% |
| Finbar Sub 104 Pty Ltd                                                             | Australian                     | Australia                | 1                             | 100%               | 100% |
| Lyall Street South Perth Pty Ltd                                                   | Australian                     | Australia                | 1                             | 100%               | -    |
| Bowman Street South Perth Pty Ltd                                                  | Australian                     | Australia                | 1                             | 100%               | -    |
| Finbar Sub 108 Pty Ltd                                                             | Australian                     | Australia                | 1                             | 100%               | -    |
| Finbar Executive Rentals Pty Ltd (Deregistered 21 January 2026)                    | Australian                     | Australia                | -                             | -                  | 100% |

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## 31. Subsequent Events

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors of the Company, to affect significantly the operations of the Group, the results of those operations, or the state of affairs of the Group in future financial years.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2026

|                                                                 | 2026<br>\$     | 2025<br>\$     |
|-----------------------------------------------------------------|----------------|----------------|
| <b>32. Auditors' Remuneration</b>                               |                |                |
| <b>Audit Services:</b>                                          |                |                |
| Auditors of the Group                                           |                |                |
| Audit and review of financial statements of the Group - KPMG    | 243,008        | 216,135        |
| Audit and review of financial statements of Subsidiaries - KPMG | 17,753         | 49,850         |
| Audit and review of trust accounts - Other Auditors             | -              | 3,993          |
|                                                                 | <u>260,761</u> | <u>269,978</u> |
| <b>Services other than Statutory Audit:</b>                     |                |                |
| Taxation advice and tax compliance services - KPMG              | 54,983         | 50,787         |
|                                                                 | <u>54,983</u>  | <u>50,787</u>  |

|                                                                                                                        | 2026<br>\$'000 | 2025<br>\$'000 |
|------------------------------------------------------------------------------------------------------------------------|----------------|----------------|
| <b>33. Parent Entity Disclosures</b>                                                                                   |                |                |
| As at and throughout the financial year ending 30 June 2026, the parent company of the Group was Finbar Group Limited. |                |                |
| <b>Result of the Parent Entity</b>                                                                                     |                |                |
| Profit for the year (after tax)                                                                                        | 15,599         | 3,088          |
| Total Comprehensive Income for the year                                                                                | <u>15,599</u>  | <u>3,088</u>   |
| <b>Financial Position of the Parent Entity</b>                                                                         |                |                |
| Current Assets                                                                                                         | 52,678         | 38,555         |
| Total Assets                                                                                                           | 206,543        | 203,254        |
| Current Liabilities                                                                                                    | 2,034          | 2,062          |
| Total Liabilities                                                                                                      | 2,043          | 2,108          |
| <b>Total Equity of the Parent Entity comprising of:</b>                                                                |                |                |
| Share capital                                                                                                          | 194,484        | 194,484        |
| Retained earnings                                                                                                      | 10,016         | 6,662          |
| Total Equity                                                                                                           | <u>204,500</u> | <u>201,146</u> |

### Parent Entity Contingencies

The Directors are of the opinion that provisions are not required, as it is not probable that a future sacrifice of economic benefits will be required or the amount is capable of reliable measurement.

## CONSOLIDATED ENTITY DISCLOSURE STATEMENT

For the Year Ended 30 June 2026

| Entity Name                                                                        | Body Corporate, Partnership or Trust | Place Incorporated/ Formed | Shareholding/ Unit Holding | Australian or Foreign Tax Resident |
|------------------------------------------------------------------------------------|--------------------------------------|----------------------------|----------------------------|------------------------------------|
| Finbar Group Limited (Parent Company)                                              | Body Corporate                       | Australia                  |                            | Australian                         |
| 1 Mends Street Pty Ltd                                                             | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| 2 Homelea Court Springs Pty Ltd                                                    | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| 31 Rowe Avenue Pty Ltd                                                             | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| 32 Riversdale Road Pty Ltd                                                         | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| 43 McGregor Road Pty Ltd                                                           | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| 5-7 Harper Terrace Pty Ltd                                                         | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| 175 Adelaide Terrace Pty Ltd                                                       | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| 236 Railway Parade West Leederville Pty Ltd (formerly Finbar Port Hedland Pty Ltd) | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| 239 Great Eastern Highway Pty Ltd                                                  | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| Bowman Street South Perth Pty Ltd                                                  | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| Finbar Applecross Pty Ltd                                                          | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| Finbar Commercial Pty Ltd                                                          | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| Finbar Karratha Pty Ltd                                                            | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| Finbar Project Management Pty Ltd                                                  | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| Finbar Sub 104 Pty Ltd                                                             | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| Finbar Sub 108 Pty Ltd                                                             | Body Corporate                       | Australia                  | 100%                       | Australian                         |
| Lyall Street South Perth Pty Ltd                                                   | Body Corporate                       | Australia                  | 100%                       | Australian                         |

