ASX Announcement
6 August 2026

REA Group Investor & Analyst Presentation FY26

On behalf of REA Group Ltd (ASX:REA) please find attached a results presentation for the year ended 30 June 2026.

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The release of this announcement was authorised by the Board.

About REA Group Ltd (www.rea-group.com): REA Group Ltd ACN 068 349 066 (ASX:REA) ("REA Group") is a multinational digital advertising business specialising in property. REA Group operates Australia's leading residential and commercial property websites – realestate.com.au and realcommercial.com.au – as well as the leading website dedicated to share property, Flatmates.com.au and property research website, property.com.au. REA Group owns Mortgage Choice Pty Ltd, an Australian mortgage broking franchise group, PropTrack Pty Ltd, a leading provider of property data services, Campaign Agent Pty Ltd, Australia's leading provider in vendor paid advertising finance solutions for the Australian real estate market and Realtair Pty Ltd, a digital platform providing end-to-end technology solutions for the real estate transaction process. REA Group also holds a controlling interest in Simplicity Loans & Advisory, a boutique brokerage with a team of finance specialists focused on commercial lending. In Australia, REA Group holds strategic investments in Simpology Pty Ltd, a leading provider of mortgage application and e-lodgement solutions for the broking and lending industries, Arealytics, a provider of commercial real estate information and technology in Australia and Athena Home Loans, a leading digital non-bank lender and one of Australia's fastest growing fintechs. Internationally, REA Group holds a controlling interest in Planitar Inc., the maker of iGUIDE, a leading 3D tour and interactive floor plan technology headquartered in Canada. REA Group also holds a 20% shareholding in Move, Inc., operator of realtor.com in the US.

Full year results

6 August 2026

Agenda

01 Financial highlights & strategy

02 Property market in FY26

03 Business highlights

04 Financial results update

Financial highlights & strategy

Cameron McIntyre
Chief Executive Officer

REA Group

FY26 core financial result

Revenue[1, 2]	EBITDA[1, 2, 3]	Net profit after tax[1, 2]	Free Cash Flow[1]	Reported net profit after tax[1, 4]
+7%	+12%	+15%	+17%	-19%
$1,793m	$1,088m	$650m	$628m	$552m
$1,730m (+12%) excl. India	$1,121m (+12%) excl. India	$682m (+14%) excl. India	$676m (+18%) excl. India	$673m (-5%) excl. India

+3%	+20%	+15%	
61%	$2.97	$4.93	$200m
Operating EBITDA[1, 2, 3] margin	Dividend per share, FY26 full year	Earnings per share[1, 2]	On-market share buy-back concluded, over 1.25m shares purchased
65% excl. India		$5.17 (+14%) excl. India	

(1) Revenue, EBITDA, Net profit after tax, Free Cash Flow, Earnings per share - refer to glossary for definitions. (2) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. Includes India, which is presented as a discontinued operation in the statutory (reported 4E) results unless otherwise stated. (3) EBITDA is excluding contributions from associates. (4) Statutory (reported 4E) results.

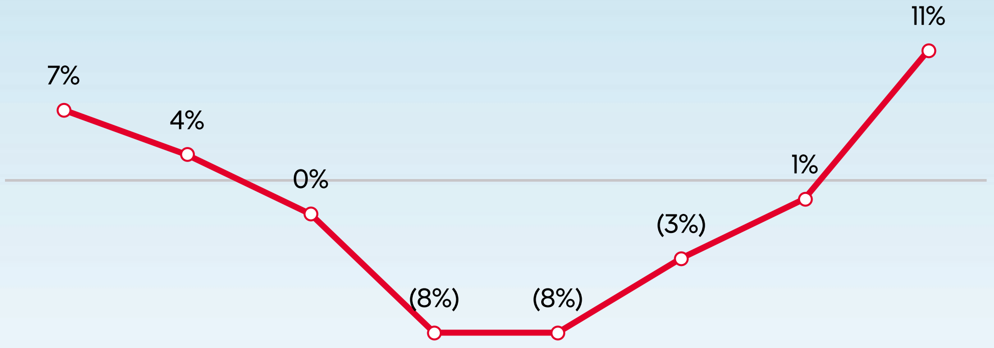
We have evolved our focus to three shared enterprise missions

Property market in FY26

FY26 listings volume in line with prior year with strong YoY growth in Q4 against softer comparables

National Buy listings improved through the year as comparables eased, with strong Q4 YoY growth in all capital cities

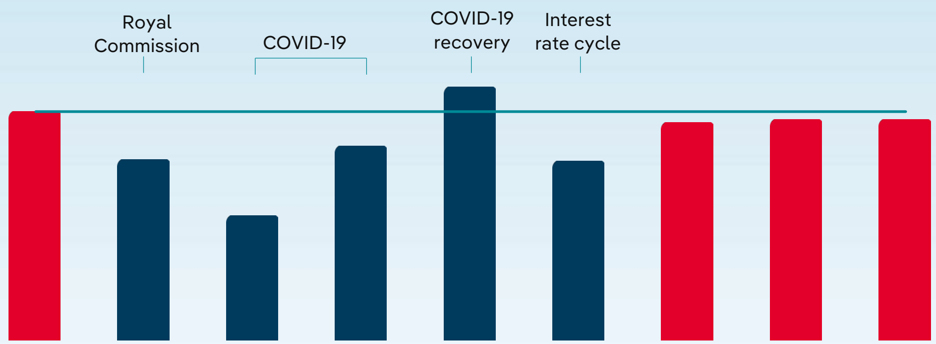
Quarterly national new Buy listings, YoY change[1]



	Q1 FY25	Q2 FY25	Q3 FY25	Q4 FY25	Q1 FY26	Q2 FY26	Q3 FY26	Q4 FY26
Mel/Syd[1]	10%	2%	1%	(11%)	(5%)	5%	6%	8%
Bris/Per/Ade[1]	9%	10%	6%	(3%)	(13%)	(14%)	(6%)	17%

After substantial volatility from FY19 to FY23, FY26 national new Buy listings were in line with the prior two years and just below the more normalised FY18 level

Annual national new Buy listings, and % from Mel/Syd[1]



	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Mel/Syd[1]	34%	32%	34%	34%	35%	33%	37%	37%	39%

(1) PropTrack national and capital city new Buy listings.

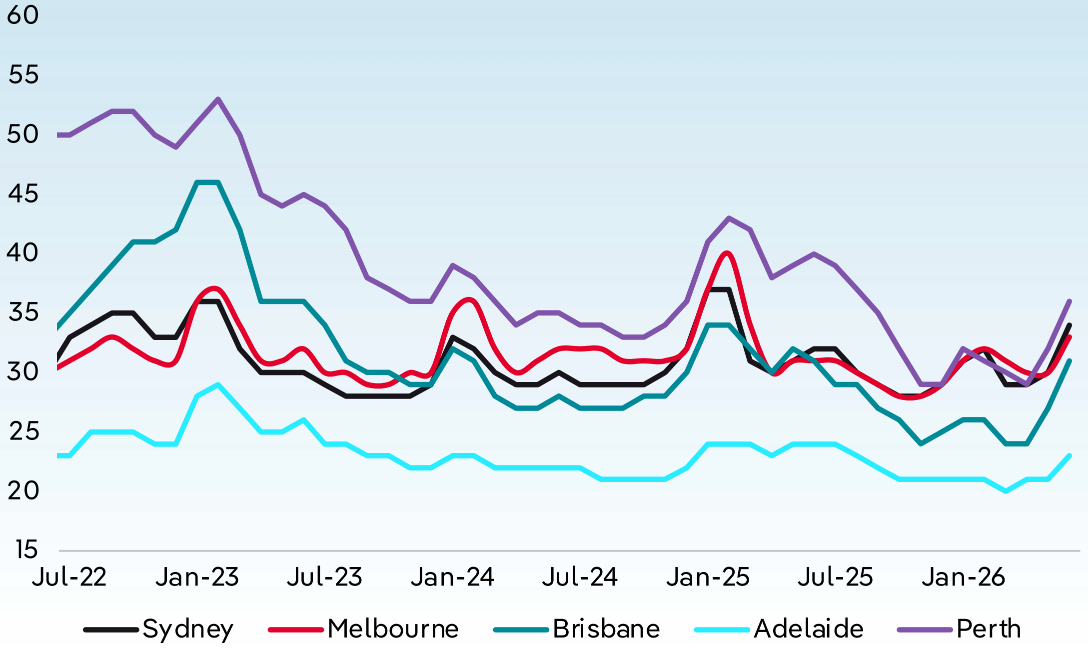
Rising interest rates impacted demand, but properties continued to sell at a relatively typical rate

Growth in national buyer enquiries slowed towards the end of FY26 driven by three interest rate rises and uncertainty following proposed capital gains tax and negative gearing changes

National buyer enquiries[1]

Softening demand moderately increased median days on market towards the end of Q4, however properties still sold at a relatively typical rate

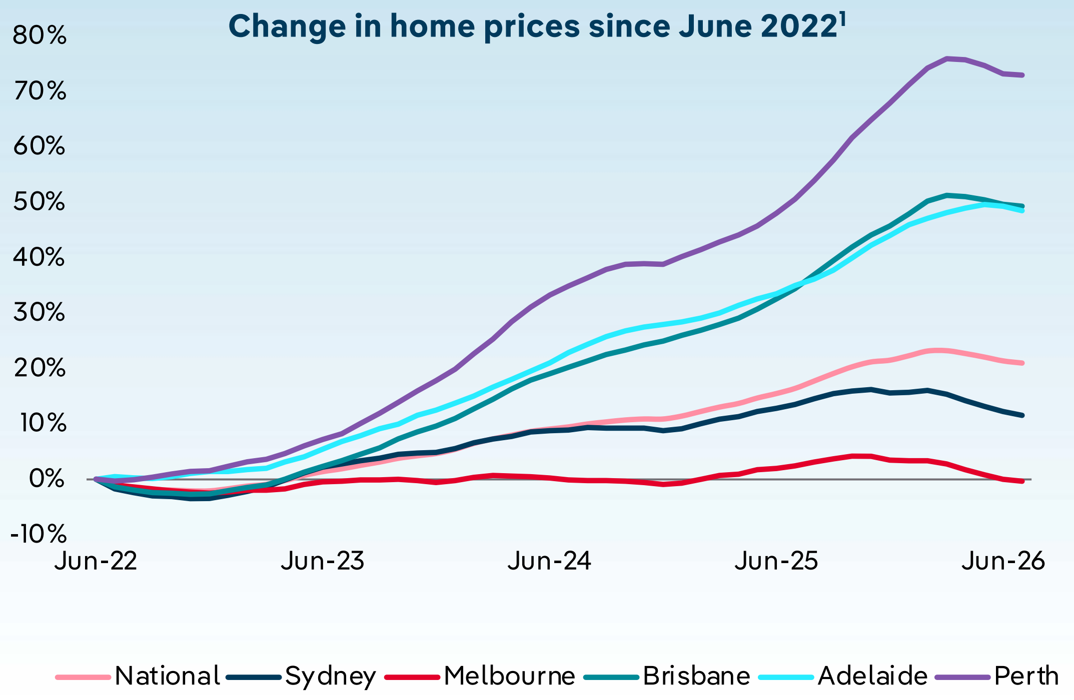
Median days on market, 3-month rolling median[2]



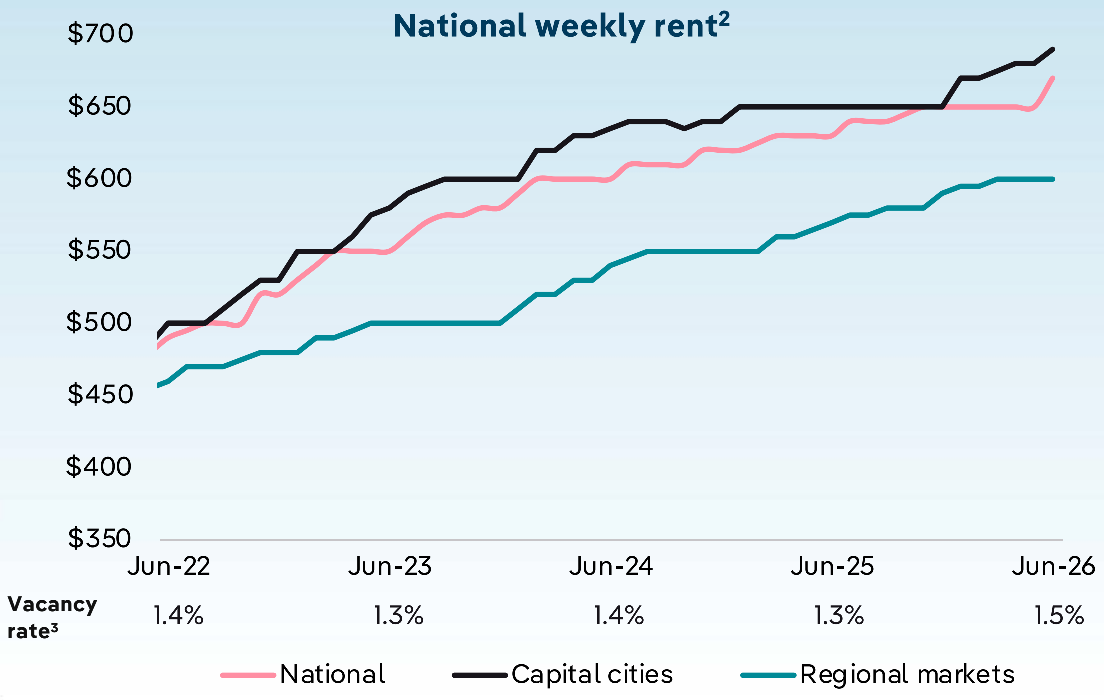
(1) Adobe Analytics, internal data, Jul 2025 – Jun 2026 (average), Jul 2024 – Jun 2025 (average), Jul 2023 – Jun 2024 (average), and Jul 2022 – Jun 2023 (average). (2) PropTrack median days on market 3-month rolling median, Jul 2022 – Jun 2026.

Rate rises and tax settings dampened buyer demand in Q4 resulting in declines in house price growth. Rental market remains challenged

Property price growth declined month-on-month in Q4, but remained up on the prior year in every capital city except Melbourne



National median rents reached a new high in the June quarter and an expected decrease in investor demand due to tax changes will likely put further pressure on rents



(1) PropTrack national and capital cities Home Price Index. (2) PropTrack national weekly rent Jul 2022 – Jun 2026. (3) PropTrack rental vacancy rate Jul 2022 – Jun 2026.

