

2025

ANNUAL REPORT

30

YEAR
ANNIVERSARY





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About Finbar

Finbar Group Limited has been shaping inner-city Perth for over three decades, delivering prestigious, well-appointed apartments that combine innovative design with functional, engaging spaces. From a small team of three in a makeshift Como office, Finbar has grown into an 18-strong team led by experienced management, positioning the company at the forefront of Western Australia's urban development market.



Our Business Model

At the heart of Finbar is a simple but powerful approach: create high-quality, progressive residential developments that offer value, innovation, and lasting appeal. By delivering thoughtfully designed apartments, we create desirable living environments, enhance community value, and support sustainable growth. Our focus on design excellence and careful project planning ensures each development contributes positively to Perth's urban landscape.



Our Vision

Finbar is committed to elevating the quality of inner-city living in Perth. Guided by a skilled and experienced team, we deliver innovative projects that enrich the urban environment for current and future generations. Our reputation as WA's largest and most trusted apartment developer reflects our dedication to excellence, innovation, and lasting community impact.



Our Future

Looking ahead, Finbar will continue focusing on inner-city Perth, delivering residential projects that combine progressive design with community benefit. We aim to sustain and enhance urban living, creating vibrant, connected neighborhoods while remaining at the forefront of Western Australia's lifestyle property market.



Chairman's Report



“ If we evaluate total comprehensive income on an underlying basis, by removing the impacts of yearly swings in property valuations, the figure for the current year is 16% higher at \$16.17 million against \$13.90 million from the year before. This demonstrates the positive momentum of our core business as we enter FY2026. ”

JOHN CHAN

Dear Shareholders,

I am pleased to present Finbar Group's Annual Report for the 2025 financial year, marking our thirtieth year of operations in Western Australia. This milestone has been defined by strategic transitions, robust financial performance, the successful delivery of premium developments, and a leadership transition, all achieved throughout ongoing industry challenges.

Finbar's success over the past three decades is a testament to our growth strategy. What began in a two-bedroom apartment in Como has evolved into the delivery of 79 developments and 7,400 apartments across Western Australia. This journey of determination and success was capped off by the completion of the landmark Civic Heart project in South Perth last year, of which we are incredibly proud. We never lose sight of the fact that we are building homes for our customers to live in.

Finbar has recorded total comprehensive income of \$14.4 million for the year ending 30 June 2025. Although this is a slight decrease from last year's \$16.4 million, with the difference primarily driven by office asset revaluations, our

revenue has significantly increased to \$284.5 million, from \$194.3 million in 2024. This strong performance demonstrates our capability to complete complex developments successfully.

If we evaluate total comprehensive income on an underlying basis, by removing the impacts of yearly swings in property valuations, the figure for the current year is 16% higher at \$16.17 million against \$13.90 million from the year before. This demonstrates the positive momentum of our core business as we enter FY2026.

As a result, the Board has declared a final fully franked dividend of 2.0 cents per share, continuing our commitment to delivering shareholder returns while maintaining prudent capital management. Our strong cash position of \$36.4 million, combined with a low debt balance of \$56.7 million at year-end, demonstrates our sound financial stewardship and provides us with flexibility for future opportunities as we work to deliver our five-year development pipeline of over \$1 billion in estimated end value.

This year has seen significant achievements in project delivery, with the successful completion of The Point

in Rivervale and Aurora in Applecross. These developments have performed exceptionally well, with strong settlement rates demonstrating the continued demand for quality apartment living in Perth's premier locations.

A highlight has been the successful leadership transition and the implementation of a revitalised executive structure. We extend our thanks to Mr Darren Pateman, our former Managing Director, for his contribution to the company's growth and success, and wish him well for the future.

With the execution of our planned succession strategy now complete, we have embedded a new executive leadership model that enhances operational focus, leverages our agile and collaborative culture, and improves alignment of executive responsibilities with our strategic priorities. This structure is designed not only to drive efficiency and innovation in the near term, but also to position the Company for scalable growth and long-term value creation.

