24 February 2023

FY23 HALF-YEAR PROJECT UPDATE

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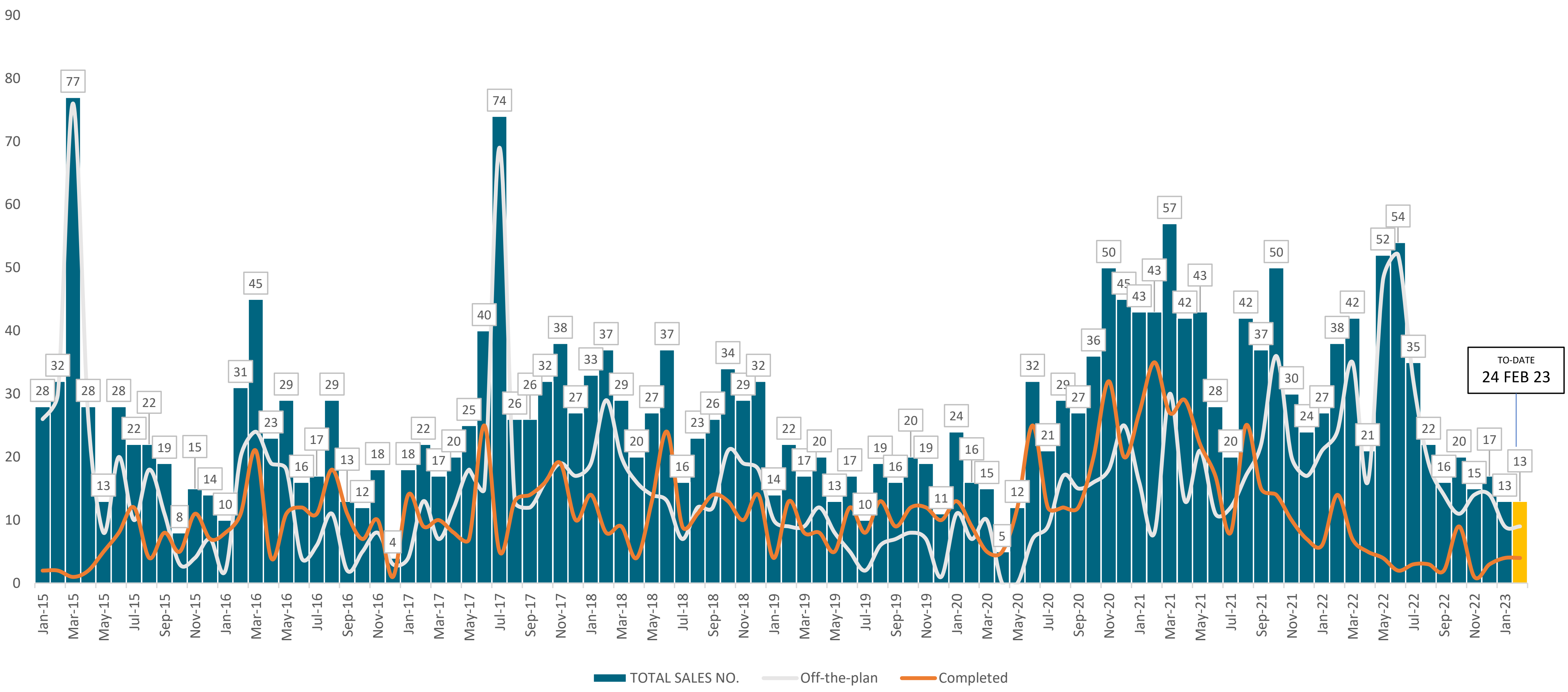
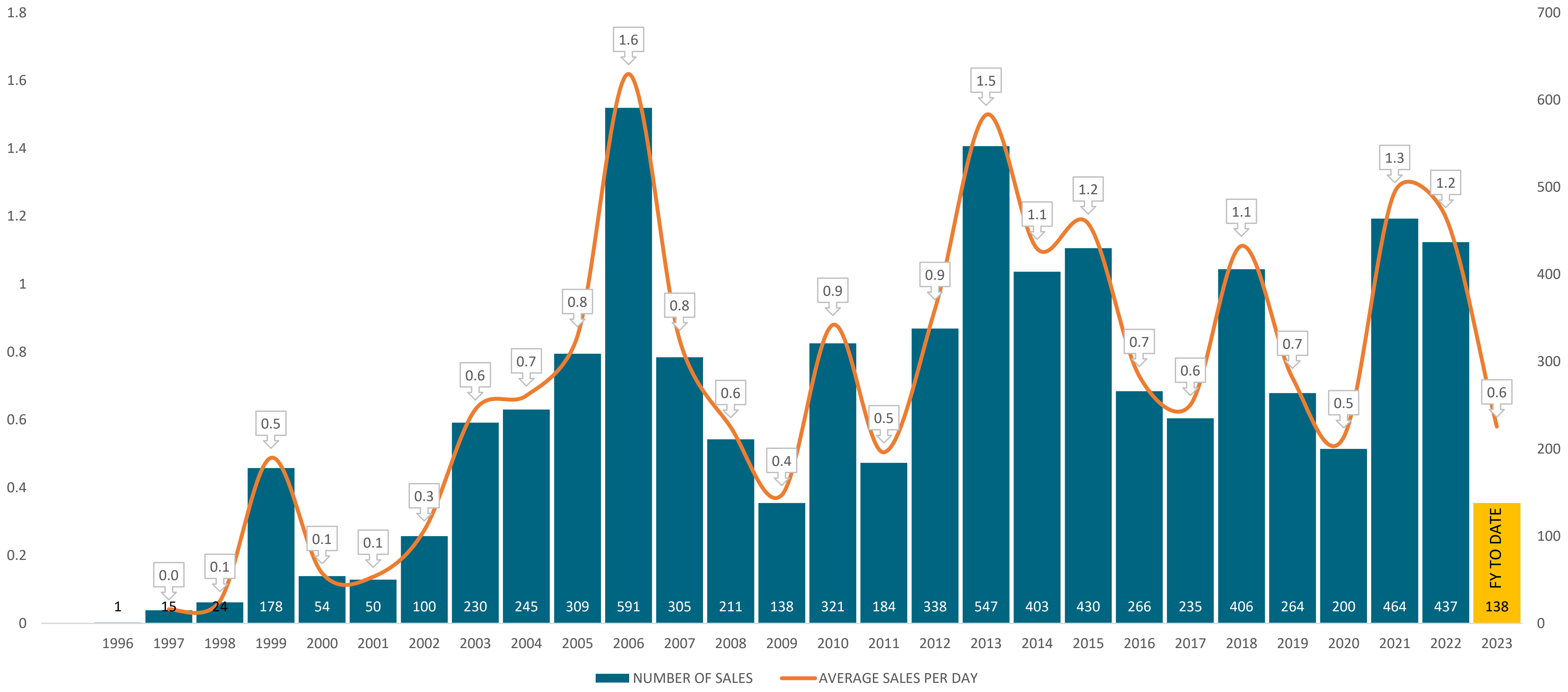
DEVELOPMENT SALES ACTIVITY UPDATE