Business highlights

FY26 highlights

Strategic and international highlights

AI-prime and immersive consumer experiences delivering better outcomes

New AI Assistant engaging consumers throughout the property journey
Deep consumer engagement supporting a record 146.4m average monthly visits[1(A)]

AI-led tools and products enhancing customer and broker value

Products and services driving efficiencies and value for customers
Campaign Assist users are 3x more likely to utilise additional listing features[2]

REA India update

REA India sale announced in July 2026
REA announced the sale of Housing.com to Indian listed company, Aurum PropTech Limited (Aurum). REA India will hold a 24.9% stake in Aurum post completion

Consumer highlights

12.7m RECORD average unique monthly audience[1(B)]

Australia's #1 address in property
Highly engaged audience with average time spent of 36.4 minutes per visitor[1(C)]

realEstimate™

5.2m properties tracked by their owner[3]
45% of Australian residential dwellings are now tracked by their owner on realestate.com.au[3]

2.5m average monthly buyer enquiries[4]

Connecting customers with high value leads
Seamlessly connecting buyers with customers, with buyer enquiries up 8% YoY[4]

Customer highlights

Premiere+ and Elite Plus delivering superior customer value
Record Premiere+ depth penetration in residential and record Elite Plus depth penetration for commercial customers

+22% YoY growth in seller leads delivered to customers[5]

Owner experiences driving growth
59% of all seller leads generated through owner experiences[6]

+17% YoY growth in average monthly active Ignite users[7]

More residential and commercial agents using the self-service platform
Additional value added to the Ignite platform driving strong customer uptake and engagement

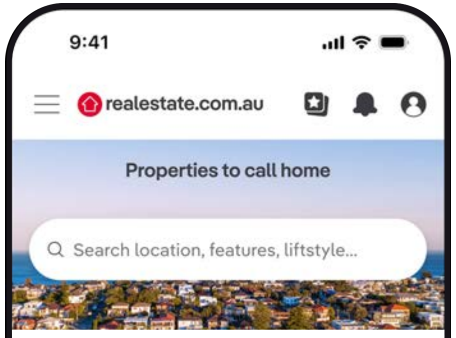
(1) Refer to page 46 for audience metric sources. (2) REA Internal data June 2026, customers using Campaign Assist compared to customers not using Campaign Assist. (3) REA internal data (property tracks), Jun 2026; ABS total residential dwellings, Mar qtr 2026. (4) Adobe Analytics, internal data, Jul 2025 - Jun 2026 (average) and vs. Jul 2024 - Jun 2025 (average). (5) REA internal data, Jul 2025 - Jun 2026 vs. Jul 2024 - Jun 2025. (6) REA internal data, Jul 2025 - Jun 2026 (average). (7) REA internal data (residential customers), Jul 2025 - Jun 2026. (average) vs. Jul 2024 - Jun 2025 (average).

Audience leadership highlights

Record realestate.com.au audience[1(B)] and high-quality engagement

Australia's **#1 address in property** realestate.com.au

Active members	**+27%[2]**
Properties tracked by owner	**+38%[3]**
Seller leads	**+87%[4]**
Buyer enquiries	**+10%[5]**

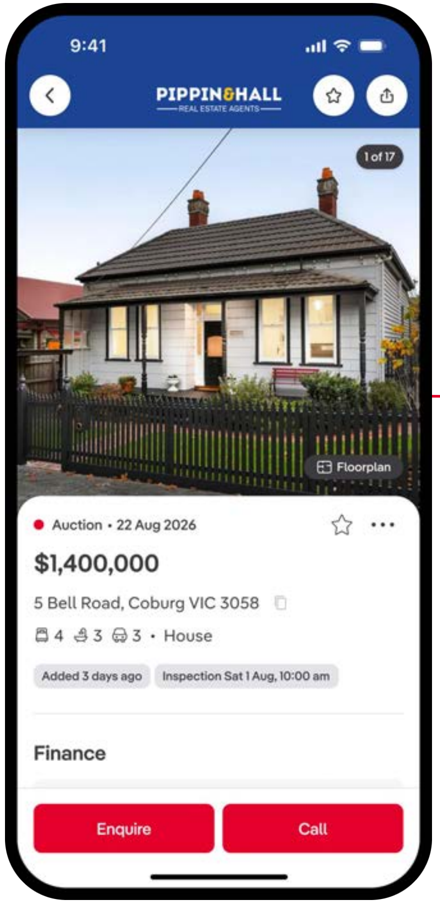


5.2m	**Unique audience lead** over nearest competitor[1(E)]
146.4m	Total average monthly **visits** to realestate.com.au on **all platforms**[1(A)]
36.4 mins	Average monthly **time spent** realestate.com.au[1(C)], 22.7 mins more than nearest competitor[1(F)]
9 out of 10	Australians who visited any residential property site **visited realestate.com.au**[1(G)]

(1) Refer to page 46 for audience metric sources. (2) REA internal data, monthly logged-in members, realestate.com.au, Jul 2025 - Jun 2026 (average) vs. Jul 2023 - Jun 2024 (average). (3) REA internal data, Jun 2026 vs. Jun 2024. (4) REA internal data, Jul 2025 -Jun 2026 vs. Jul 2023 - Jun 2024. (5) Adobe Analytics, internal data, Jul 2025 - Jun 2026 (average) and vs. Jul 2023 - Jun 2024 (average).

Our rich proprietary datasets fuel our AI experiences

What everyone else sees



What REA sees

Rich property record
- 30+ years campaign history
- Owner-contributed updates
- PropTrack AVM & estimates
- Insights from immersive media

Listing & transaction outcomes
- Deepest on-market coverage
- Live campaign performance
- Auction, sale & rental outcomes
- Buyer & seller attribution

Consumer intent & behaviour
- Search, save & inspect activity
- On-platform enquiries & actions
- Lifelong member signals
- Largest view of demand

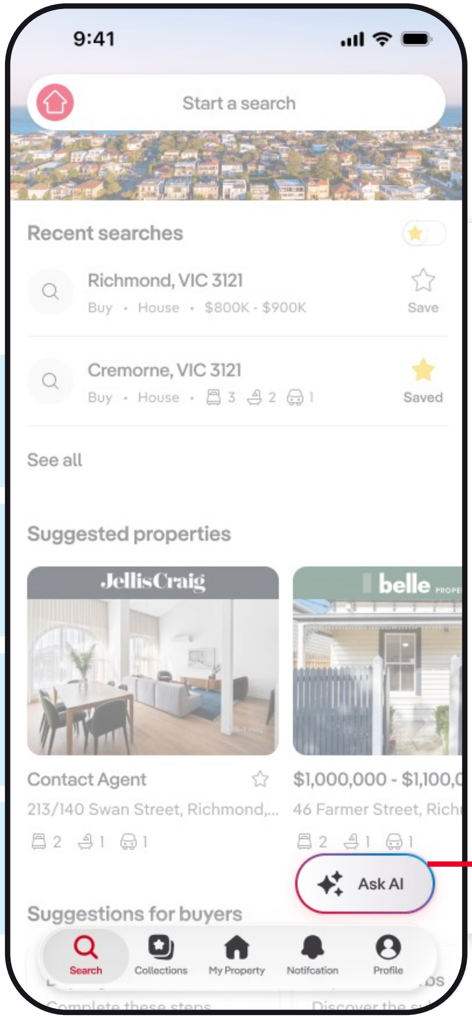
Finance & affordability
- Home loan enquiries & leads
- Consumer affordability signals
- Mortgage Choice loans
- Owner loan tracking

Agent workflow & performance
- Daily agent workflows (Ignite)
- Agency product usage & spend
- On-platform ratings & reviews
- Prospecting signals

AI Assistant and immersive experiences deeply engaging consumers throughout the property journey

Property Journey

1. Researching and monitoring the market
2. Searching and attending inspections
3. Connecting with professionals to support transactions
4. Long-term engagement with owners



21% of AI Assistant sessions convert to a high-value action[1]

AI Assistant

A companion throughout the property journey. Powered by REA's deep, rich data:

- Answer questions
- Explore and compare options
- Guidance towards useful next steps
- Accelerate the progress of buyers looking to transact

Ask AI

1 in 3 buyers say video and 3D tours make them more likely to inspect a property[2]

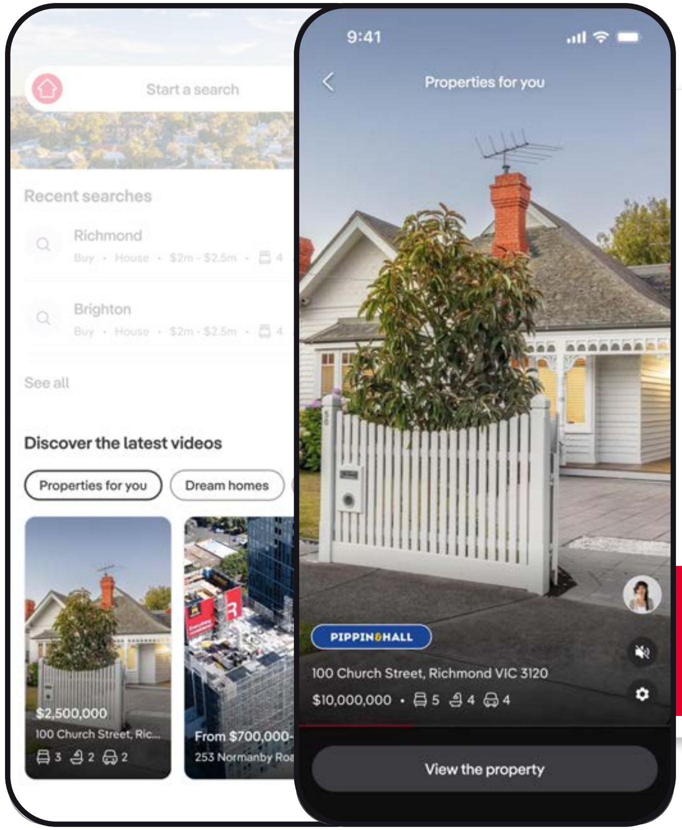
Immersive experiences

Visualisation strategy underpinned by immersive experiences supporting deep consumer engagement:

- iGUIDE rollout accelerating with rapid adoption and a superior consumer experience with near-zero load time
- Personalised social media-style video hub delivering the right content at the right time

(1) REA internal data, 11 Jun 2026 – 30 Jul 2026. (2) realestate.com.au Residential Audience Pulse survey, April 2025.

Premium advertising products with more choice and flexibility driving customer value



Premiere+

Record Premiere+ penetration supporting buy yield

Prem+ and Luxe listing videos now on app home screen

2.9m video hub views since Nov launch[1]

Audience Maximiser

New Audience Maximiser features and pricing options driving record penetration

105% more views on average[2]

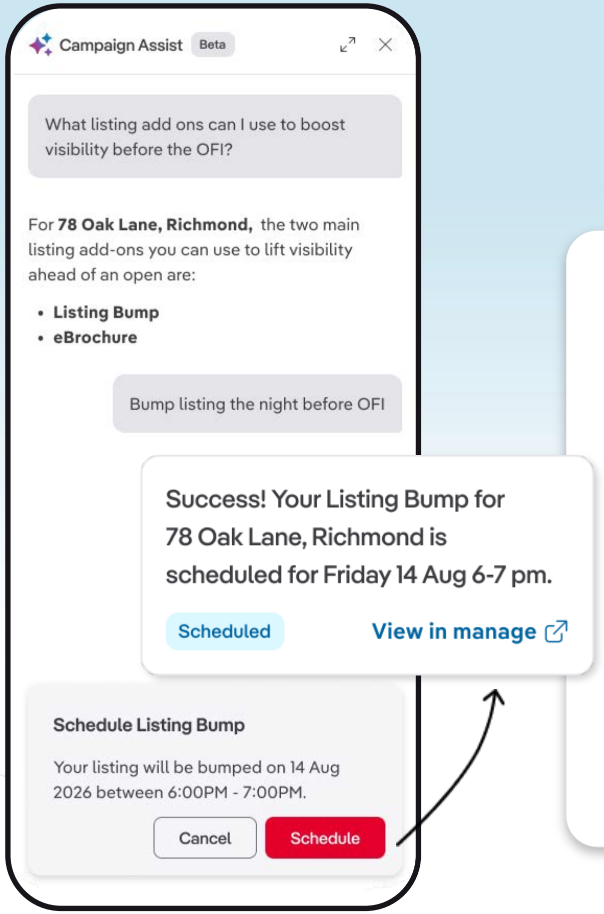
Luxe

Additional Luxe value including extending premium branding underpinning penetration

48% more high intent actions[3]

(1) REA internal data, Nov 2025 - Jun 2026. (2) REA internal data, Premiere+ with Audience Maximiser listings compared to Premiere+ listings alone. Jul 2025 – Jun 2026. (3) REA internal data, compared to Premiere+ listings without Luxe. Jul 2025 – Jun 2026.

Innovative tools and services supporting customers to grow their businesses



Ignite

Ignite underpins customer offering with increasing value driving customer uptake and engagement, +17% YoY increase in average monthly active users[1]

Campaign Assist

New AI-led tool trained by proprietary campaign and market data supporting:

- Vendor conversations
- Campaign performance
- Better pricing decisions

#1 prompt: recommendations for increased performance

Pro Strength in customer partnerships

New network wide Pro subscriptions and data agreements with leading national agencies

Number of customers with Pro subscriptions more than doubled YoY[2]

Pro Superior brand exposure supporting seller leads

Pro supporting agents to stand-out with the best branding and exposure

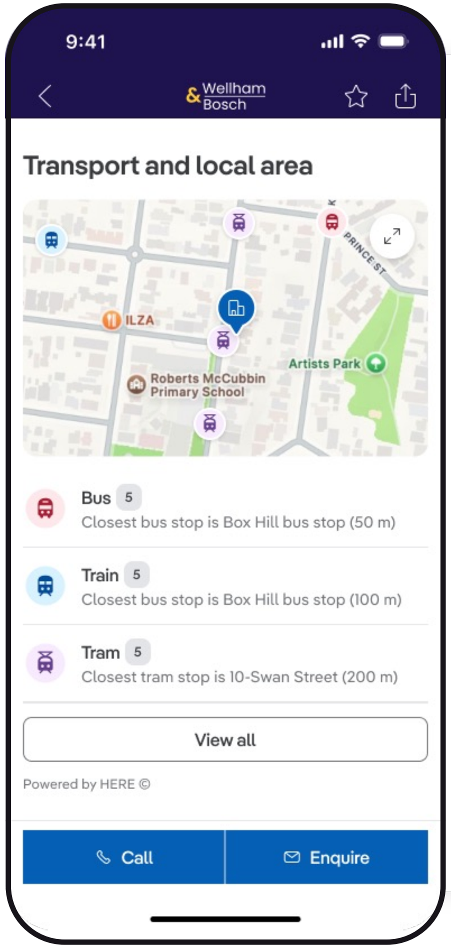
Agents with Pro received 88% more seller leads than agents without it[3]

(1) REA internal data, Jul 2025 - Jun 2026 (average) vs. Jul 2024 - Jun 2025 (average). (2) REA Internal data Jun 2026 vs. Jun 2025. (3) REA Internal data Jan 2025 – Dec 2025.