### Key Assumptions and Judgements

#### Determination of Tax Residency

Section 295 (3A) of the Corporation Acts 2001 requires that the tax residency of each entity which is included in the Consolidated Entity Disclosure Statement (CEDS) be disclosed. In the context of an entity which was an Australian resident, "Australian resident" has the meaning provided in the Income Tax Assessment Act 1997. The determination of tax residency involves judgment, as the determination of tax residency is highly fact dependent and there are currently several different interpretations that could be adopted, and which could give rise to a different conclusion on residency.

In determining tax residency, the consolidated entity has applied the following interpretations:

Australian tax residency - The consolidated entity has applied current legislation and judicial precedent, including having regard to the Commissioner of Taxation's public guidance in Tax Ruling TR 2018/5.



## DIRECTORS' DECLARATION

1. In the opinion of the Directors of Finbar Group Limited ('the Company'):

- a) The consolidated financial statements and notes that are contained in Pages 21 to 51 and the Remuneration report in section 7 in the Directors' report, set out on Pages 5 to 10, are in accordance with the Corporations Act 2001, including:
  - i) giving a true and fair view of the Group's financial position as at 30 June 2026 and of its performance for the year ended on that date; and
  - ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001;
- b) The consolidated entity disclosure statement as at 30 June 2026 set out on page 52 is true and correct; and
- c) There are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable.

2. The Directors have been given the declarations required by Section 295A of the Corporations Act 2001 from the Chief Executive Officer and the Chief Financial Officer for the financial year ended 30 June 2026.

3. The Directors draw attention to Note 2(a) to the consolidated financial statements, which contains a statement of compliance with International Financial Reporting Standards.

Signed in accordance with a resolution of the Board of Directors:



Ronald Chan

Chief Executive Officer

Dated at Perth this Nineteenth day of August 2026.



# Independent Auditor's Report

To the shareholders of Finbar Group Limited

## Report on the audit of the Financial Report

### Opinion

We have audited the **Financial Report** of Finbar Group Limited (the Company).

In our opinion, the accompanying Financial Report of the Company gives a true and fair view, including of the **Group's** financial position as at 30 June 2026 and of its financial performance for the year then ended, in accordance with the *Corporations Act 2001*, in compliance with *Australian Accounting Standards* and the *Corporations Regulations 2001*.

The **Financial Report** comprises:

- Consolidated Statement of Financial Position as at 30 June 2026
- Consolidated Statements of Profit or Loss and Other Comprehensive Income, Consolidated Statement of Changes in Equity, and Consolidated Statement of Cash Flows for the year then ended
- Consolidated Entity Disclosure Statement and accompanying basis of preparation as at 30 June 2026
- Notes, including material accounting policies
- Directors' Declaration.

The **Group** consists of the Company and the entities it controlled at the year end or from time to time during the financial year.

### Basis for opinion

We conducted our audit in accordance with *Australian Auditing Standards*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report.

We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional & Ethical Standards Board Limited (the Code) that are relevant to audits of the financial report of public interest entities in Australia. We have fulfilled our other ethical responsibilities in accordance with these requirements.



## Key Audit Matters

Key Audit Matters are those matters that, in our professional judgement, were of most significance in our audit of the Financial Report of the current period.

This matter was addressed in the context of our audit of the Financial Report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