As part of this leadership change, we are pleased to welcome Ronald Chan as our new Chief Executive Officer.



Riverbank Residences

Ronald has been with the Company for over 21 years and has served as Chief Operations Officer since 2013. His proven track record in delivering operational excellence, building strong partnerships, and driving sales, positions him to lead Finbar into its next chapter of success and growth.

The Perth property market continues to present favourable conditions for our business. While construction costs and labour challenges persist, the fundamental undersupply of housing stock, particularly in the apartment sector, supports our development pipeline. Our upcoming projects, including Riverbank Residences, Palmyra West, and Romeo Applecross, position us well to address this market demand.

We are proud of our long-standing relationship with Hanssen and Chang Architects, our loyal and exclusive builder and architect, whose expertise continues to underpin the quality and design of our developments.

On behalf of the Board, I would like to thank our executive team and all Finbar staff for their dedication and hard work throughout this transitional year. Their commitment to excellence continues to be evident in the quality of our developments and our strong market position.

To our customers, thank you for choosing Finbar to build your homes and investments. Finally to our shareholders, thank you for your ongoing support and trust in Finbar.

As we begin our fourth decade, our focus remains on providing premium developments and sustainable returns. With a robust project pipeline, a skilled and experienced team, and a clear strategic plan, we are well-equipped to seize upcoming opportunities and keep creating value for all stakeholders.

A handwritten signature in dark ink, appearing to read 'John Chan'.

John Chan
Chairman

CEO's Report



“ The recent sell out of our \$114 million Bel-Air apartments project ahead of completion and almost 30% of the 143 residential units sold at Riverbank Residences during its two week pre-launch campaign, are a strong indication of demand for mid-tier apartment product in Western Australia from both owner-occupiers and increasingly investors. ”

RONALD CHAN

Dear Shareholders,

I am pleased to present Finbar's 2025 annual report, and my first annual report as Chief Executive Officer. The 2025 financial year has been a strong period for Finbar and marks a significant milestone as we celebrate 30 years of shaping communities and redefining apartment living in Western Australia. This year has been marked by substantial strategic changes, successful project completions, and a continued focus on our primary development activities despite ongoing industry challenges. I am pleased to present a detailed overview of our performance and outlook for the year ahead.

Financial Performance

Finbar reported a total comprehensive income of \$14.4 million for the year ended 30 June 2025. While this is down slightly from last year's \$16.4 million, our revenue increased substantially to \$284.5 million, up from \$194.3 million in 2024. Our cash position at year-end stands at \$36.4 million, following the successful completion and settlement of significant projects and our strategic divestment activities. The Board has declared a dividend of 2.0 cents per share, demonstrating our commitment

to delivering shareholder returns while maintaining prudent capital management.

Project Delivery

This financial year saw the successful completion of two significant projects: The Point in Rivervale and Aurora in Applecross. The Point has achieved strong sales with over 87% of the units now sold. Aurora has similarly performed well, with 84% of its 121 units sold, showcasing the enduring appeal of our premium developments.

Our award-winning project, Civic Heart continues to sell down available stock, with only 7% of the 334 units remaining.

Our Garden Towers development in East Perth is progressing, with construction on schedule. The project has achieved significant pre-sales success, with 73% of the residential and six commercial units sold.

Similarly, our Bel-Air project in Belmont has performed exceptionally, with all residential and commercial units sold ahead of completion, reflecting the ongoing demand for quality apartment living in well-connected locations. These achievements underscore our

ability to adapt to market conditions while maintaining our high standards of quality and design.

Market Conditions and Outlook

The Perth property market continues to present a mix of challenges and opportunities. While construction and labour costs remain elevated, Western Australia's persistent shortage of housing stock is underpinning demand and fuelling activity in the construction sector.

This significant undersupply of housing, particularly within the apartment sector, positions Finbar favourably to contribute meaningfully to addressing this shortfall, while supporting sustainable price growth across the market.