Record audience[1(H)] and innovation driving growth in Commercial

Australia's **#1 commercial property website**[1(I)]

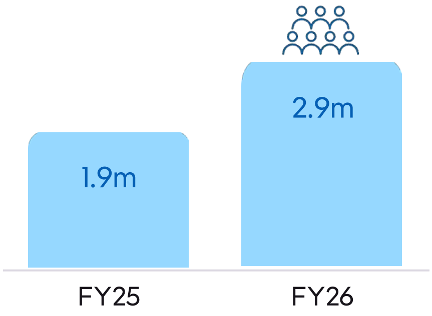
realcommercial.com.au



Enhanced consumer experiences supporting record audiences

- New points of interest on listings with maps highlighting public transport options
- New demographic data on listings
- More immersive experiences driving engagement including iGUIDE integration

51% YoY Growth in **unique audience**[1(J)]



2.9m Average monthly realcommercial.com.au **unique audience** on all platforms[1(J)]

1.8m more Monthly visitors compared to the nearest competitor[1(J)]

Record Elite Plus penetration

Strong uptake of Unlimited Elite Plus option

Ignite

- Significant increase in monthly active users
- Introduced document download supporting the delivery of high-intent verified leads to customers

89% of Commercial agencies onboarded[2]

109% YoY increase in monthly active Ignite users[3]

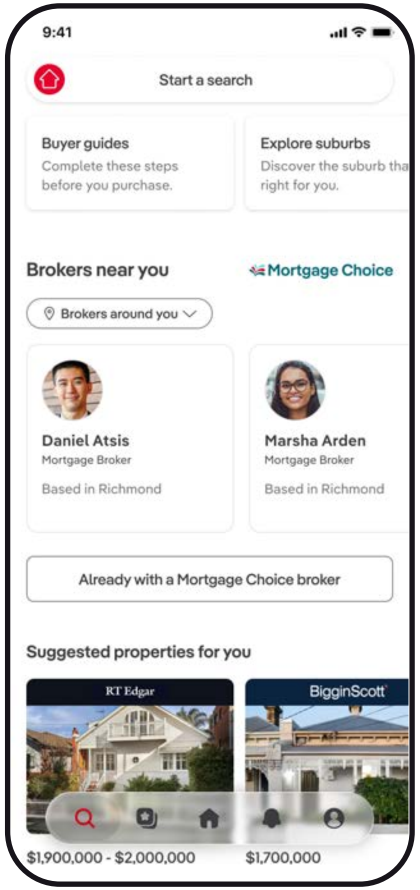
(1) Refer to page 46 for audience metric sources. (2) REA internal data, Jun 2026. (3) REA internal data, Jun 2026 vs. Jun 2025.

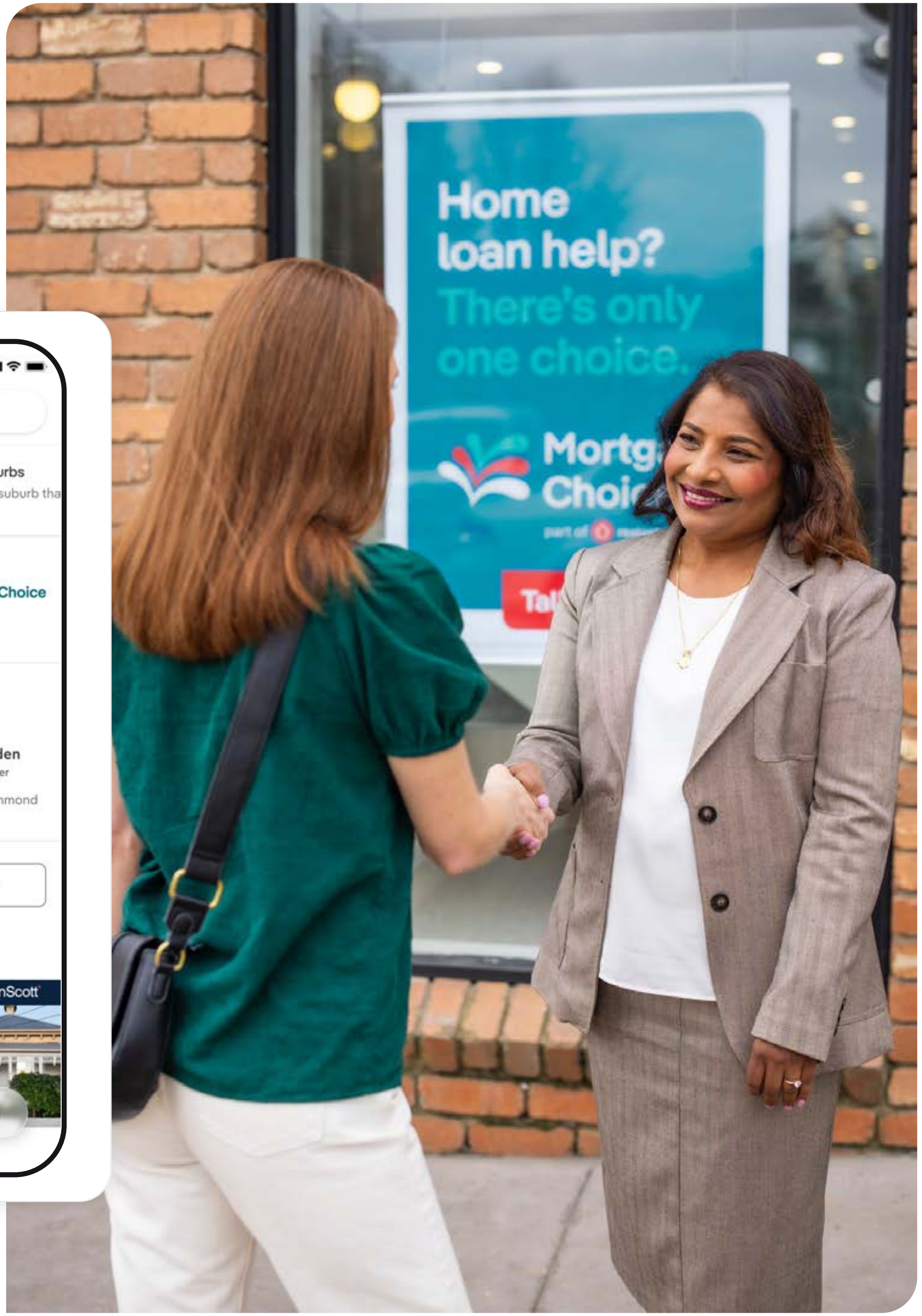
Financial Services delivered strong FY26 results and increased value for brokers

Mortgage Choice
part of realestate.com.au

Product innovation and brand investment drove revenue growth, supported productivity and delivered value to the broker network

- Submission volumes **increased 15% YoY** and **settlements up 13%**
- High-quality leads from realestate.com.au with **settlements from REA leads up 30% YoY**[1]
- **More than 50%** of brokers are utilising AI agents powered by REA's proprietary data to **support productivity**[2]
- **Brokers saving up to 4 hours** per complex policy query with **new AI agentic-led policy search feature**[2]
- **Acquisition of 70% of Simplicity** - a boutique brokerage focused on commercial lending





(1) REA Internal data, Jul 2025 – Jun 2026 vs Jul 2024 – Jun 2025. (2) REA Internal data, Jun 2026.

AI is accelerating delivery and releasing capacity to reinvest in growth

Agentic-first delivery

Reimagining product delivery - rewiring how teams work with agentic AI, trialing more flexible team options that deliver more, faster

2.6x
Productivity[1] proven in trial

Typical engineering team[1]

8 x Product Delivery Engineers

Agentic-first trial

4 x Engineers
+
Agentic AI Tools

+

Agentic-first trial

4 x Engineers
+
Agentic AI Tools

Reinvesting in growth

Agentic AI product delivery will release capacity to reinvest into our highest-value growth priorities

Faster time to market
More launches per developer, faster experimentation cycles

Accelerated adjacent growth engines
Capacity to invest in emerging revenue streams

Opening new TAMs
AI-powered experiences unlocking new addressable markets

More cost base flex
Efficiency gains self-funding AI investment over time

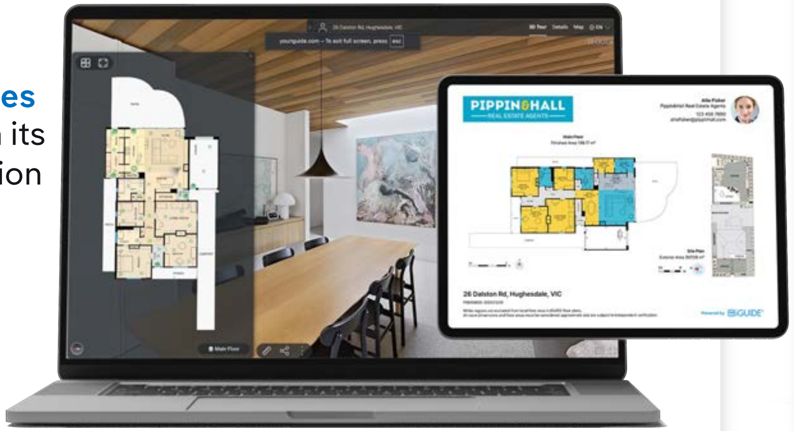
(1) Productivity measured by schedule acceleration i.e. work completed 2.6x faster than original schedule.

International highlights

North America: Investing in product innovation and experiences

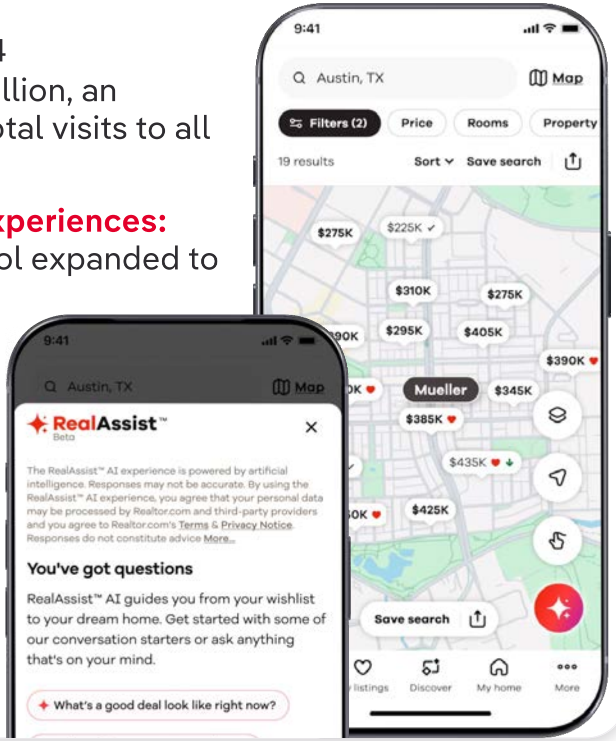
iGUIDE®

- Canadian-based proprietary camera and software platform, **market leader with ~25% of all homes sold in Canada in 2025 featuring an iGUIDE[1]**
- Utilises AI to identify property features and produce immersive 3D virtual tours, precise floor plans and reliable property measurement datamarkets
- **In FY26 iGUIDE grew local currency revenues by 26%**, with growth in its Residential, Construction and Commercial
- Product rollout underway in Australia with **180 cameras in market and positive customer feedback**



realtor.com®

- **Audience and visits share:** Monthly average visits for Q4 for Realtor.com® were 297 million, an increase in share to 33% of total visits to all U.S. real estate portals[2].
- **Scaling AI-first consumer experiences:** RealAssist conversational tool expanded to all consumers, delivering significant improvement in unique lead submission rate
- **Move earnings improve** Revenue increased 11% in FY26[3], and the equity accounted for loss for REA's 20% stake in Move improved $5m to a loss of $14m



(1) Planitar Internal Data, iGUIDE Processing Volume vs. Canadian Homes Sold (2025 YTD, August 2025). (2) Comscore Digital Audience & Total Digital Measurement Media Trends Report Apr 2026 – Jun 2026. (3) Move internal data, NewsCorp's Form 10-K for the twelve-month period ended 30 June 2026.