| Valuation of Investment Property (\$35.5m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Refer to Note 12 to the Financial Report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| The key audit matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | How the matter was addressed in our audit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>The valuation of Investment Property is a key audit matter due to the:</p> <ul style="list-style-type: none"><li>• Significance of the balance to the financial statements (12% of total assets);</li><li>• Judgement in the selection of the valuation methodology to be used from those methodologies available under accounting standards. The adoption of alternative methodologies may result in a different valuation outcome; and</li><li>• Judgement in assessing the capitalisation rates applied to the projected income of individual properties in the income valuation methodology. A small percentage movement in the capitalisation rate would result in a significant financial impact to the investment property balance and the profit before tax.</li></ul> <p>In assessing this key audit matter, we involved our real estate valuation specialists, who understand the Group's property portfolio and business and the economic environment it operates in.</p> | <p>Our procedures included:</p> <ul style="list-style-type: none"><li>• Assessing the Group's accounting policies for the valuation of Investment Property against the requirements of the accounting standards and our understanding of the business.</li><li>• Working with our real estate valuation specialists in:<ul style="list-style-type: none"><li>• assessing the scope, objectivity, and competence of the Group's external valuer.</li><li>• assessing the property valuation methodologies adopted by the Group against industry practice and accounting standard requirements.</li><li>• challenging the capitalisation rates applied by the Group, using our knowledge of the property portfolio and other published reports of industry commentators.</li></ul></li><li>• Testing, on a sample basis, the following key inputs to the valuations to existing lease contracts and leasing schedules:<ul style="list-style-type: none"><li>– Gross rent;</li><li>– Occupancy rate; and</li><li>– Rental term remaining.</li></ul></li></ul> |



|  |                                                                                                                                                                                                      |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"><li>Assessing the disclosures in the financial report, using our knowledge obtained from our audit procedures, against accounting standards requirements</li></ul> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Other Information

Other Information is financial and non-financial information in Finbar Group Limited's annual report which is provided in addition to the Financial Report and the Auditor's Report. The Directors are responsible for the Other Information.

The Other Information we obtained prior to the date of this Auditor's Report was the Directors' report. The Chairman's Report, Managing Director's Report, FY Highlights, Project History, Key Financial Metrics, Finbar Milestones, Our Finbar, Environmental Social Governance, Finbar Amenities, Finbar Awards, Completed Projects, Projects Under Construction, Future Projects and Investment Properties are expected to be made available to us after the date of the Auditor's Report.

Our opinion on the Financial Report does not cover the Other Information and, accordingly, we do not and will not express an audit opinion or any form of assurance conclusion thereon, with the exception of the Remuneration Report and our respective assurance opinion.

In connection with our audit of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor's Report, we have nothing to report.

## Responsibilities of the Directors for the Financial Report

The Directors are responsible for:

- preparing the Financial Report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Group, and in compliance with *Australian Accounting Standards* and the *Corporations Regulations 2001*;
- implementing necessary internal control to enable the preparation of a Financial Report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Group, and that is free from material misstatement, whether due to fraud or error; and
- assessing the Group and Company's ability to continue as a going concern and whether the use of the going concern basis of accounting is appropriate. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Group and Company or to cease operations, or have no realistic alternative but to do so.



## Auditor's responsibilities for the audit of the Financial Report

Our objective is:

- to obtain reasonable assurance about whether the Financial Report as a whole is free from material misstatement, whether due to fraud or error; and
- to issue an Auditor's Report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with *Australian Auditing Standards* will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Financial Report.

A further description of our responsibilities for the audit of the Financial Report is located at the *Auditing and Assurance Standards Board* website at: [https://www.auasb.gov.au/media/bwvjcgre/ar1\\_2024.pdf](https://www.auasb.gov.au/media/bwvjcgre/ar1_2024.pdf) This description forms part of our Auditor's Report.

## Report on the Remuneration Report

### Opinion

In our opinion, the Remuneration Report of Finbar Group Limited for the year ended 30 June 2026, complies with *Section 300A* of the *Corporations Act 2001*.

### Directors' responsibilities

The Directors of the Company are responsible for the preparation and presentation of the Remuneration Report in accordance with *Section 300A* of the *Corporations Act 2001*.

### Our responsibilities

We have audited the Remuneration Report included in paragraphs 7 of the Directors' report for the year ended 30 June 2026.

Our responsibility is to express an opinion as to whether the Remuneration Report complies in all material respects with *Section 300A* of the *Corporations Act 2001*, based on our audit conducted in accordance with *Australian Auditing Standards*.

KPMG

Glenn Brooks  
Partner  
Perth  
19 August 2026



# Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Finbar Group Limited

I declare that, to the best of my knowledge and belief, in relation to the audit of the financial report of Finbar Group Limited for the financial year ended 30 June 2026 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.

A handwritten signature of the KPMG firm, written in blue ink.

KPMG

A handwritten signature of Glenn Brooks, written in blue ink.

Glenn Brooks  
Partner  
Perth  
19 August 2026

## ASX ADDITIONAL INFORMATION

Additional information required by the ASX Limited Listing Rules and not disclosed elsewhere in this report is set out below.