GARDEN TOWERS

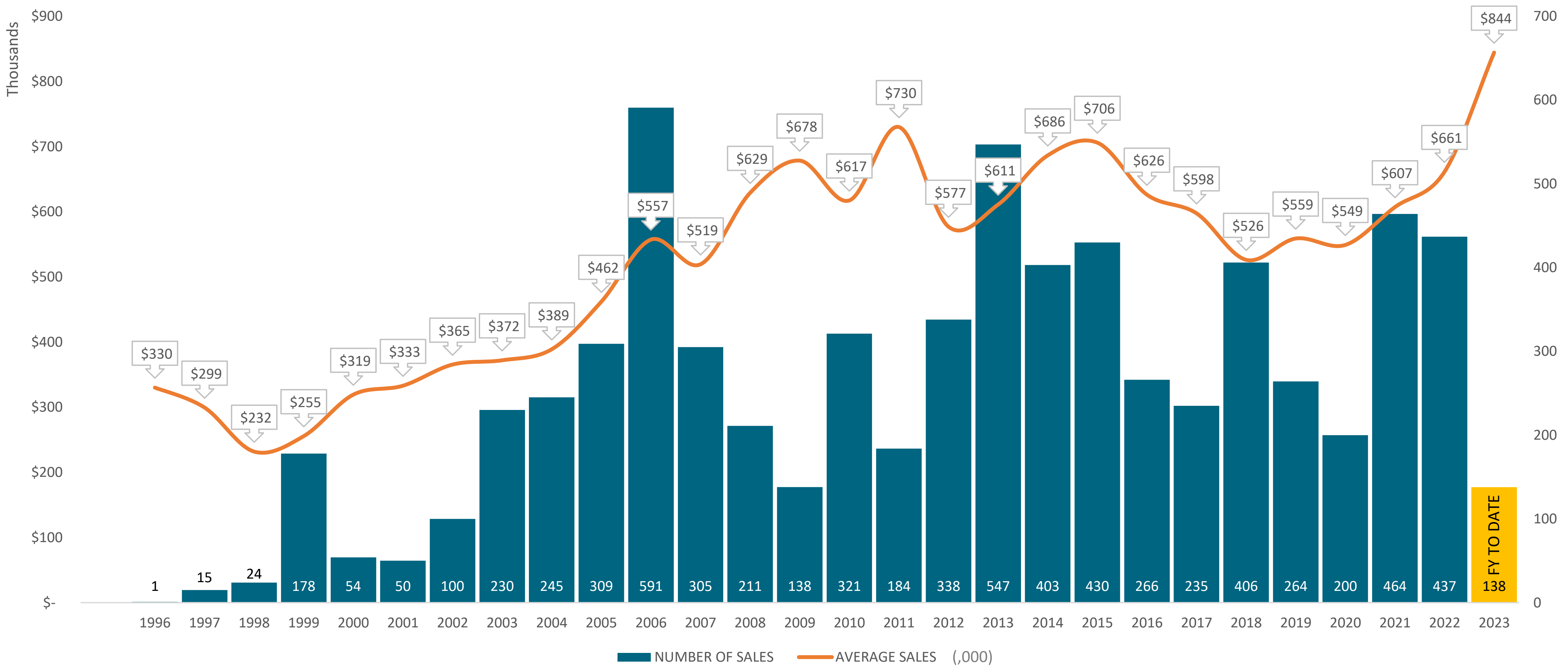
TOTAL NUMBER OF SALES PER MONTH



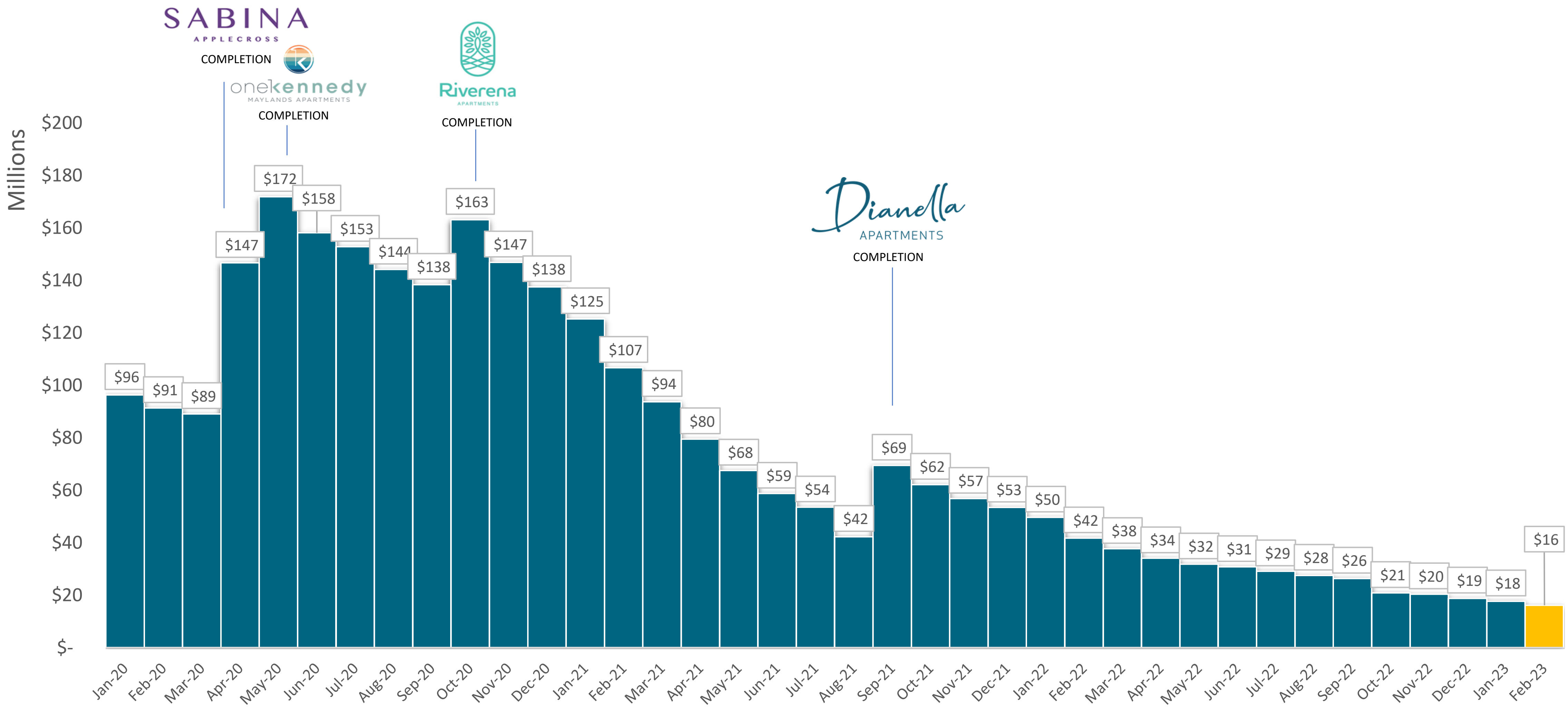
AVERAGE SALES PER DAY (FINANCIAL YEAR)