Market Outlook

Financial results update

Andrew Cramer
Chief Financial Officer

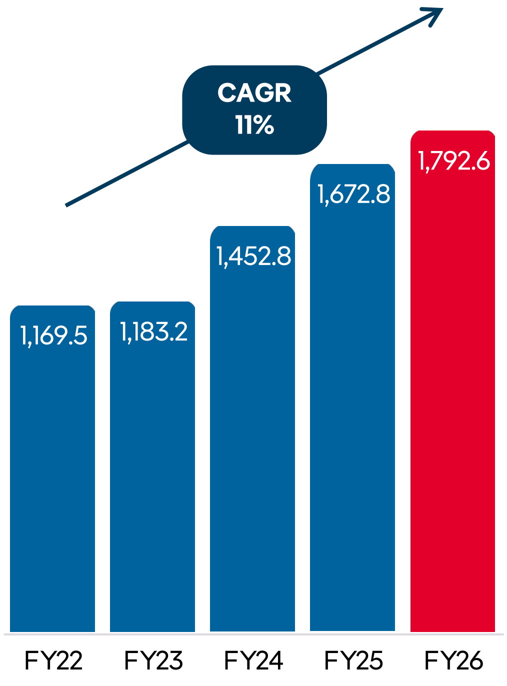
REA Group

Financial results from core operations

FY26 Group Revenue[1,2]

+7% YoY

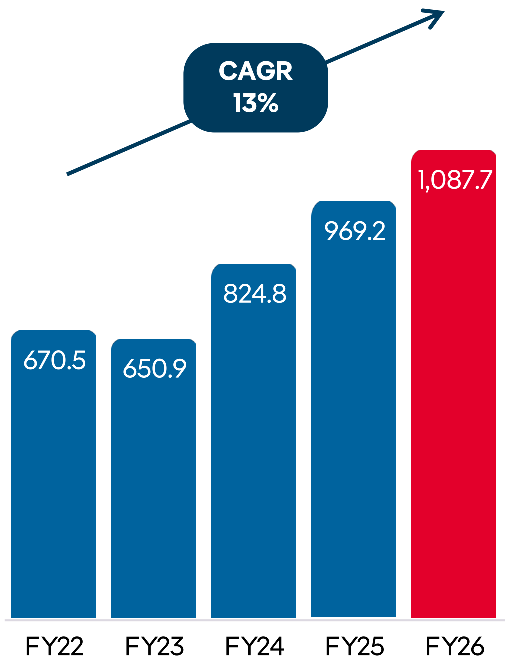
(+12% YoY excl. India)



FY26 EBITDA[1,2]

+12% YoY

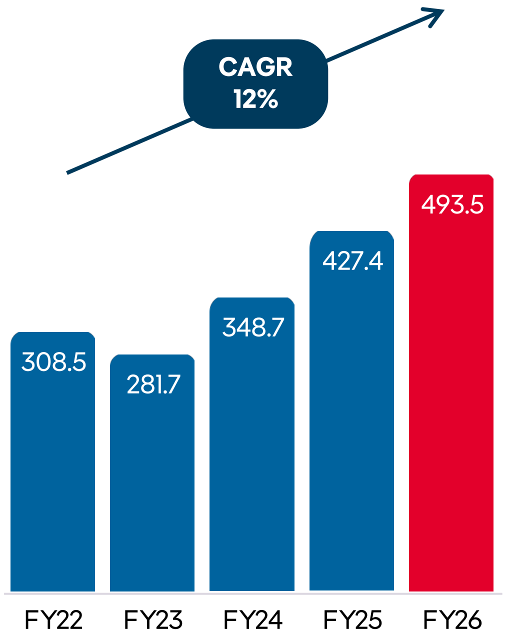
(+12% YoY excl. India)



FY26 EPS (Cents)[1,2]

+15% YoY

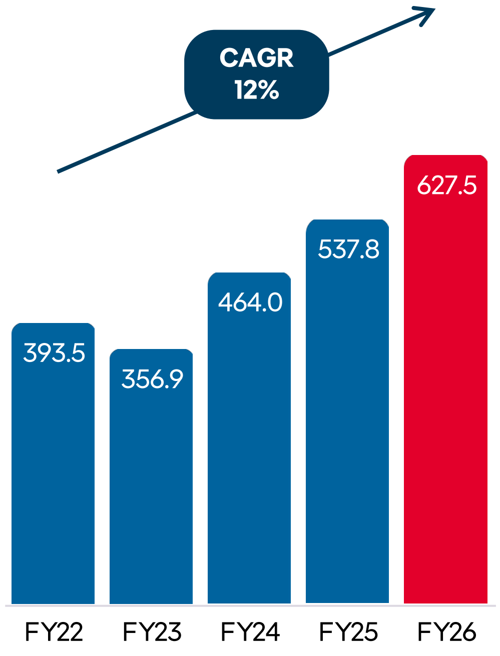
(+14% YoY excl. India)



FY26 Free Cash Flow[2]

+17% YoY

(+18% YoY excl. India)



All numbers in A$m unless otherwise stated. (1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. A detailed reconciliation of core vs. statutory (reported) earnings is included on Page 26. (2) Refer to glossary for definitions of Revenue, EBITDA, Free Cash Flow and Earnings per share.

Core financial results both including and excluding India

Core results ($m)[1]	Core operations				Core continuing operations (excluding India)[2]				
	FY26	FY25	Growth $	Growth %	FY26	FY25	Growth $	Growth %	Excl. M&A%[5]
Revenue[3]									
Australia	1,711.9	1,543.6	168.3	11%	1,711.9	1,543.6	168.3	11%	11%
International	80.7	129.2	(48.5)	(38%)	18.5	-	18.5	N/A	-
Group revenue	**1,792.6**	**1,672.8**	**119.8**	**7%**	**1,730.4**	**1,543.6**	**186.8**	**12%**	**11%**
Operating expenses									
Australia[4]	(586.4)	(546.0)	(40.4)	7%	(586.4)	(546.0)	(40.4)	7%	7%
International	(118.5)	(157.6)	39.1	(25%)	(22.7)	-	(22.7)	N/A	-
Group operating expenses	**(704.9)**	**(703.6)**	**(1.3)**	**0%**	**(609.1)**	**(546.0)**	**(63.1)**	**12%**	**7%**
EBITDA before associates									
Australia[4]	1,125.5	997.6	127.9	13%	1,125.5	997.6	127.9	13%	13%
International	(37.8)	(28.4)	(9.4)	(33%)	(4.2)	-	(4.2)	N/A	-
Group EBITDA before associates	**1,087.7**	**969.2**	**118.5**	**12%**	**1,121.3**	**997.6**	**123.7**	**12%**	**13%**
EBITDA margin before associates	*61%*	*58%*	*3%*		*65%*	*65%*	*0%*		
Share of gains/(losses) from associates	(21.0)	(25.9)	4.9	19%	(20.8)	(25.7)	4.9	19%	19%
Group EBITDA[3]	**1,066.7**	**943.3**	**123.4**	**13%**	**1,100.5**	**971.9**	**128.6**	**13%**	**14%**
Net profit after tax	**641.6**	**554.9**	**86.7**	**16%**	**682.2**	**598.7**	**83.5**	**14%**	**14%**
Net profit/(loss) after tax attributable to NCI	(8.9)	(9.5)	0.6	6%	0.1	(0.1)	0.2	>100%	>100%
Net profit after tax attributable to owners of the parent[3]	**650.5**	**564.4**	**86.1**	**15%**	**682.1**	**598.8**	**83.3**	**14%**	**14%**
Earnings per share (cents)[3]	493.5	427.4	66.1	15%	517.4	453.4	64.0	14%	15%
Dividend per share (cents)	297.0	248.0	49.0	20%	297.0	248.0	49.0	20%	20%

(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. A detailed reconciliation of core vs. statutory (reported) earnings is included on Page 26. (2) Financial results from continuing operations: core operations excluding India which is classified as a discontinued operation at 30 June 2026. (3) Refer to glossary for definitions of Revenue, EBITDA, Net profit after tax and Earnings per share. (4) Includes corporate costs. (5) Growth rates adjusted to present a like-for-like comparison. Excludes the following businesses: iGUIDE (acquired Oct 2025) and Simplicity (acquired Jun 2026).

Core vs. reported results reconciliation

Core vs. reported reconciliation ($m)	Including India FY26	Including India FY25	Continuing Operations FY26	Continuing Operations FY25
Core operating income	1,792.6	1,672.8	1,730.4	1,543.6
Reported operating income	**1,792.6**	**1,672.8**	**1,730.4**	**1,543.6**
EBITDA from core operations (excluding share of gains and losses from associates)	**1,087.7**	**969.2**	**1,121.3**	**997.6**
Share of losses from associates	(19.4)	(31.5)	(19.2)	(31.3)
Share of associates non-core (gain)/loss **(1)**	(1.6)	5.6	(1.6)	5.6
EBITDA from core operations	**1,066.7**	**943.3**	**1,100.5**	**971.9**
Impairment reversal/(expense) **(2)**	(115.3)	111.8	(0.4)	113.3
Restructuring costs	(7.8)	(8.0)	(7.8)	(8.0)
M&A related activity, including gains/(losses), transaction and integration costs **(3)**	(0.9)	2.7	(4.6)	2.7
Revaluation of financial assets **(4)**	1.2	(2.8)	1.2	(2.6)
Share of associates non-core costs	1.6	(5.6)	1.6	(5.6)
Other	(1.5)	6.4	-	-
Reported EBITDA	**944.0**	**1,047.8**	**1,090.5**	**1,071.7**
Net profit from core operations attributable to owners of the parent	**650.5**	**564.4**	**682.1**	**598.8**
EBITDA impact of non-core adjustments	(122.7)	104.5	(10.0)	99.8
Non-core D&A, net interest and minority interest **(5)**	20.6	(1.1)	(2.3)	(0.2)
Tax effect	3.2	10.1	3.2	10.0
Reported net profit attributable to owners of the parent	**551.6**	**677.9**	**673.0**	**708.4**

(1) Share associate of non-core costs Includes REA's share of costs (transaction, restructuring, revaluation loss of financial liabilities, and gain on sale) relating to Move and PropertyGuru

(2) Impairment reversal/(expense) relates to the $111.0m impairment of Housing.com disposal group combined with the discontinuation of Housing Edge in current year and reversal of PropertyGuru impairment in prior year ($116.9m)

(3) M&A related activity, including gains/(losses), transaction and integration costs

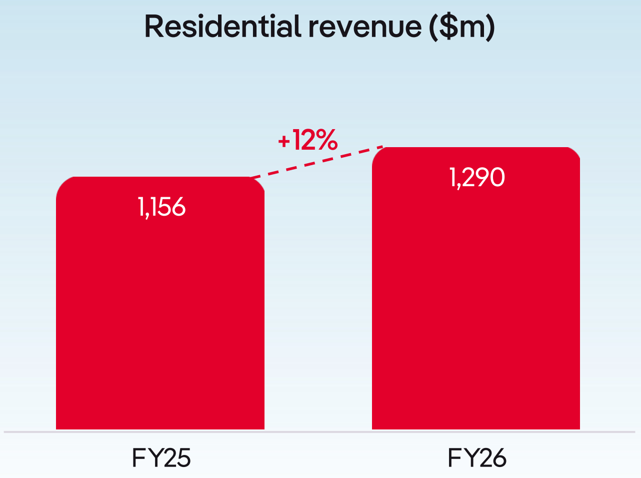
- Gain on divestment: gain on sale of PropTiger in current year, and PropertyGuru in prior year
- Transaction costs: current year relates to divestment of PropTiger and acquisition of iGUIDE and Simplicity. Prior year relates to CampaignAgent and Athena Home Loans, and one-off costs relating to the withdrawn bid to acquire Rightmove ($18.8m)
- Integration costs: relating to iGUIDE in current year, Realtair and CampaignAgent in the prior year

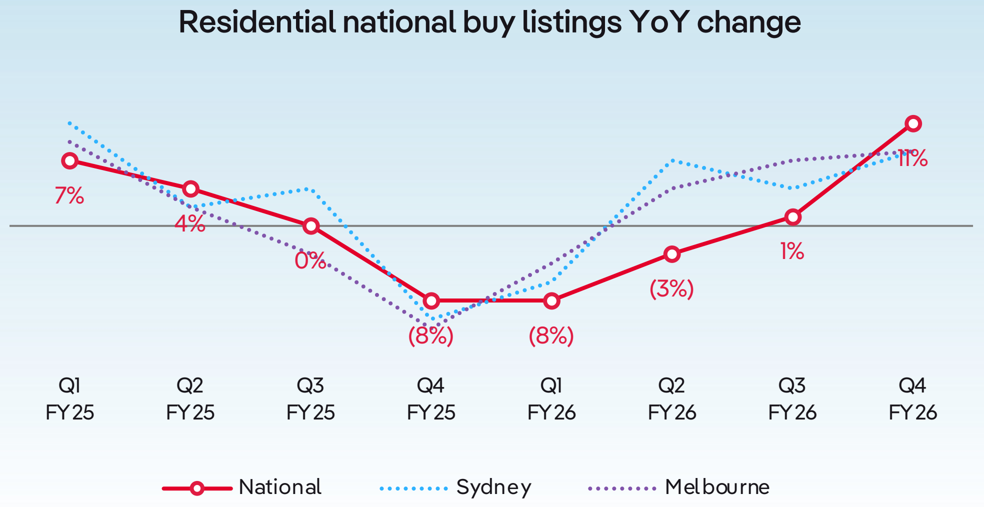
(4) Revaluation of financial asset on the mark to market revaluation of the Aurum financial asset and revaluation of Simpology working capital loan

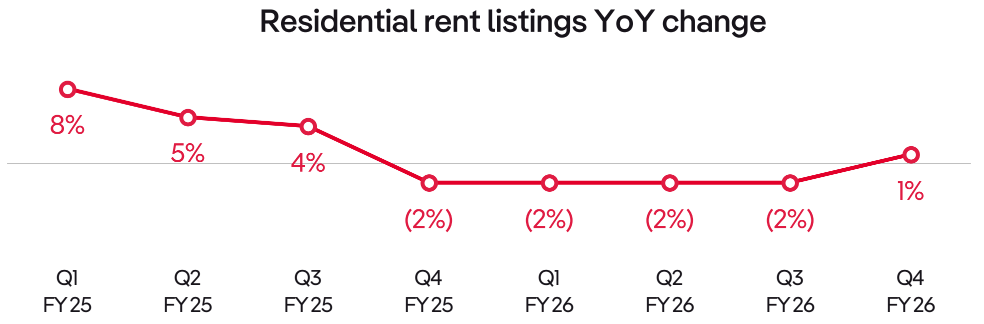
(5) Non-core D&A, net interest and minority interest relates to minority share of the India impairment and provisions, and discount unwind of the iGUIDE and Simplicity contingent consideration

Continued growth in Residential revenue

Driven by double-digit Buy yield growth







Residential Buy FY26 revenue drivers:

- **Buy yield[1] up 13%** – driven by 7% average Premiere+ price rise, growth in add-ons, higher subscription revenues and increased depth penetration with neutral impact from geo-mix
- **Listings flat** – with Melbourne up 4% and Sydney up 3% YoY
- **Deferral impact -1%** – with strong Q4 listings resulting in revenue deferred into Q1 FY27