Finbar's proven capability in managing projects to both time and budget ensures that the Company is well placed to capture these opportunities. Importantly, overall market demand and sales volumes remain the key economic indicators for our business, rather than reliance on unsustainable price escalation. This disciplined approach supports the Company's long-term resilience and value creation for shareholders.

Reflecting this, the recent sell out of our \$114 million Bel-Air apartments project ahead of completion and almost 30% of the 143 residential units sold at Riverbank Residences during its two week pre-launch campaign, are a strong indication of demand for mid-tier apartment product in Western Australia from both owner-occupiers and increasingly investors.

Project Pipeline

Our project pipeline is robust, with several approved developments ready to commence. In addition to Riverbank Residences in Rivervale, Palmyra West will add 130 residential units to the local community, and Romeo Applecross will add 152 residential and three commercial units, alongside additional future projects.

Finbar has developed a strong five-year development pipeline with well-located sites positioning the Company for sustained revenue and profit growth. Current projects under construction represent an estimated end value of \$391 million, projects with DA approvals pending market release represent an estimated end value of \$364 million. When combined with future plans not yet at these pre-development milestones of circa \$261 million, this leads to a total development pipeline value of more than \$1 billion.

Strategic Focus

We maintain a disciplined approach to financial management, focusing on supply chain optimisation, cost control, and maintaining strong relationships with our financial partners. Our pre-sales requirements before construction commencement continue to serve as a strong risk management tool, while our established relationships with major Australian banks ensure stable and well priced project funding. The company's strong balance sheet and careful management of debt position us well to weather market fluctuations while pursuing strategic growth opportunities.

The WA built form development industry continues to be constrained by a lack of overall construction capacity, including access to skilled labour, with no expectation that this will

change in the short to medium term. In contrast, Finbar possesses a unique competitive advantage with its long-term relationship builder, Hanssen. The relationship provides Finbar with cost certainty, margin protection and confirmed delivery capacity.

This year marked a pivotal moment in Finbar's history with several leadership changes. Following Darren Pateman's resignation as Managing Director, we've implemented a new executive structure to drive the company forward. Over the years, Finbar's growth into Western Australia's largest apartment developer has been the result of a collective effort, with Darren, the executive team and our dedicated staff all contributing to the delivery of some of Perth's most iconic residential projects and the establishment of a strong foundation for the company's future.

Building on this legacy, the appointments of Melissa Chan as Chief Operating Officer, Jennifer Lim as Chief Financial Officer, and Scott Cameron as General Manager and Company Secretary bring a refreshed executive team that combines continuity with new perspectives. Together, this team is well placed to guide Finbar into its next phase of growth and deliver even greater success.

Our focus on the Company's core business was also reflected in the completed sale of non-core subsidiaries, Finbar to Rent and Finbar Sales, on 30 June 2025 for a combined \$2.55 million.

In the future, we intend to leverage our strategic advantages by placing more emphasis on wholly owned projects. For larger developments, we will continue to consider joint ventures only where a significant equity contribution is required, ensuring that such arrangements are undertaken selectively and strategically. This approach is designed to create greater value for our shareholders as we progress through, and continue to refresh, our development pipeline.

Looking ahead, we are increasing our focus on sustainable development practices and innovative design

solutions to address growing environmental concerns and contribute to long-term cost efficiencies for our buyers. Our commitment to quality and sustainability continues to differentiate Finbar in the market and attracts discerning buyers who value long-term investment in their homes.

Acknowledgements

Thank you to our dedicated team, whose commitment and expertise have been instrumental in navigating this year of transition and achievement for Finbar. Our partnerships with our joint venture partners, financiers, including Westpac, CBA and NAB, together with our builder Hanssen, architect Chang Architects, sales teams, suppliers and consultants remain integral to the continued success of our business. I also extend special thanks to Darren Pateman for his leadership, dedication and contribution to Finbar's growth over the 30 years.

We recognise our customers have many choices in the property market, and have chosen to trust Finbar for their home purchase or investment. On behalf of our employees and suppliers I thank you. Most importantly, our shareholders deserve our thanks for their continued support and confidence in Finbar's vision and strategy. We remain well-positioned to capitalise on the opportunities in the Perth property market. Our strong project pipeline, experienced team, and focused strategy provide a solid foundation for continued success.