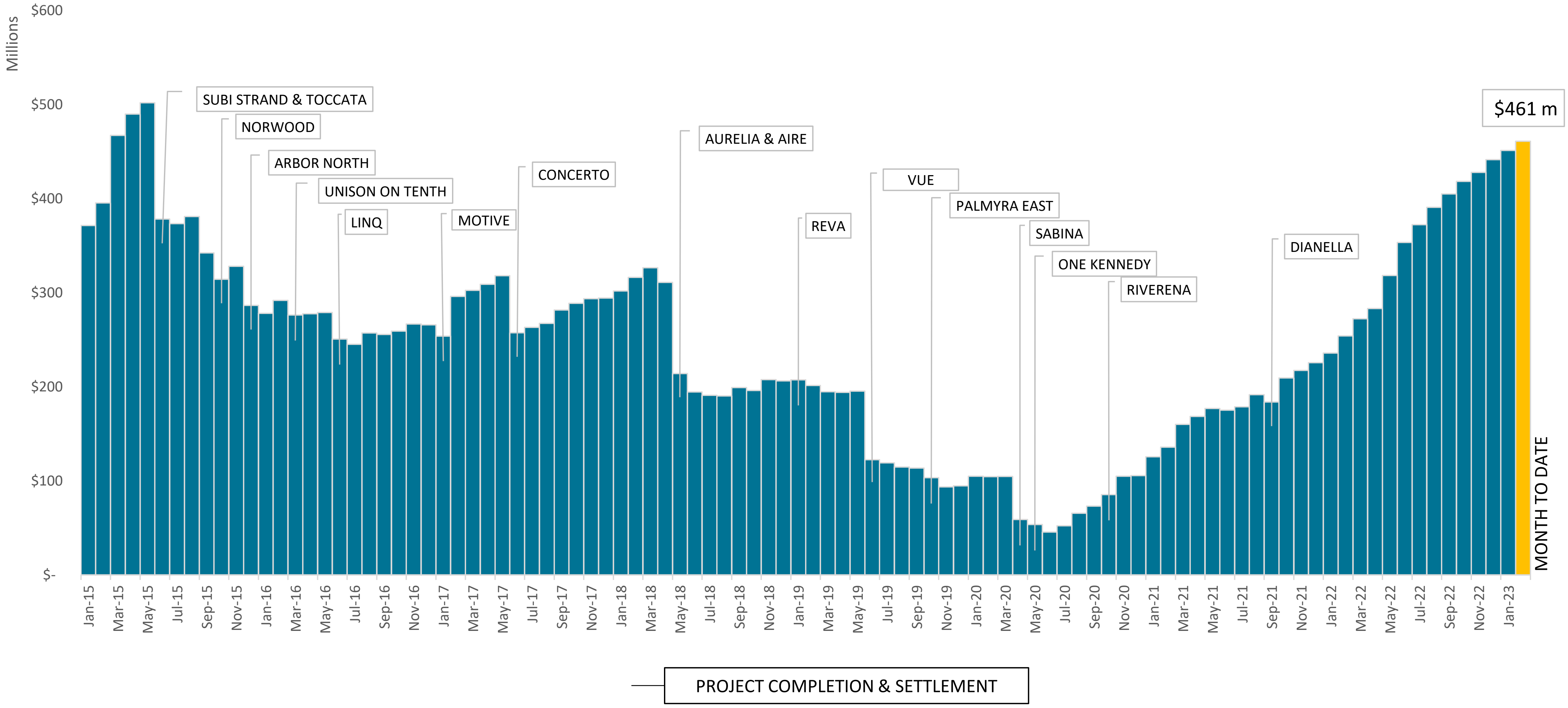
AVERAGE SALES VALUE (PER UNIT) - FINANCIAL YEAR