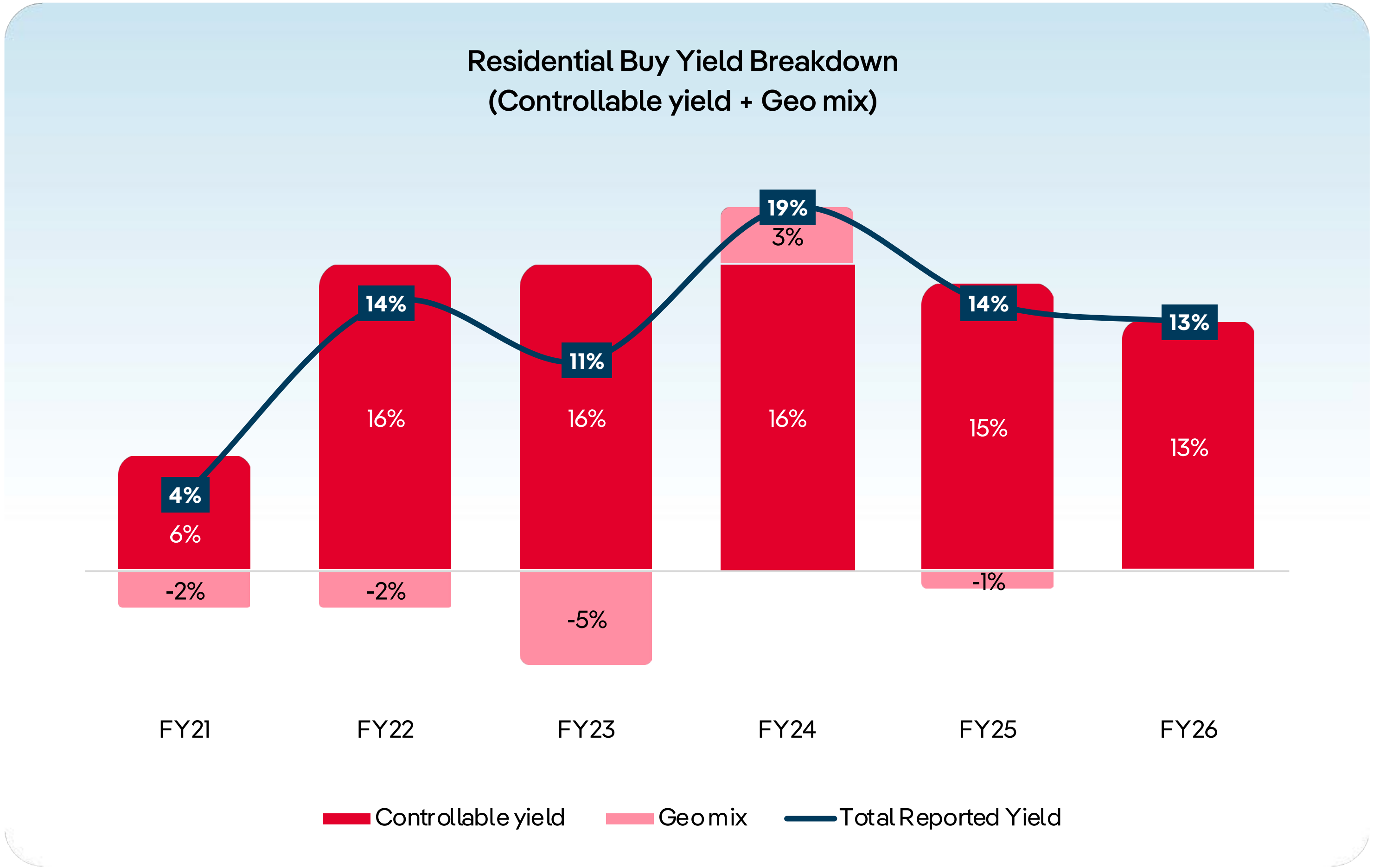
Residential Rent FY26 revenue drivers:

- **Rent yield up** – driven by 6% price rise and increased depth penetration
- **Listings down 1%**

(1) Buy Yield defined as revenue per Buy listing, driven by price, depth (including geographical mix), add-ons and subscriptions. Yield excludes deferred revenue.

Double-digit controllable Buy yield growth

With a neutral impact from geographical mix in FY26



Controllable Buy yield[1] up 13% YoY

- Drivers of the 13% FY26 controllable Buy yield growth were:
  - 7% average price rise
  - 6% from add-ons, subscription price rises and depth penetration and mix

Geo mix 0% in FY26

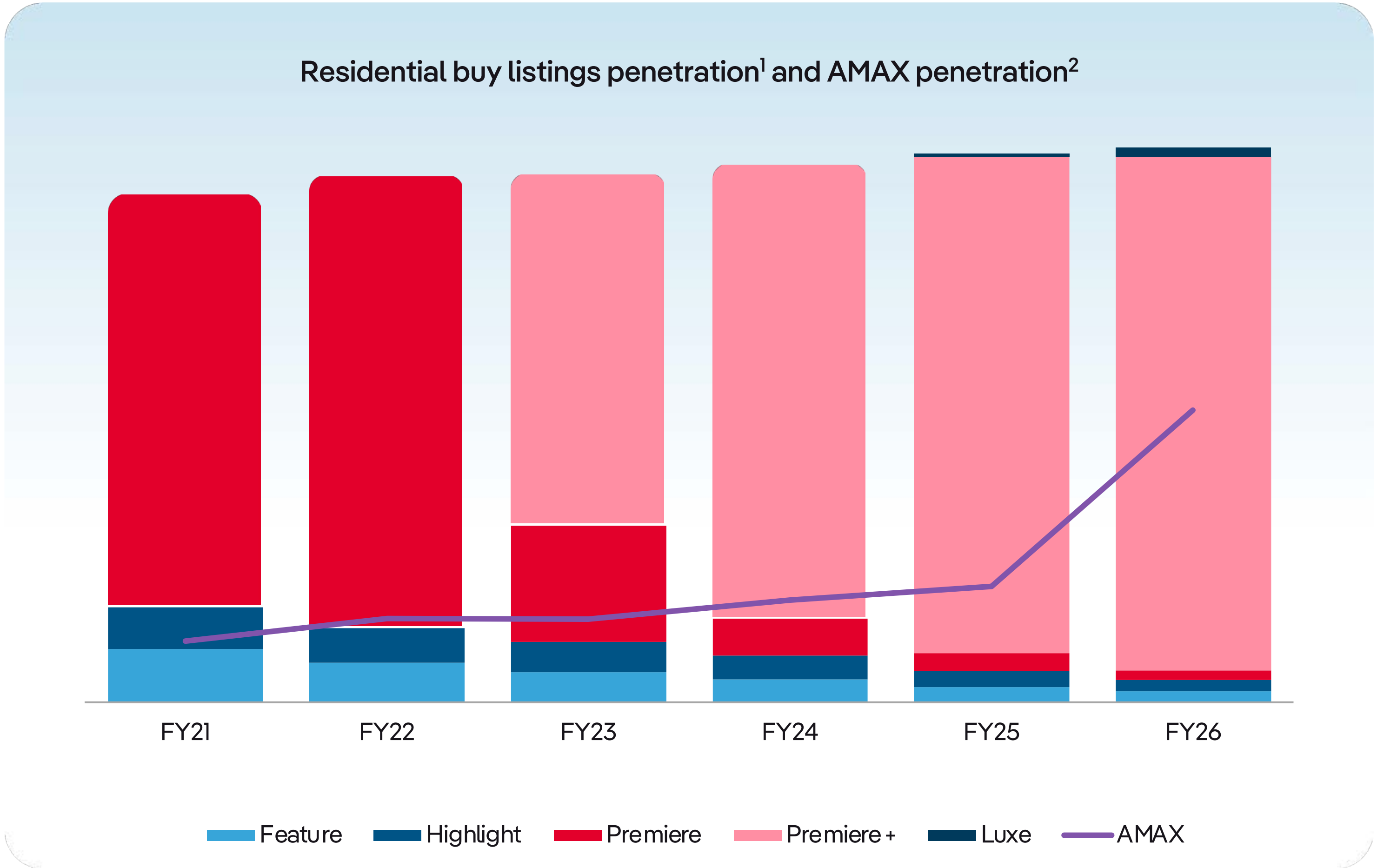
- Geo mix impact was neutral across FY26, despite Melbourne and Sydney outperformance, reflecting:
  - Listings in Brisbane, our third highest yielding city, declining YoY
  - Increased mix towards lower yielding zones within major metro cities

Reported Buy yield[1] also 13% YoY

(1) Buy Yield defined as revenue per Buy listing, driven by price, depth (including geographical mix), add-ons and subscriptions. Yield excludes deferred revenue. Controllable yield excludes geographical mix.

Record Premiere+ and Audience Maximiser penetration

With YoY growth across all states



Record Premiere Residential Buy listing depth penetration

- Total depth penetration has increased YoY
- Premiere+ penetration has grown YoY in all states
- Continued improvement in product mix, with customers migrating up the depth ladder
- Luxe momentum is building, with FY26 penetration almost triple FY25

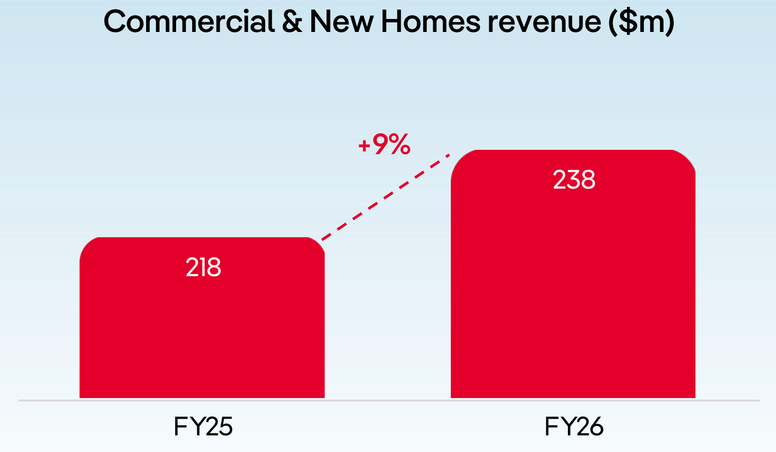
Record Residential Audience Maximiser penetration

- Growth in penetration in FY26 reflecting release of new AMAX tiers and bundles

(1) Buy Penetration is based on listings being on site for minimum 2 days. Calculated as depth listings divided by total listings. (2) AMAX Penetration is based on depth listings being on site for minimum 2 days. Calculated as depth listings with AMAX purchased divided by total depth listings.

Commercial & New Homes

Revenue up 9% driven by Commercial yield and New Homes Project Profile volumes

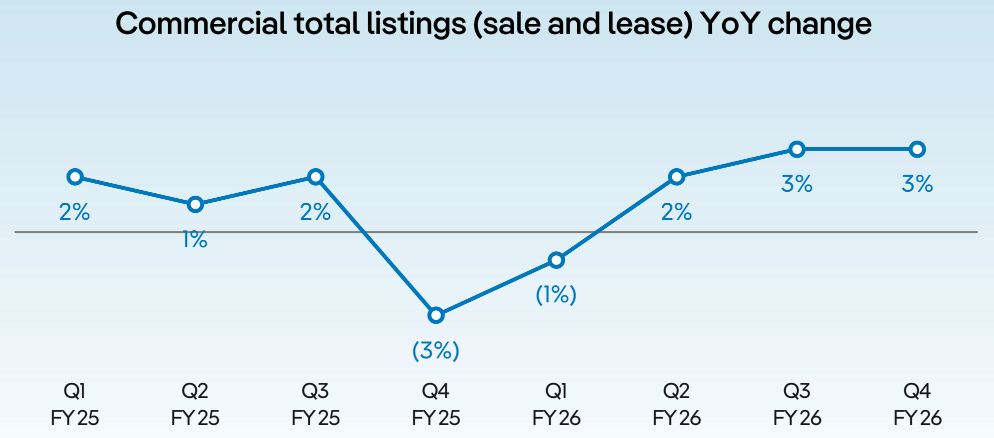


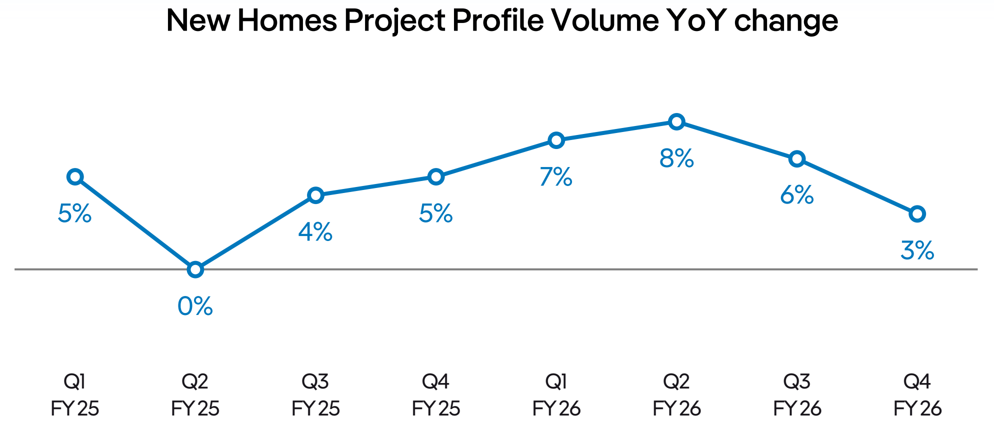
Commercial revenue drivers:

- **Yield** – driven by 7% price rise and increased depth penetration
- **Listings** – total listings up 2% YoY across both Sale and Lease

New Homes revenue drivers:

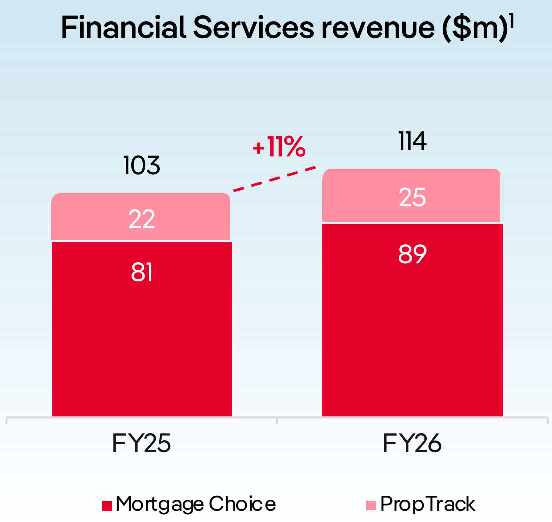
- **Volume** – Project Profile volumes increased 6% YoY
- **Yield** – higher yield from the FY25 price rise
- **Display** – strong growth driven by Audience Maximiser and Amplify, which is an add-on to Project Profiles to boost campaign results