### SHAREHOLDINGS (AS AT 30 JUNE 2026)

#### Substantial Shareholders

The number of shares held by substantial shareholders and their associates are set out below:

| Shareholder name                     | Number     | %     |
|--------------------------------------|------------|-------|
| Chuan Hup Holdings Limited           | 69,800,866 | 25.65 |
| Forward International Pty Ltd        | 34,452,454 | 12.66 |
| Thorney Holdings Proprietary Limited | 28,830,743 | 10.59 |

#### Ordinary shares

Refer to Note 19 in the notes to the financial statements.

#### Distribution of Equity Security Holders

| Range          | Number of Holders | Ordinary Shares |
|----------------|-------------------|-----------------|
| 1-1,000        | 431               | 128,539         |
| 1,001-5,000    | 447               | 1,283,363       |
| 5,001-10,000   | 286               | 2,188,129       |
| 10,001-100,000 | 605               | 19,778,299      |
| 100,001 Over   | 133               | 248,744,812     |
|                | 1,902             | 272,123,142     |

The number of shareholders holding less than a marketable parcel of ordinary shares is 344.

#### Stock Exchange

The Company is listed on the Australian Securities Exchange. The home exchange is Perth.

ASX Code: FRI

#### Other Information

Finbar Group Limited, incorporated and domiciled in Australia, is a publicly listed company limited by shares.

## ASX ADDITIONAL INFORMATION (Continued)

Twenty largest shareholders of ordinary shares as disclosed in the share register:

|                                                      | Number of<br>Ordinary<br>Shares Held | %     |
|------------------------------------------------------|--------------------------------------|-------|
| Chuan Hup Holdings Limited                           | 65,121,363                           | 23.93 |
| Citicorp Nominees Pty Limited                        | 17,348,791                           | 6.38  |
| Thorney International Pty Ltd                        | 11,133,912                           | 4.09  |
| UBS Nominees Pty Ltd                                 | 10,401,022                           | 3.82  |
| J P Morgan Nominees Australia Pty Limited            | 9,645,894                            | 3.54  |
| HSBC Custody Nominees (Australia) Limited            | 8,657,243                            | 3.18  |
| Forward International Pty Ltd                        | 8,313,856                            | 3.06  |
| Forward International Pty Ltd                        | 8,261,109                            | 3.04  |
| Mr James Chan                                        | 7,328,672                            | 2.69  |
| Blair Park Pty Ltd                                   | 7,228,813                            | 2.66  |
| BNP Paribas Noms Pty Ltd                             | 7,077,948                            | 2.60  |
| Rubino Group Pty Ltd (Rubino Group A/C)              | 5,806,000                            | 2.13  |
| Chan Family Super (WA) Pty Ltd (Chan Family S/F A/C) | 5,300,000                            | 1.95  |
| Hanssen Pty Ltd                                      | 5,000,000                            | 1.84  |
| Mrs Siew Eng Mah                                     | 4,820,000                            | 1.77  |
| Mrs Terturiana Hanssen                               | 3,230,000                            | 1.19  |
| Mr Ah-Hwa Lim                                        | 3,155,770                            | 1.16  |
| Ms Yi Xian Chan                                      | 2,892,126                            | 1.06  |
| Denshir Pty Ltd                                      | 2,739,322                            | 1.01  |
| Brazil Farming Pty Ltd                               | 2,706,979                            | 0.99  |
| TOP 20                                               | 196,168,820                          | 72.09 |



## ASX ADDITIONAL INFORMATION (Continued)

### OFFICES AND OFFICERS

#### Directors

Mr John Chan (Non-Executive Chairman)  
Mr Ronald Chan (Chief Executive Officer)  
Ms Melissa Chan (Chief Operating Officer)  
Mr Terence Siong Woon Peh  
Mr Eldon Wan

#### Company Secretary

Mr Scott Cameron

#### Principal Registered Office

Finbar Group Limited  
Level 6  
181 Adelaide Terrace  
EAST PERTH WA 6004

PO Box 3380  
EAST PERTH WA 6892

Telephone: +61 8 6211 3300  
Facsimile: +61 8 9221 8833  
Email: [info@finbar.com.au](mailto:info@finbar.com.au)  
Website: [www.finbar.com.au](http://www.finbar.com.au)

ABN 97 009 113 473  
ACN 009 113 473

#### Share Registry

Computershare Investor Services Pty Ltd  
Level 17  
221 St Georges Terrace  
PERTH WA 6000  
Telephone: +61 8 9323 2000

#### Auditors

KPMG  
235 St Georges Terrace  
PERTH WA 6000

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