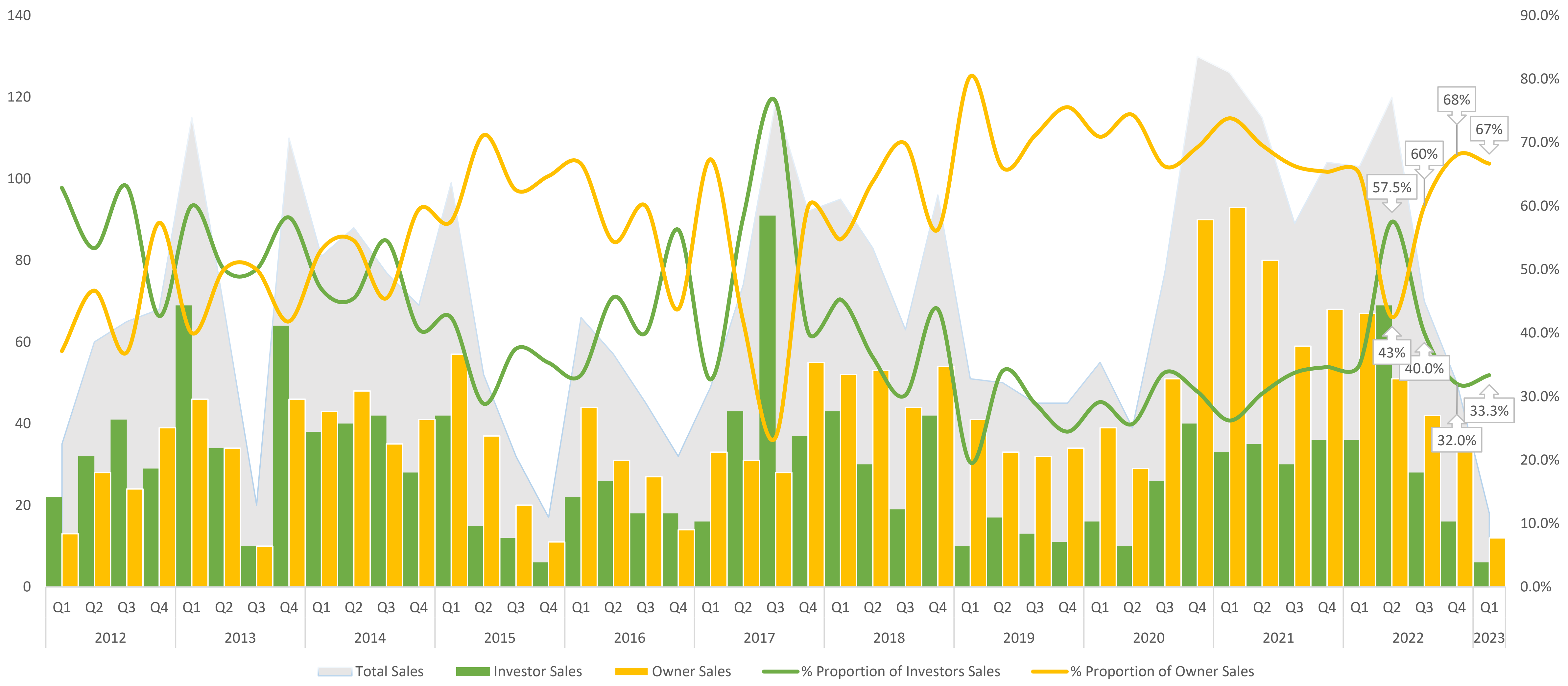
COMPLETED STOCK SELL DOWN



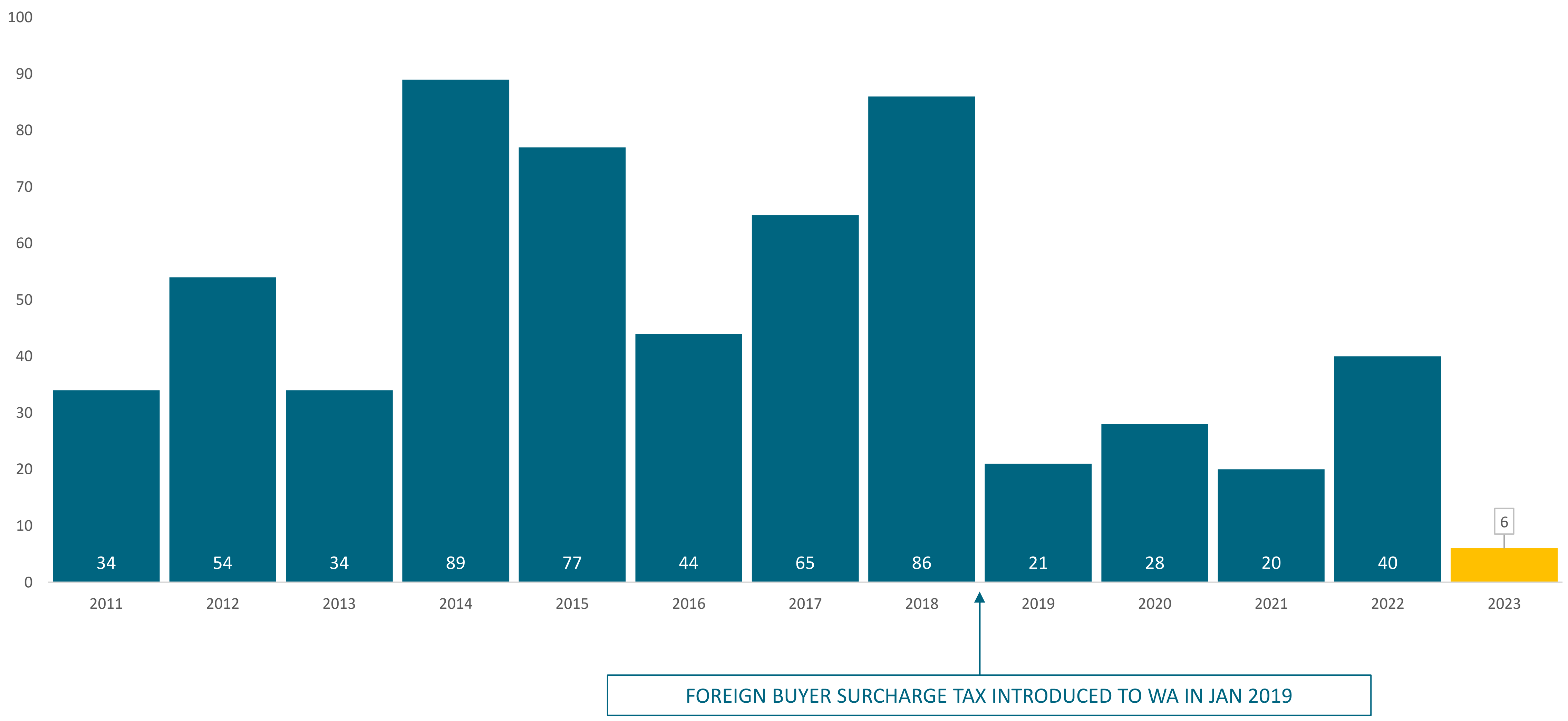
TOTAL OFF-THE-PLAN PRESALES HELD (VALUE)



INVESTOR SALES VS OWNER OCCUPIER PER CALENDAR QTR



YEARLY FIRB SALES



PROJECT UPDATE

COMPLETED PROJECTS

DIANELLA APARTMENTS

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DIANELLA APARTMENTS

36 CHESTER AVENUE, DIANELLA

Dianella APARTMENTS

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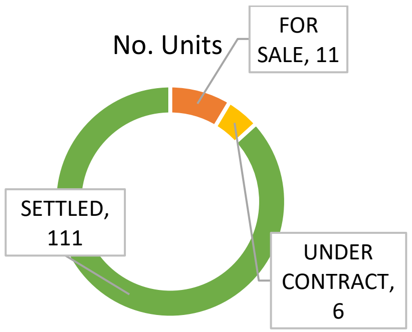
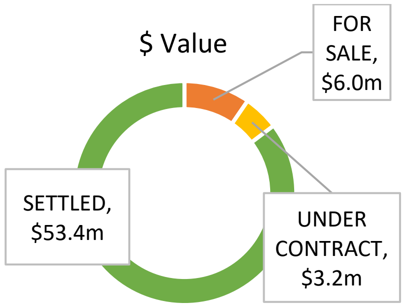
Project: Dianella Apartments consists of 128 one, two, and three bedroom apartments.

- **Status:** Completed August 2021
- **Ownership:** Wholly owned through subsidiary
- **Value:** ~$62.6 million
- **Completed:** FY22
- **Average price:** $483,484
- **Sales:**



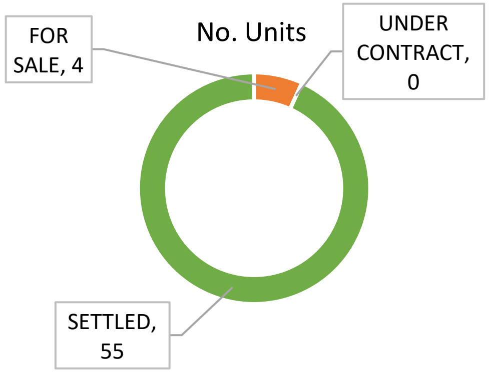


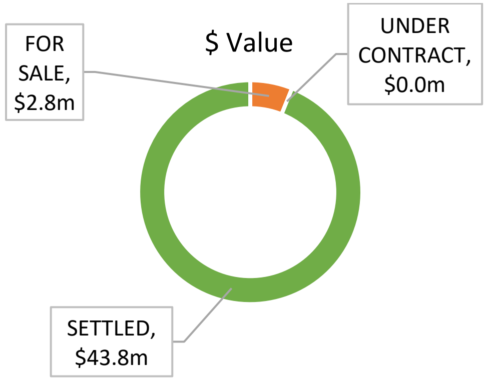
REVA SOUTH PERTH

5 HARPER TERRACE, SOUTH PERTH

Project: Reva consists of 41 luxury apartments plus 18 commercial lots of ground floor retail and level one office space.