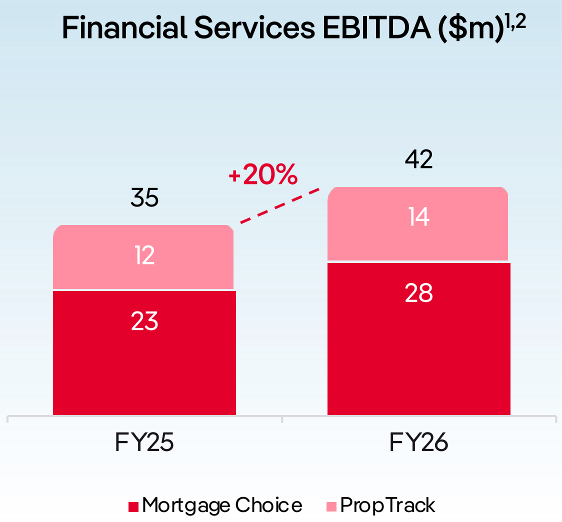


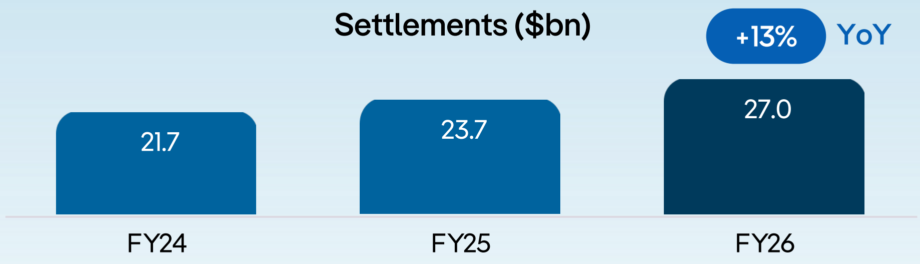


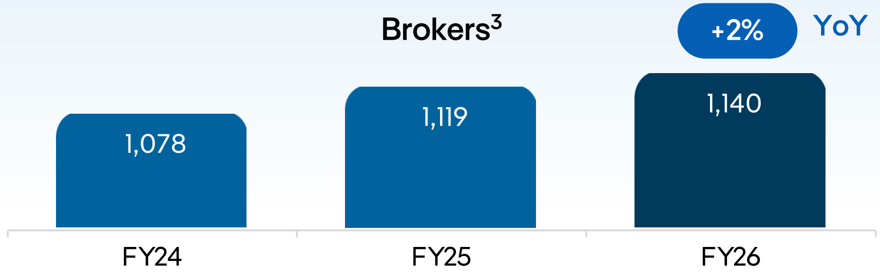
Financial Services delivers strong revenue and EBITDA growth

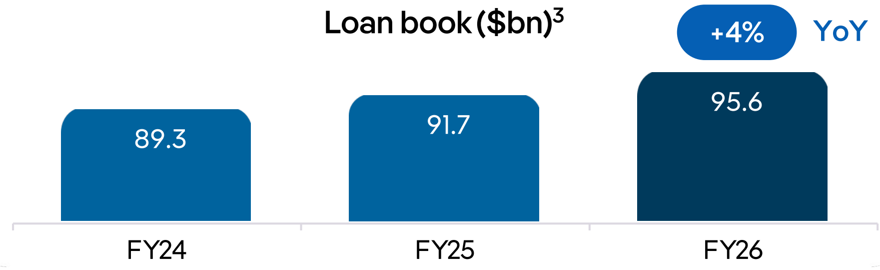
Revenue up 11% driven by higher Mortgage Choice settlements and PropTrack customer data contracts











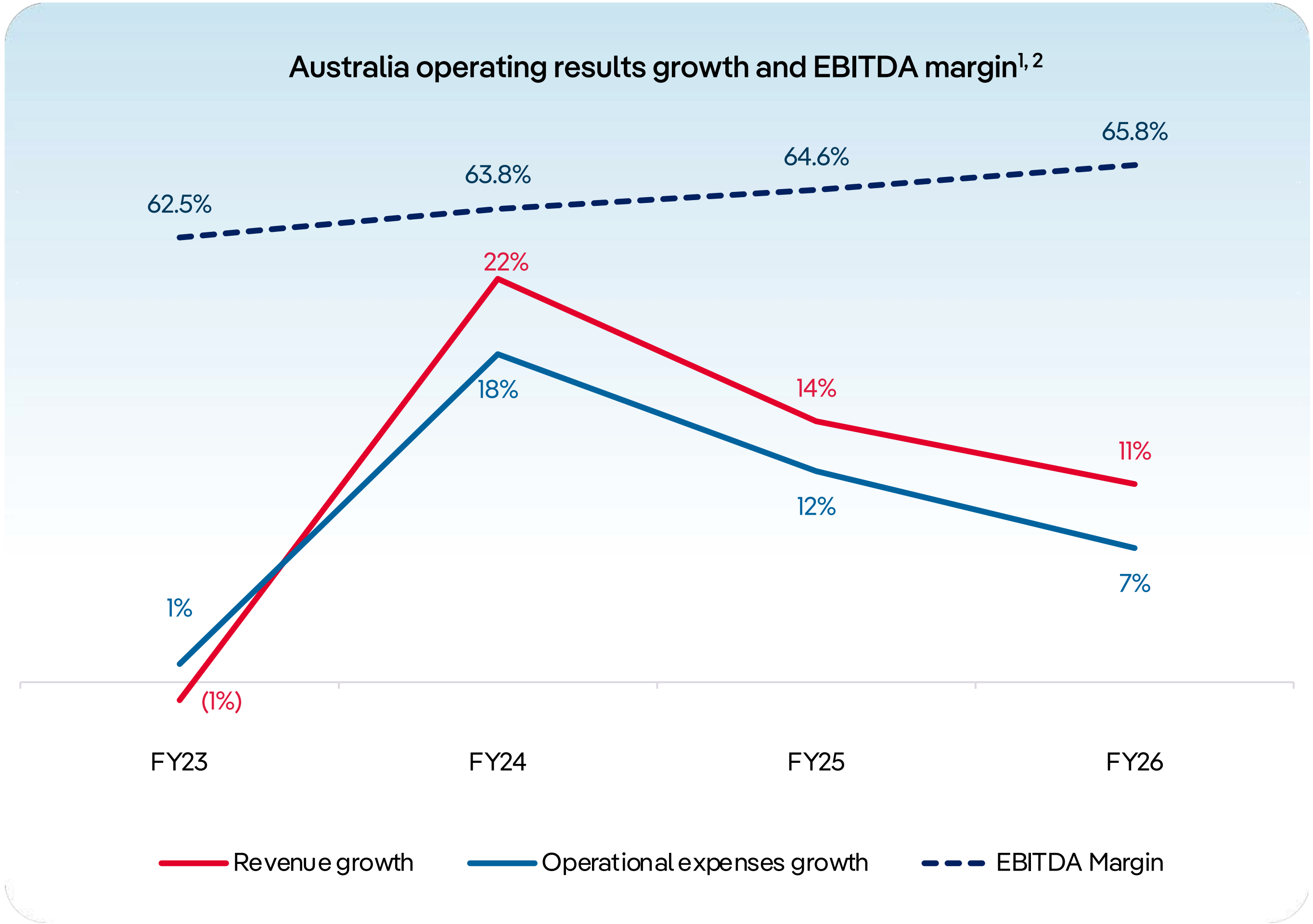
Financial Services revenue +11%:

- **Mortgage Choice[4] revenue increase 10%** driven by:
  - **Volumes** – 13% growth in settlements YoY, with submissions up 15% YoY
  - **Loan size growth** – Continued improvements in average loan size, partially offset by higher broker payout rates
  - **Simplicity acquisition** – consolidated from 1 June 2026
- **PropTrack revenue increased 13%** driven by new customer data contracts

Financial Services EBITDA +20%

(1) PropTrack has been reclassified and now sits within Financial Services (from Data within Other previously). (2) Refer to glossary for definition of EBITDA.
(3) Brokers and loan book reported as at the end of the period. (4) Includes one month of Simplicity's results.

Australian operating EBITDA margin expanded to 66% in FY26

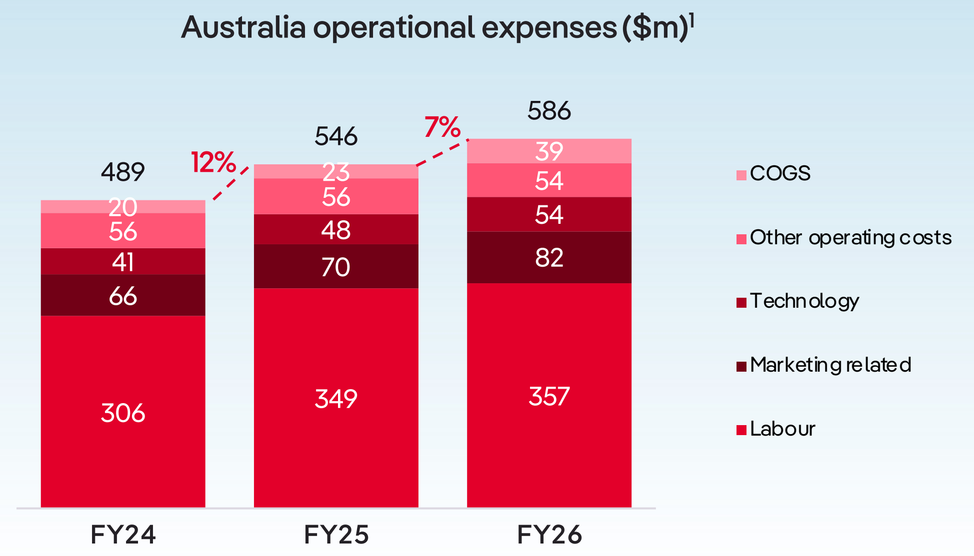


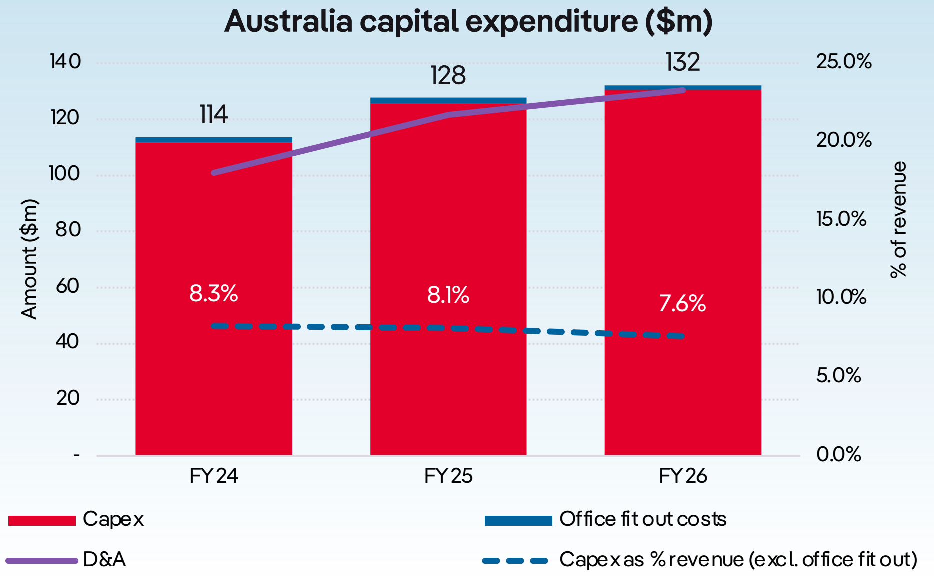
Australia operating jaws open in FY26:

- **Australia's operating EBITDA margin increased to 66% in FY26**
- **Revenue (+11%)** was driven by double-digit revenue growth in Residential and Financial Services
- **While operating costs growth (+7%)** moderated reflecting tighter cost management in Q4 in particular

(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. A detailed reconciliation of core vs. statutory (reported) earnings is included on Page 26. (2) Refer to glossary for definition of EBITDA.