- **Status:** Completed January 2019
- **Ownership:** Wholly owned through subsidiary
- **Value:** ~$47.0 million
- **Completed:** FY19
- **Average price**: $797,038
- **Sales:**





PROJECTS

UNDER CONSTRUCTION

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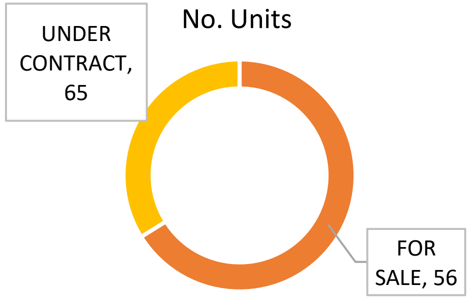
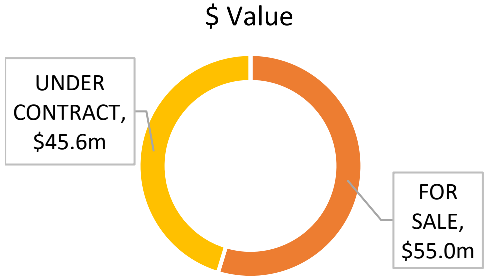
AT238 PERTH

238 ADELAIDE TERRACE, PERTH

Project: AT238 will consist of 119 one, two, and three bedroom apartments plus 2 ground floor commercial on 1,697m2 land over 31 levels.

- **Status:** Under Construction
- **Ownership:** 50% JV through SPV
- **Value:** ~$100.6 million
- **Est. Completion:** FY23
- **Sales:**





AT 238
PERTH

CONSTRUCTION PROGRESS

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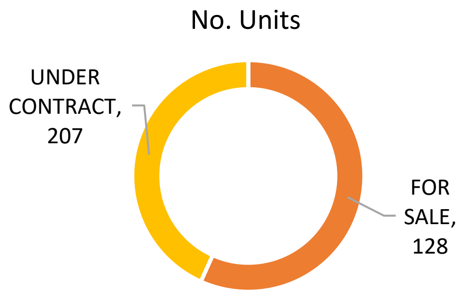
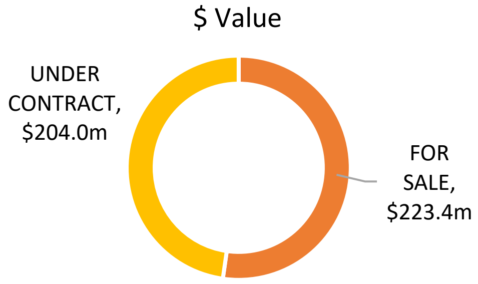
CIVIC HEART

1 MENDS STREET, SOUTH PERTH

Project: Civic Heart will consist of 309 one, two, and three bed apartments plus 2,750m2 of commercial space.

- **Status:** Under Construction
- **Ownership:** 52.5% JV with landowner
- **Value:** ~$427.4 million
- **Est. Completion:** FY24
- **Sales:**





CONSTRUCTION PROGRESS

AURORA

3 KINTAIL ROAD, APPLECROSS

AURORA
APPLECROSS

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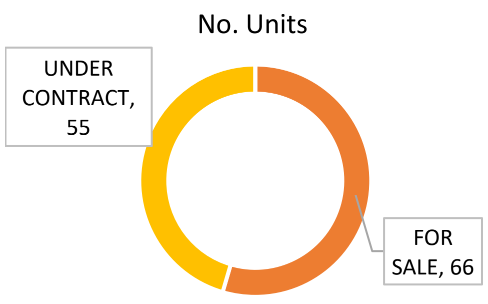
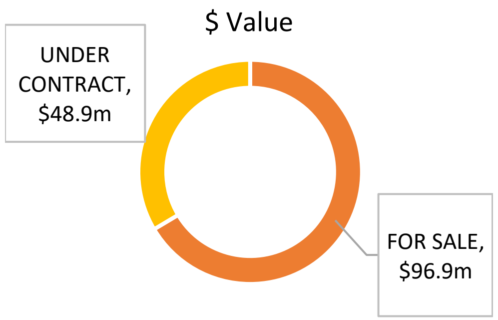
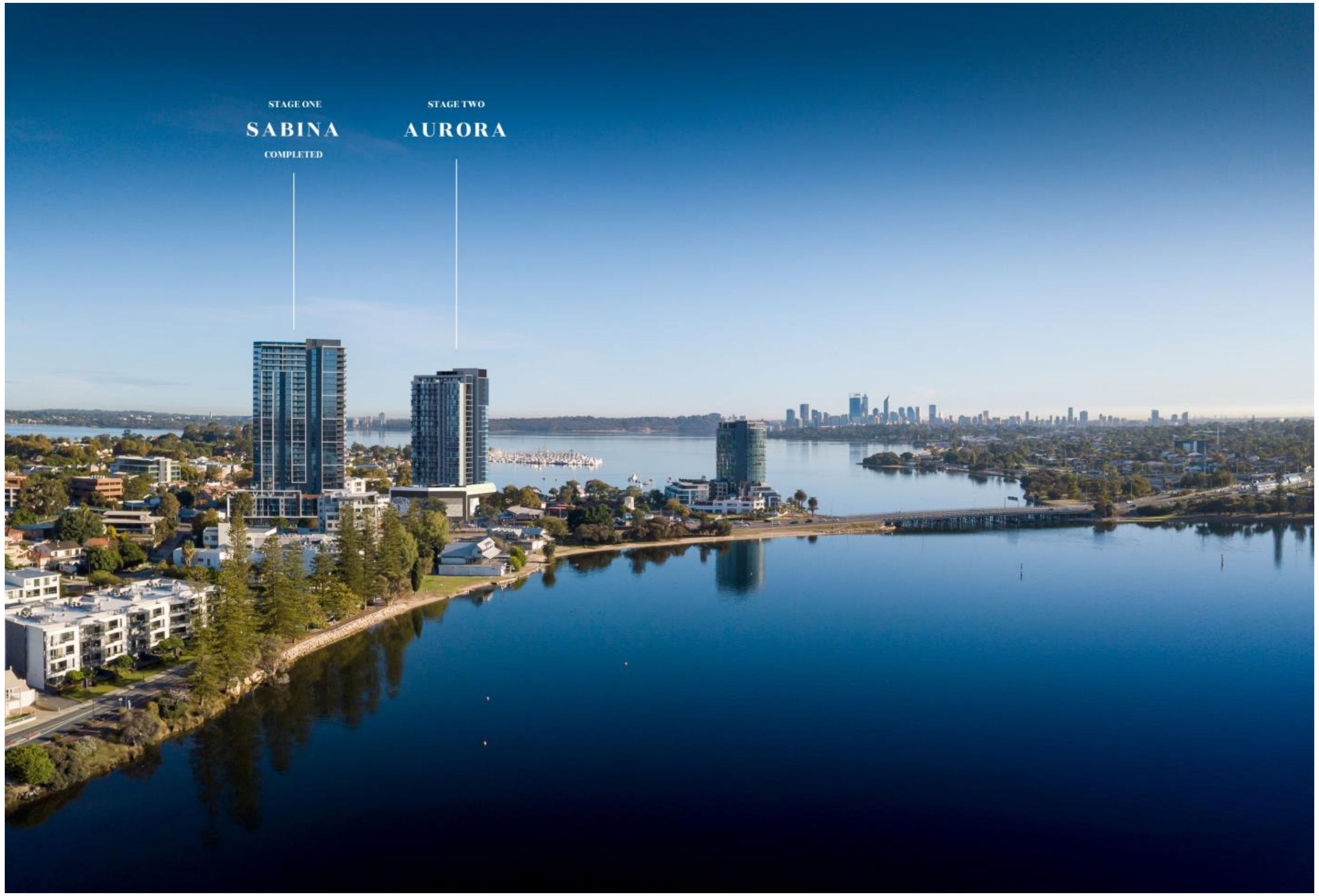
Project: Aurora will consist of 118 one, two, and three bed apartments plus three ground floor commercial units.

- **Status:** Under Construction
- **Ownership:** 50% JV with landowner
- **Value:** ~$145.8 million
- **Est. Completion:** FY24
- **Sales:**







AURORA
APPLECROSS

CONSTRUCTION PROGRESS

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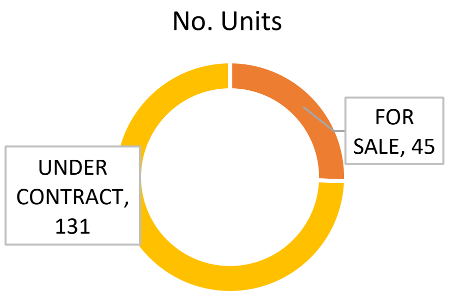
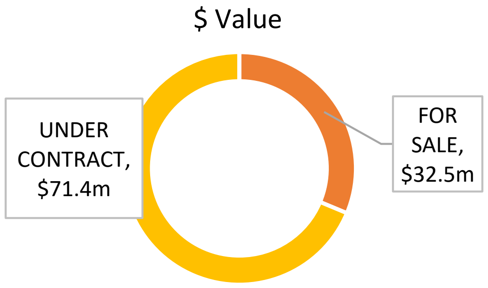
THE POINT

31 ROWE AVENUE, RIVERVALE

Project: The Point will consist of 167 one, two, and three bedroom apartments plus nine ground floor commercial units.

- **Status:** Under Construction
- **Ownership:** 65% JV with landowner
- **Value:** ~$104 million
- **Est. Completion:** FY24
- **Sales:**





THE POINT
SPRINGS RESIDENCES

CONSTRUCTION PROGRESS

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PROJECTS BEING MARKETED OFF-THE-PLAN

GARDEN TOWERS

LOT 101 HAY STREET, EAST PERTH

EAST PERTH GARDEN TOWERS

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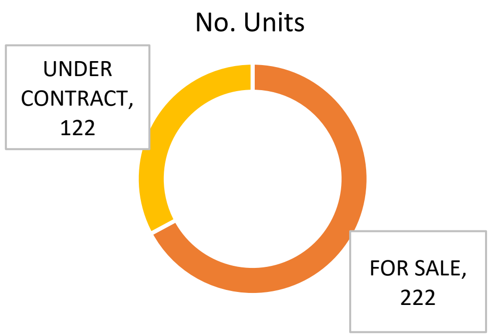
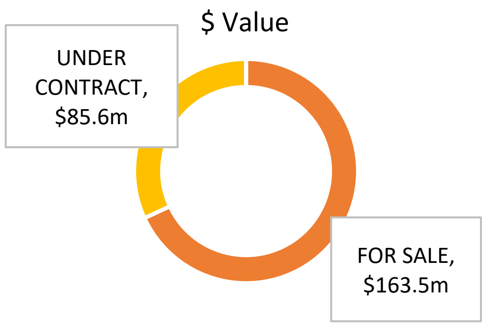
Project: Garden Towers East Perth will consist of 331 one, two, and three bed apartments, plus 13 commercial lots.

- **Status:** Pre-Sales
- **Ownership:** 50% JV through SPV
- **Value:** ~$249.1 million
- **Est. Completion:** TBC
- **Sales:**





DEVELOPMENT APPROVAL RECEIVED

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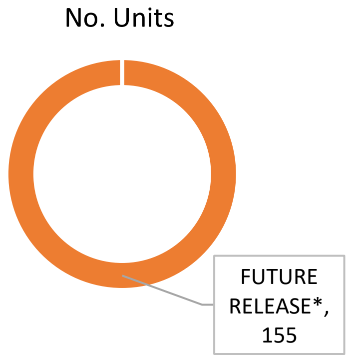
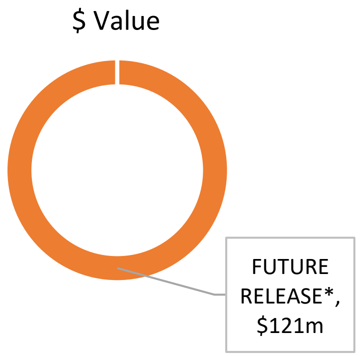
ROMEO

912 CANNING HIGHWAY, APPLECROSS

Project: Romeo will consist of approximately 152 one, two, and three bed apartments, and three ground floor commercial lots.

- **Status:** Development Approval Received
- **Ownership:** 50% JV with landowner
- **Value:** ~$121 million
- **Est. Completion:** TBC
- **Sales:**





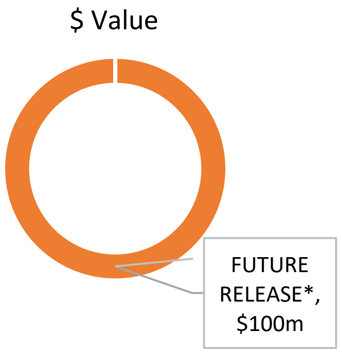
* Indicative lots and project values only

BEL-AIR

239 GREAT EASTERN HIGHWAY, BELMONT

Project: Bel-Air has an approved DA for 194 one and two bedroom apartments plus 154m2 of ground floor commercial

- **Status:** Development Approval Received
- **Ownership:** Wholly owned through subsidiary
- **Value:** ~$100 million
- **Est. Completion:** TBC
- **Sales:**



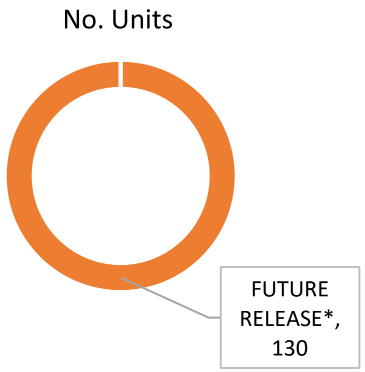
* Indicative lots and project values only

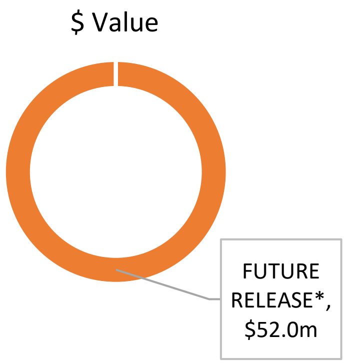
PALMYRA WEST

47 MCGREGOR ROAD, PALMYRA

Project: Palmyra West will consist of approximately 130 one, two, and three bedroom apartments.