A heightened focus on spend reduction in H2 saw Australian cost growth decelerate to 7% in FY26





Australian operating costs up 7% to $586m

- **Labour +3%:** with salary inflation partly offset by lower headcount
- **COGS +68%:** related to Audience Maximiser growth
- **Marketing +18%:** Ready25 customer event and Australian Open sponsorship not in prior year
- **Technology +12%:** licence price rises and AI investment

FY26 investment focused on:

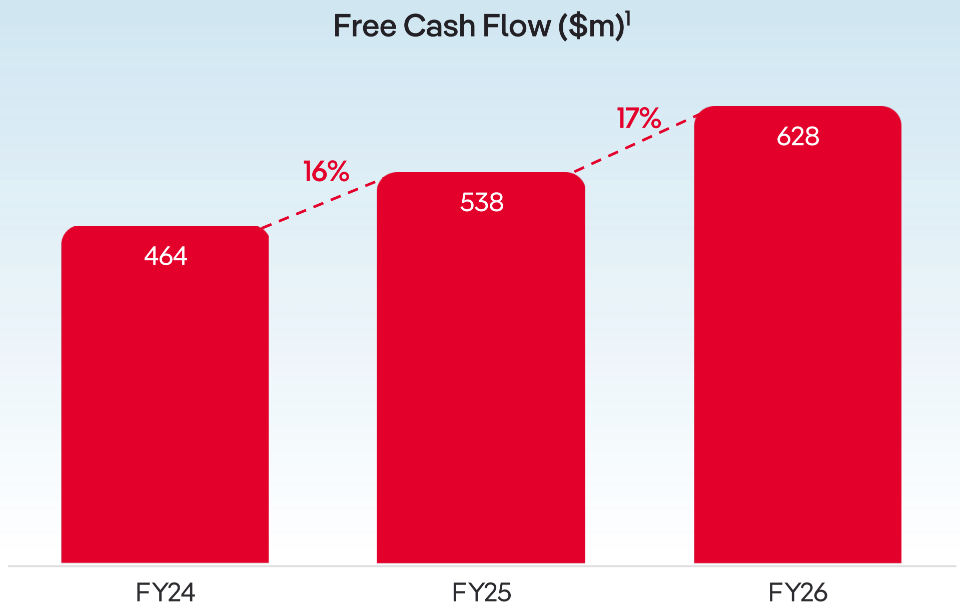
- **AI initiatives** (natural language, conversational search, AI Assistant, Ignite's Campaign Assist AI capability);
- **Video** (launch of REA's video hub) and
- **Platform health** and modernization continued investment

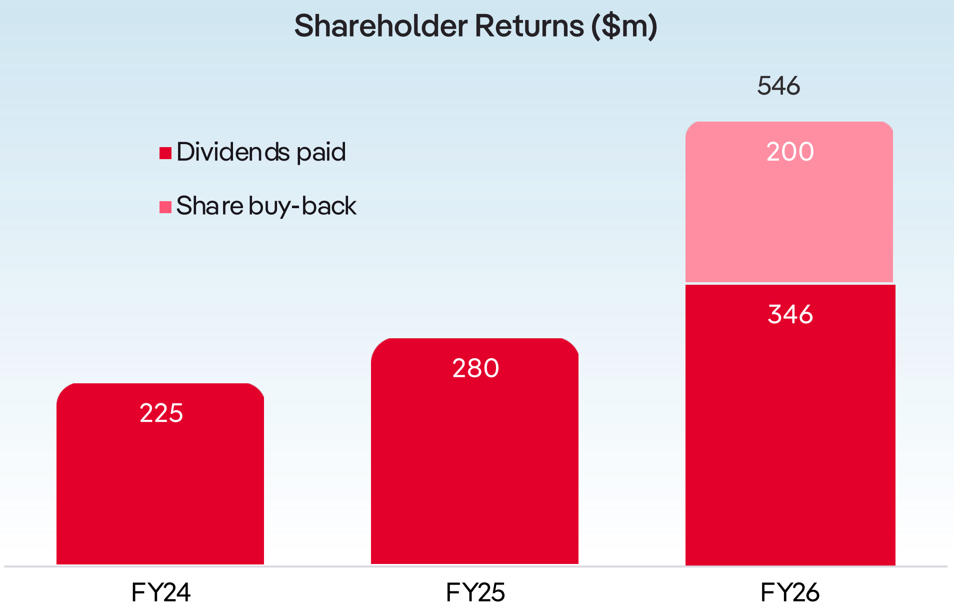
FY27 guidance:

- Capex/Revenue expected within our 7-9% target range
- Group Depreciation & Amortisation in the range of $137-144m

(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. A detailed reconciliation of core vs. statutory (reported) earnings is included on Page 26.

Strong cash generation and balance sheet provide capital allocation flexibility





Strong and accelerating free cash flow growth

- Free cash flow of $628m (+17%)
- Growth in FY26 driven by strong operating cashflows (+14%), higher net interest revenue following repayment of external debt in December 2024 and slower growth in capex

Flexible balance sheet

- Cash balance of $366m with no drawn debt ($200m undrawn facility with a maturity of September 2028)
- Dividend payout ratio has increased from 54% in FY24 to 58% in FY25 and 60% in FY26
- The Group has concluded the $200m on-market share buy-back announced in February

(1) Refer to glossary for definitions of Free Cash Flow.

FY27 Outlook

- **Owing to a stronger than expected finish to FY26, FY27 new Buy listings anticipated to be flat to down low single-digits** – July listings were -2% YoY, with combined Melbourne and Sydney listings declining by 16%, and Brisbane, Perth and Adelaide increasing by 13%

- **The Group continues to target operational margin expansion**

- **Low double-digit controllable residential Buy yield growth is anticipated** (excluding the impact of geo-mix) driven by an 8% Premiere+ price rise and growth in add-ons

- **Excluding M&A[1] operating costs are expected to increase mid single-digits** for Australia and the group

- **Including M&A, group operating costs are expected to increase mid to high single-digits** on a continuing business basis (excluding India) off a base of $609m in FY26

- **Losses from associates anticipated to marginally improve in FY27** compared to FY26

(1) Excludes iGUIDE, which was consolidated from October 2025 and Simplicity, consolidated from June 2026

Q&A

Supplementary information

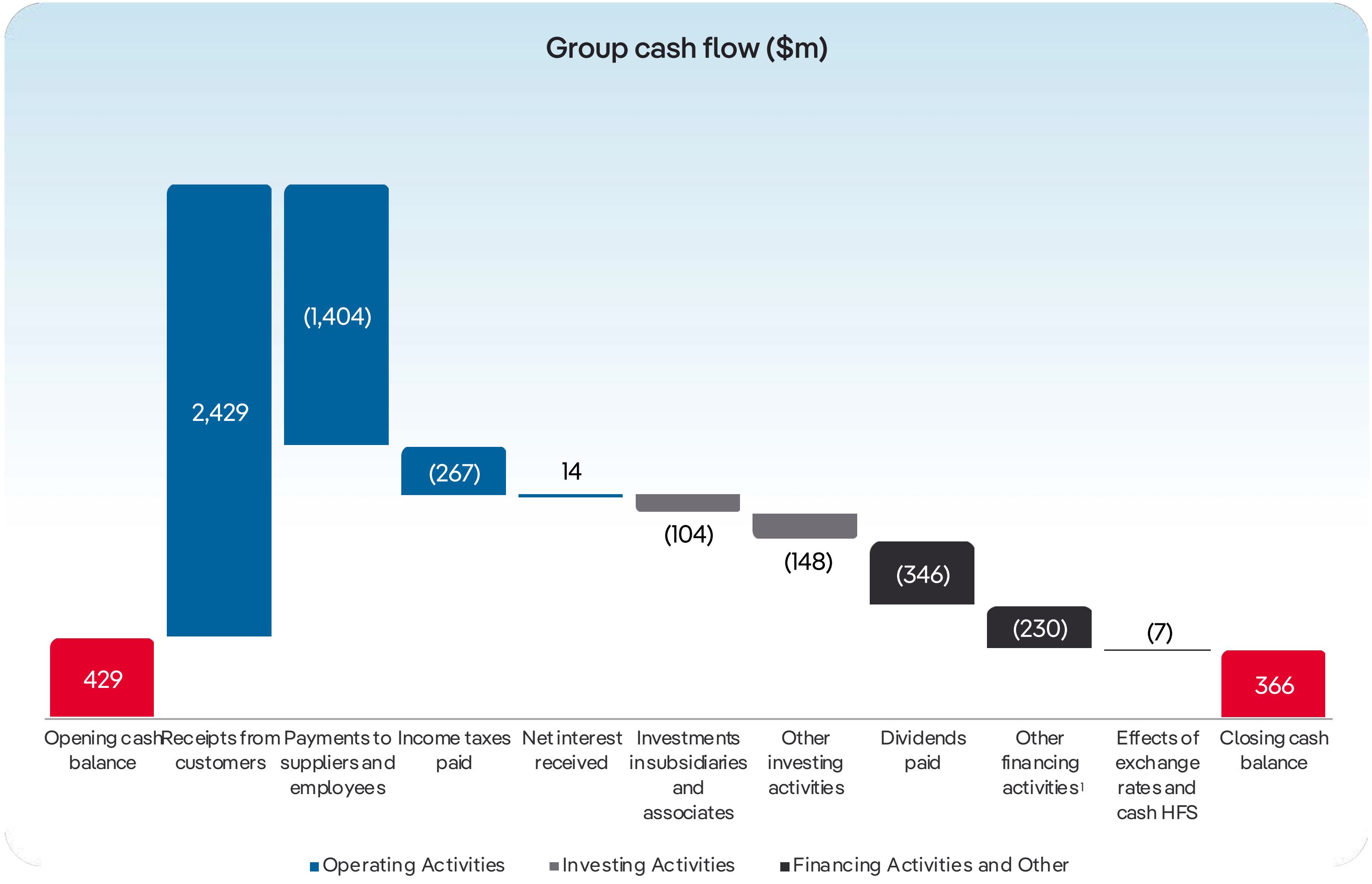
Reconciling core to reported results

REA India is treated as a discontinued operation and held for sale for statutory reporting purposes following the announcement of the sale of Housing.com to Indian listed Aurum PropTech Limited (Aurum) in July 2026. PropTiger was previously sold to Aurum in September 2025 and Housing Edge discontinued in Q2 FY26. A reconciliation between core operations including India and statutory (reported 4E) results is provided below:

	FY26				FY25			
($m)[1]	Core Operations	*Less:* India Discontinued Operations	*Adjust for:* Significant Items[1]	Statutory Reported 4E	Core Operations	*Less:* India Discontinued Operations	*Adjust for:* Significant Items[1]	Statutory Reported 4E
Group revenue[2]	1,792.6	(62.2)	-	1,730.4	1,672.8	(129.2)	-	1,543.6
Impairment (expense)/reversal on held for sale	-	111.0	(111.0)	-	-	-	117.0	117.0
Group operating expenses	(704.9)	97.5	(13.3)	(620.7)	(703.6)	152.9	(6.9)	(557.6)
Group EBITDA before associates	**1,087.7**	**146.3**	**(124.3)**	**1,109.7**	**969.2**	**23.7**	**110.1**	**1,103.0**
EBITDA margin before associates	*61%*			*64%*	*58%*			*71%*
Share of gains/(losses) from associates	(21.0)	0.2	1.6	(19.2)	(25.9)	0.2	(5.6)	(31.3)
Group EBITDA[2]	**1,066.7**	**146.5**	**(122.7)**	**1,090.5**	**943.3**	**23.9**	**104.5**	**1,071.7**
Net profit after tax	**641.6**	**153.8**	**(122.3)**	**673.1**	**554.9**	**39.1**	**114.5**	**708.5**
Net profit/(loss) after tax attributable to NCI	(8.9)	32.4	(23.4)	0.1	(9.5)	8.6	1.0	0.1
Net profit/(loss) after tax attributable to owners of parent[2]	**650.5**	**121.4**	**(98.9)**	**673.0**	**564.4**	**30.5**	**113.5**	**708.4**
Loss attributable to owners of the parent from discontinued operations				(121.4)				(30.5)
Net profit/(loss) attributable to owners of the parent including discontinued operations				**551.6**				**677.9**
Earnings per share (cents)[2]	493.5			510.5	427.4			536.4

(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. A detailed reconciliation of core vs. statutory (reported) earnings is included on Page 26. (2) Refer to glossary for definitions of Revenue, EBITDA, Net profit after tax and Earnings per share.

Strong cash position supporting increased investment



Strong operating cash flows

- Operating cash flow of $771m, with free cash flow of $628m (+17% YoY)

Continued strategic investment

- Investment in subsidiaries and associates mainly relates to iGUIDE ($51m)[2] and Simplicity ($36m)[2]
- Other investing activities are primarily Australian capex for PPE and intangible assets ($132m)

No external borrowings

- The Group holds no external drawn debt as at 30 June 2026, with a $200m undrawn debt facility that matures in September 2028

Successful share buy-back

- $200m on-market share buy-back commenced in February 2026 and was completed in June 2026

(1) Includes $200m on-market share buy-back which completed June 2026. (2) Investment amounts are net of cash acquired.

Cash flow reconciliation

Cash flow reconciliation ($m)	FY26	FY25	Growth %
EBITDA excluding associates[1]	1,087.7	969.2	12%
Working capital movement	(66.2)	(40.4)	(64%)
Net interest received	13.9	1.9	>100%
Income taxes paid	(267.4)	(253.8)	(5%)
Capital expenditure	(140.7)	(138.0)	(2%)
Other	0.2	(1.1)	>100%
Free cash flow	**627.5**	**537.8**	**17%**
Payment for investment in subsidiaries, net of cash acquired	(90.1)	-	N/A
Payment for investment in associates	(13.6)	(61.8)	78%
Contribution by non-controlling interest	4.6	7.9	(41%)
Proceeds from sale of financial asset, net of FX forward contracts	-	277.9	(100%)
Payment for financial assets	(24.9)	(11.5)	<(100%)
Related party loan to associate	0.4	(7.7)	>100%
Redemption/(investment) of short-term funds	12.8	(3.4)	>100%
Proceeds from borrowings	-	92.0	(100%)
Repayment of borrowings and leases	(8.0)	(302.6)	97%
Dividends paid	(346.3)	(280.4)	(23%)
On-market share buy-back	(200.0)	-	N/A
Payment for acquisition of treasury shares	(22.4)	(22.9)	2%
Cash and cash equivalents held for sale at the beginning/(end) of the year	(3.3)	(0.6)	<(100%)
Net cash inflow/(outflow)[2]	**(63.3)**	**224.7**	**<(100%)**

Free cash flow

- EBITDA growing 12% YoY
- Working capital unfavourability partly due to payment of earn out incentives on prior business acquisitions
- Net interest received increased primarily driven by prior year debt repayment

Investments in subsidiaries and associates

- Subsidiaries acquired primarily includes Simplicity and iGUIDE
- Investment in associates includes Immersiv and Before You Buy (prior year primarily relates to Athena Home Loans)

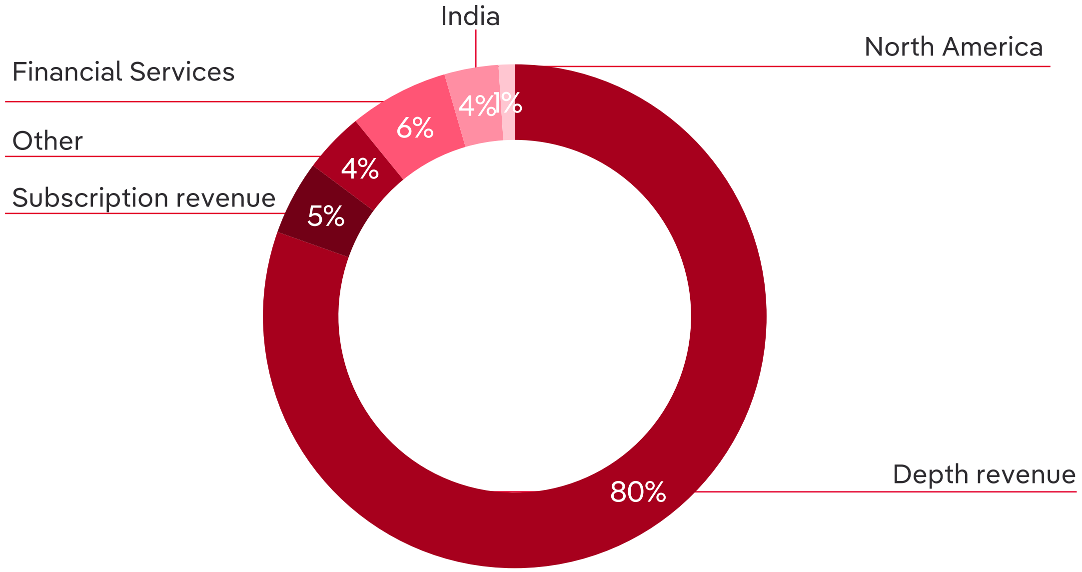
Prior year proceeds from sale and repayment of borrowings