- **Status:** Development Approval Received
- **Ownership:** 50% JV with landowner
- **Value:** ~$52 million
- **Est. Completion:** TBC
- **Sales:**





* Indicative lots and project values only

IN PLANNING, APPROVAL PROCESS, OR DESIGN

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LOT 1000

32 RIVERSDALE ROAD, RIVERVALE

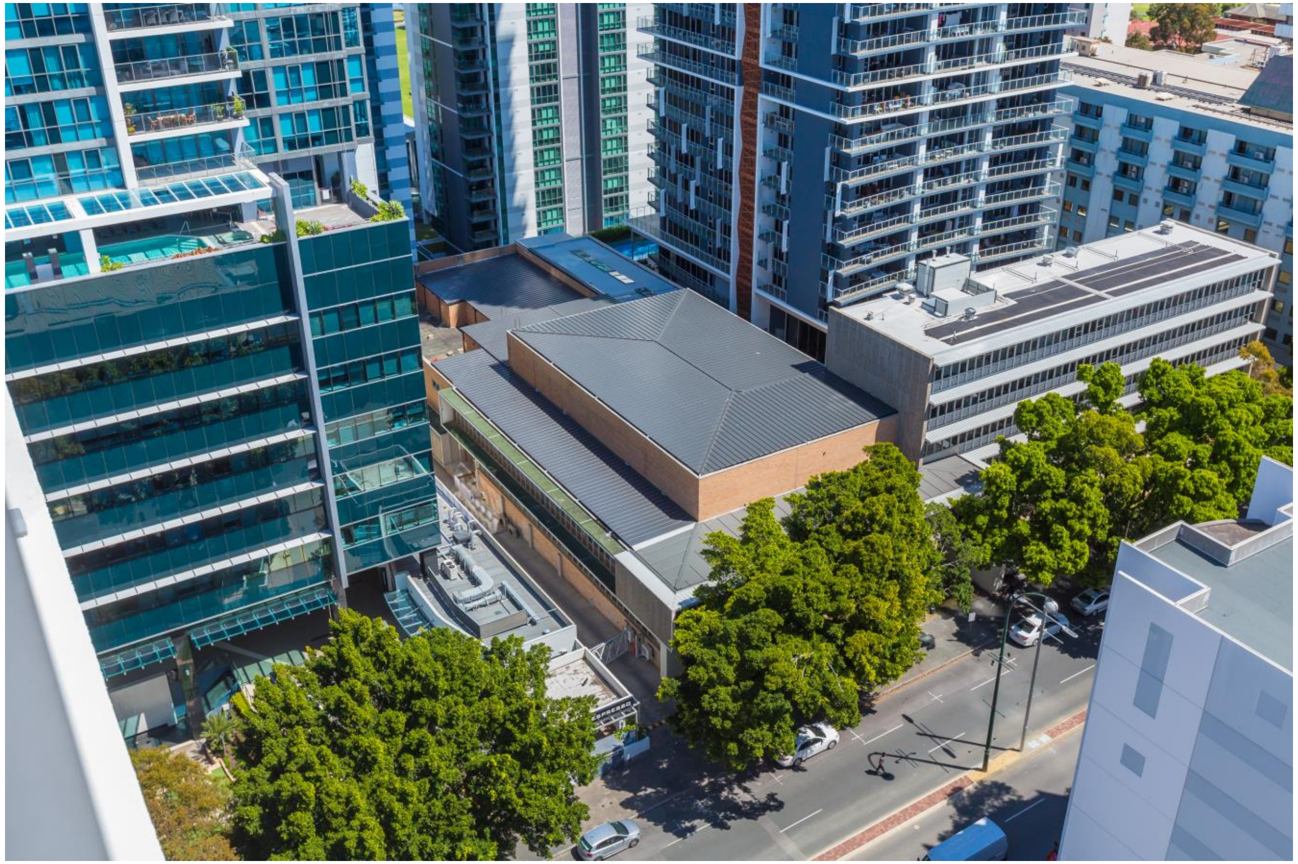
Project: Lot 1000 comprises 4,069m2 of absolute waterfront land with expansive views of the Swan River, Stadium Precinct, and Perth CBD. Will consist of approximately 144 residential apartments.

- **Status:** Pending development approval
- **Ownership:** 50% JV with land owner
- **Value:** ~$96 million
- **Est. Completion:** TBC

ABC HERITAGE BUILDING

187 ADELAIDE TERRACE, EAST PERTH

Project: Harmony comprises the former ABC Radio Studios heritage building with a GFA of 3,711m2 over 3 levels.



- **Status:** Land bank for future use
- **Ownership:** Wholly owned through subsidiary
- **Value:** TBC

2 HOMELEA COURT

CNR ROWE AVENUE AND HOMELEA COURT, RIVERVALE

Project: 2 Homelea Court will consist of approximately 120 apartments and two ground floor commercial units within an 18 level building. The site is comprised of four vacant blocks totaling 3,770m2.

- **Status:** Planning and Design
- **Ownership:** Wholly owned through subsidiary
- **Value:** ~$82.8 million
- **Est. Completion:** TBC

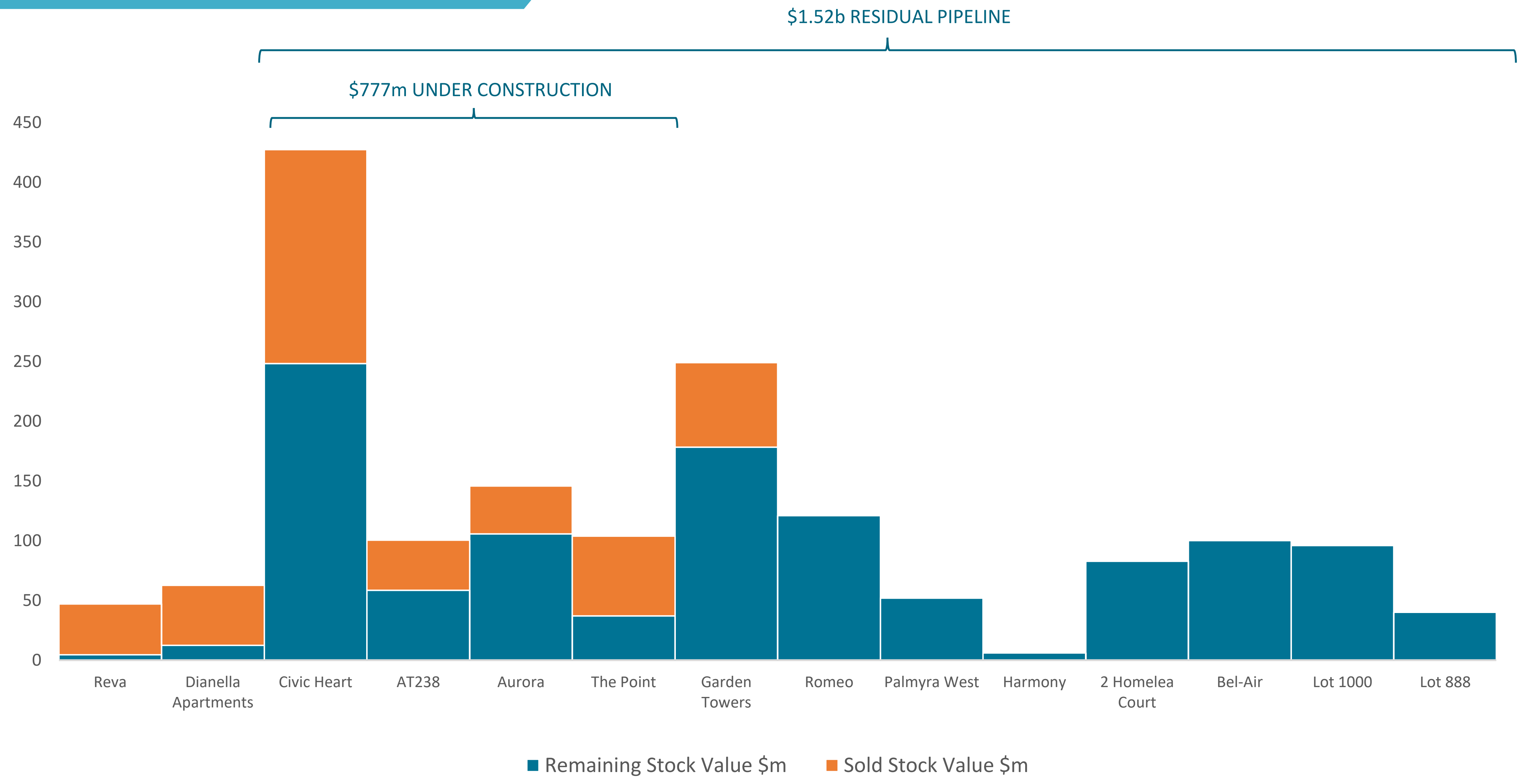
LOT 888

LOT 888 ROWE AVENUE, RIVERVALE

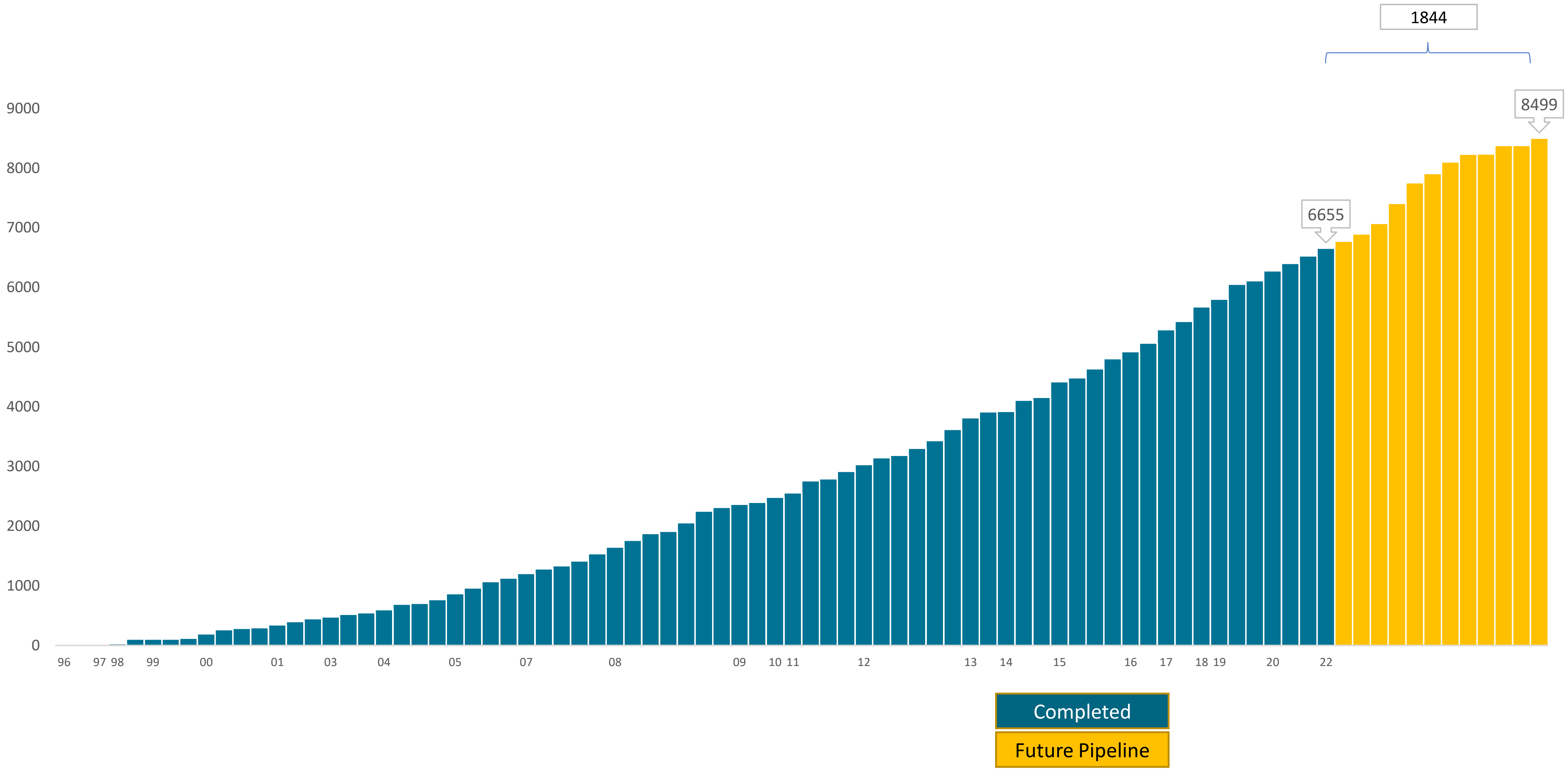
Project: Lot 888 comprises of 2370m2 of land within The Springs, Rivervale Precinct.

- **Status:** Development Approval received for 6,459m2 NLA commercial office building
- **Ownership:** 50% JV through SPV
- **Value:** TBC
- **Est. Completion:** TBC

CURRENT PIPELINE



UNITS DEVELOPED TO DATE & PIPELINE



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