- The Group repaid its external debt following the sale of PropertyGuru in December 2024

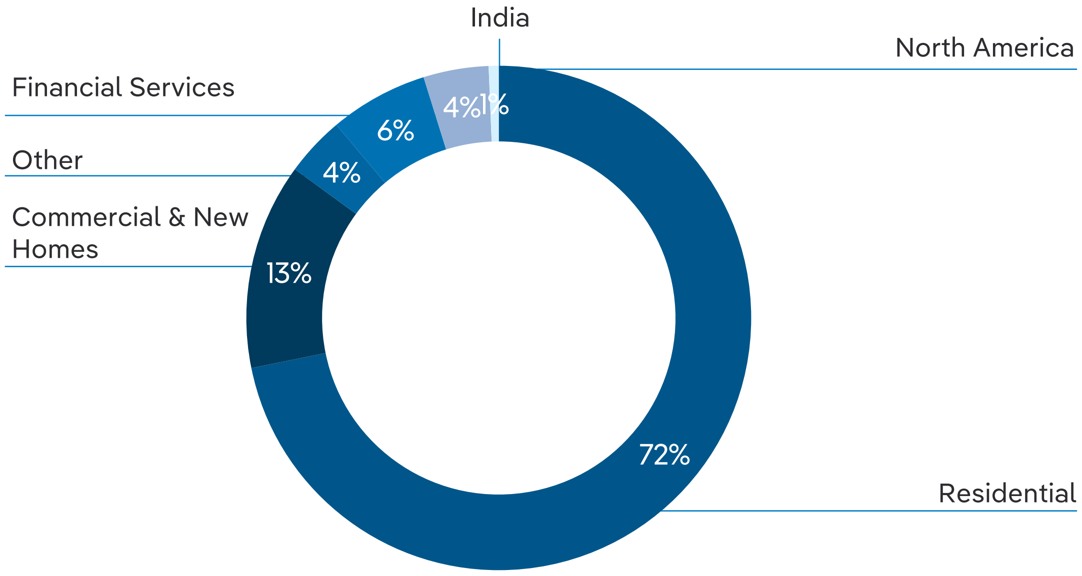
(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. (2) Includes effects of exchange rate changes on cash and cash equivalents.

Revenue breakdown

Revenue category ($m)[1, 2]	FY26	FY25	Growth %
Australia			
Depth revenue[3]	1,441.9	1,304.4	11%
Subscription revenue[3]	85.7	69.6	23%
Other	69.9	66.5	5%
Financial Services	114.4	103.1	11%
Australian revenue	**1,711.9**	**1,543.6**	**11%**
North America	18.5	-	N/A
Total revenue continuing operations	**1,730.4**	**1,543.6**	**12%**
India	62.2	129.2	(52%)
Total revenue	**1,792.6**	**1,672.8**	**7%**



Revenue category ($m)[1, 2]	FY26	FY25	Growth %
Australia			
Residential	1,289.6	1,156.2	12%
Commercial & New Homes	238.0	217.8	9%
Other	69.9	66.5	5%
Property & Online Advertising	**1,597.5**	**1,440.5**	**11%**
Financial Services	114.4	103.1	11%
Australian revenue	**1,711.9**	**1,543.6**	**11%**
North America	18.5	-	N/A
Total revenue contunuing operations	**1,730.4**	**1,543.6**	**12%**
India	62.2	129.2	(52%)
Total revenue	**1,792.6**	**1,672.8**	**7%**



(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. (2) Refer to glossary for definition of Revenue.
(3) Relates to Residential, Commercial and New Homes businesses.

Depreciation and Amortisation

Depreciation and amortisation ($m)[1]

REA Group ($m)	FY25 Actual	FY26 Actual	FY27 Forecast
Continuing operations			
Core depreciation & amortisation[1]	100	112	121-125
Depreciation of leases	10	8	6-8
Acquired intangibles			
Depreciation & amortisation	11	13	10-11
Total continuing operations	**121**	**133**	**137-144**
Total continuing operations excl. Acquired intangibles	**110**	**120**	**127-133**
Discontinued operations – REA India			
Core depreciation & amortisation[1]	15	7	
Acquired intangibles			
Depreciation & amortisation	3	1	
Total discontinued operations	**18**	**8**	
Total	**139**	**141**	
Total excl. Acquired intangibles	**125**	**127**	

Depreciation & amortisation

- Australia D&A is expected to lift in FY27 on the back of higher investment
- Acquired intangibles D&A is expected to decrease in FY27 following end of life of software, partially offset by the acquisition of iGUIDE

(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition.

Financial comparatives (including India)

	Core Financial Results[1]										Reported	
	FY22		FY23		FY24		FY25		FY26		FY25	FY26
Group results	$m	Growth %	$m	Growth %	$m	Growth %	$m	Growth %	$m	Growth %	$m	$m
Total revenue[2]	1,169.5	26%	1,183.2	1%	1,452.8	23%	1,672.8	15%	1,792.6	7%	1,672.8	1,792.6
Total operating income	**1,169.5**	**26%**	**1,183.2**	**1%**	**1,452.8**	**23%**	**1,672.8**	**15%**	**1,792.6**	**7%**	**1,672.8**	**1,792.6**
Operating expenses	(499.0)	34%	(532.3)	7%	(628.0)	18%	(703.6)	12%	(704.9)	0%	(593.5)	(829.2)
Operating EBITDA[2]	**670.5**	**21%**	**650.9**	**(3%)**	**824.8**	**27%**	**969.2**	**18%**	**1,087.7**	**12%**	**1,079.3**	**963.4**
EBITDA margin	*57%*		*55%*		*57%*		*58%*		*61%*		*65%*	*54%*
Share of gains/(losses) from associates	3.0	(67%)	(15.9)	<(100%)	(26.2)	65%	(25.9)	(1%)	(21.0)	(19%)	(31.5)	(19.4)
EBITDA	**673.5**	**19%**	**635.0**	**(6%)**	**798.6**	**26%**	**943.3**	**18%**	**1,066.7**	**13%**	**1,047.8**	**944.0**
Depreciation & amortisation	(87.6)	6%	(90.5)	3%	(113.5)	25%	(139.4)	23%	(140.7)	1%	(139.4)	(140.7)
Earnings before interest and tax	**585.9**	**22%**	**544.5**	**(7%)**	**685.1**	**26%**	**803.9**	**17%**	**926.0**	**15%**	**908.4**	**803.3**
Net finance income/(expense)	(6.8)	45%	(10.3)	52%	(14.3)	39%	3.0	<(100%)	13.5	>100%	3.0	10.7
Earnings before tax	**579.1**	**21%**	**534.2**	**(8%)**	**670.8**	**26%**	**806.9**	**20%**	**939.5**	**16%**	**911.4**	**814.0**
Income tax expense	(184.1)	15%	(173.2)	(6%)	(219.8)	27%	(252.0)	15%	(297.9)	18%	(242.0)	(294.7)
Net profit	**395.0**	**24%**	**361.0**	**(9%)**	**451.0**	**25%**	**554.9**	**23%**	**641.6**	**16%**	**669.4**	**519.3**
Effective tax rate	*31.8%*		*32.4%*		*32.8%*		*31.2%*		*31.7%*			
NCI share of (profit)/loss	12.5	49%	11.2	(10%)	9.5	(15%)	9.5	(0%)	8.9	(6%)	8.5	32.3
Net profit attributable to owners of the parent	**407.5**	**25%**	**372.2**	**(9%)**	**460.5**	**24%**	**564.4**	**23%**	**650.5**	**15%**	**677.9**	**551.6**
Dividends per share (DPS) (cents)	164.0	25%	158.0	(4%)	189.0	20%	248.0	31%	297.0	20%	248.0	297.0
Earnings per share (EPS) (cents)[2]	308.5	25%	281.7	(9%)	348.7	24%	427.4	23%	493.5	15%	513.3	418.4

(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. (2) Earnings per share, EBITDA and Revenue – refer to glossary for definition.

Continuing business financial comparatives (excluding India)

	Core Financial Results[1]										Reported	
	FY22		FY23		FY24		FY25		FY26		FY25	FY26
Group results	**$m**	**Growth %**	**$m**	**Growth %**	**$m**	**Growth %**	**$m**	**Growth %**	**$m**	**Growth %**	**$m**	**$m**
Total revenue[2]	1,115.6	23%	1,104.4	(1%)	1,349.7	22%	1,543.6	14%	1,730.4	12%	1,543.6	1,730.4
Total operating income	**1,115.6**	**23%**	**1,104.4**	**(1%)**	**1,349.7**	**22%**	**1,543.6**	**14%**	**1,730.4**	**12%**	**1,543.6**	**1,730.4**
Operating expenses	(410.2)	22%	(414.4)	1%	(489.1)	18%	(546.0)	12%	(609.1)	12%	(440.6)	(620.7)
Operating EBITDA[2]	**705.4**	**23%**	**690.0**	**(2%)**	**860.6**	**25%**	**997.6**	**16%**	**1,121.3**	**12%**	**1,103.0**	**1,109.7**
EBITDA margin	*63%*		*62%*		*64%*		*65%*		*65%*		*71%*	*64%*
Share of gains/(losses) from associates	3.0	(74%)	(15.9)	<(100%)	(26.1)	64%	(25.7)	(2%)	(20.8)	(19%)	(31.3)	(19.2)
EBITDA	**708.4**	**21%**	**674.1**	**(5%)**	**834.5**	**24%**	**971.9**	**16%**	**1,100.5**	**13%**	**1,071.7**	**1,090.5**
Depreciation & amortisation	(80.4)	2%	(82.2)	2%	(101.0)	23%	(121.6)	20%	(133.0)	9%	(121.6)	(133.0)
Earnings before interest and tax	**628.0**	**24%**	**591.9**	**(6%)**	**733.5**	**24%**	**850.3**	**16%**	**967.5**	**14%**	**950.1**	**957.5**
Net finance income/(expense)	(7.1)	47%	(11.7)	66%	(16.8)	44%	1.4	<(100%)	13.0	>100%	1.4	10.7
Earnings before tax	**620.9**	**24%**	**580.2**	**(7%)**	**716.7**	**24%**	**851.7**	**19%**	**980.5**	**15%**	**951.5**	**968.2**
Income tax expense	(185.9)	17%	(174.5)	(6%)	(221.2)	27%	(253.0)	14%	(298.3)	18%	(243.0)	(295.1)
Net profit	**435.0**	**27%**	**405.7**	**(7%)**	**495.5**	**22%**	**598.7**	**21%**	**682.2**	**14%**	**708.5**	**673.1**
Effective tax rate	*29.9%*		*30.1%*		*30.9%*		*29.7%*		*30.4%*		*25.5%*	*30.5%*
NCI share of (profit)/loss	(0.5)	>100%	(0.4)	(23%)	(0.3)	(28%)	0.1	<(100%)	(0.1)	<(100%)	(0.1)	(0.1)
Net profit attributable to owners of the parent	**434.5**	**27%**	**405.3**	**(7%)**	**495.2**	**22%**	**598.8**	**21%**	**682.1**	**14%**	**708.4**	**673.0**
Loss for the year attributable to owners of the parent from discontinued operations	(27.0)	<(100%)	(33.1)	22%	(34.7)	5%	(34.4)	(1%)	(31.6)	(8%)	(30.5)	(121.4)
Net profit/(loss) attributable to owners of the parent including discontinued operations	**407.5**	**14%**	**372.2**	**(9%)**	**460.5**	**24%**	**564.4**	**23%**	**650.5**	**15%**	**677.9**	**551.6**
Dividends per share (DPS) (cents)	164.0	25%	158.0	(4%)	189.0	20%	248.0	31%	297.0	20%	248.0	297.0
Earnings per share (EPS) (cents)[2]	328.9	27%	306.9	(7%)	375.0	22%	453.4	21%	517.4	14%	536.4	510.5

(1) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. (2) Earnings per share, EBITDA and Revenue – refer to glossary for definition.

Glossary

Buyer enquiries	Buyer enquiries include email enquiry, phone number reveals, applied for inspection, SMS agent, and New Homes brochure downloads.
Cash	Cash includes cash and cash equivalents.
EBITDA	Earnings before Interest, Tax, Depreciation and Amortisation excluding contribution from associates.
Earnings per share	Basic earnings per share attributable to the ordinary equity holders of the Company.
Financial results from core operations	Financial results/highlights from core operations exclude significant non-recurring items such as M&A related activity (including gains/(losses), transaction and integration costs), impairment reversal/(expense), revaluation of financial assets, restructuring costs, retrospective adjustment to provisions reflecting recent changes to India's employee entitlement laws, and share of associate non-core costs. Prior year also includes release of historic tax provisions.
Free Cash Flow	Net cash flows from operating activities and after capital expenditures.
Net profit after tax	Net profit attributable to owners of parent.
Revenue	Revenue is defined as revenue and other income from property and online advertising and revenue from Financial Services less expenses from franchisee commissions.

Audience metric sources

A	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au, Monthly Visits (000's).
B	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au, Audience (000's).
C	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au, Avg. Mins PP.
D	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), Jul 2024 - Jun 2025 (average), Jul 2023 - Jun 2024 (average) P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au, Audience (000's).
E	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au vs. Domain, Audience (000's).
F	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au vs. Domain, Avg. Mins PP.
G	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Residential Property Search Category, Brand Group, Realestate.com.au, Audience (000's).
H	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, realcommercial.com.au, Audience (000s).
I	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026, P14+, PC/laptop/smartphone/tablets, text only, Commercial Property Search Category, Brand Group, Audience (000's).
J	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average)+ vs. Jul 2024 - Jun 2025 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, realcommercial.com.au vs. commercialrealestate.com.au, Audience (000s).

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