We look forward to delivering strong results and sustainable returns to our shareholders in the coming year.



Ronald Chan
Chief Executive Officer and
Executive Director

FY25 Highlights

► Total Revenue
\$284.5M

► Settlements **351 Lots**
Valued at **\$352M**

► Total Comprehensive
Income
\$14.4M

► Average Sales per Month
\$20M

► Dividend
2c per share

► Earnings Per Share
5.28c



FY25 Highlights (continued)

► Completed Stock Sales **102 Lots**
Valued at **\$143M**

► Future Pipeline **1300+ Lots**
Valued at **\$1B**

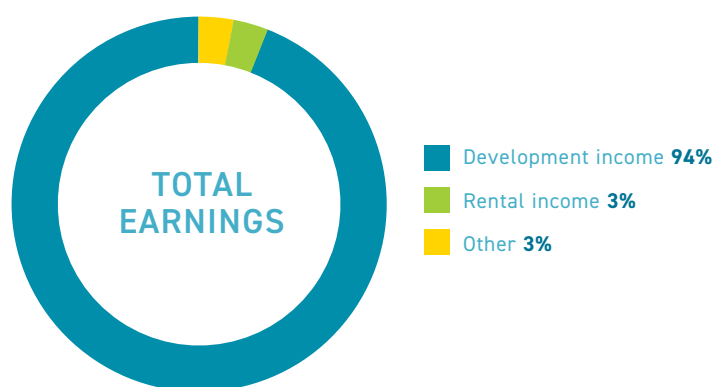
► Under Construction **539 Lots**
Valued at **\$391M**

► Total Sales **221 Lots**
Valued at **\$236M**

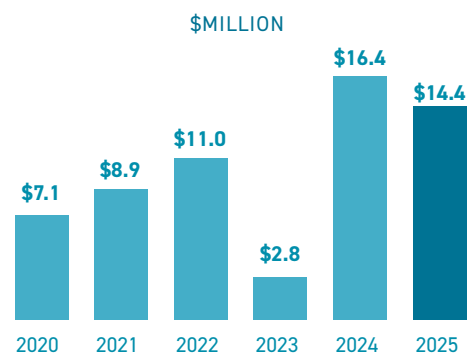


Key Financial Metrics

SOURCE OF EARNINGS

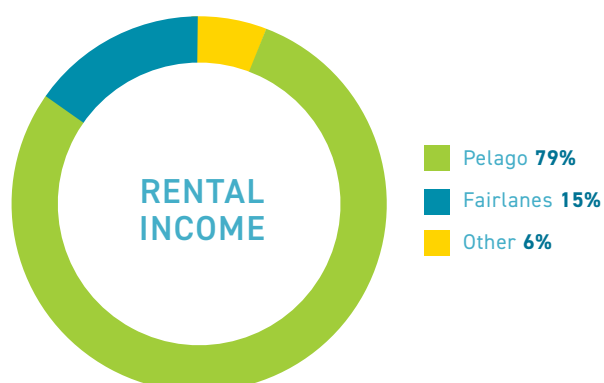
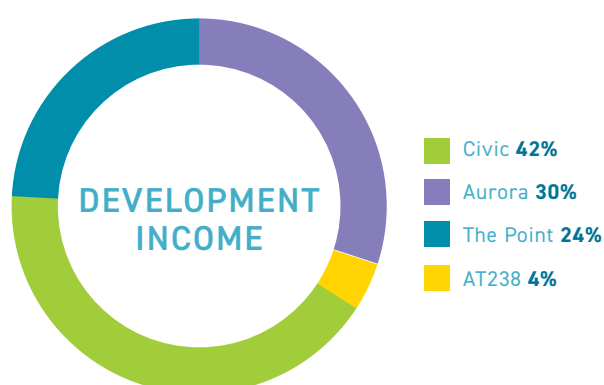
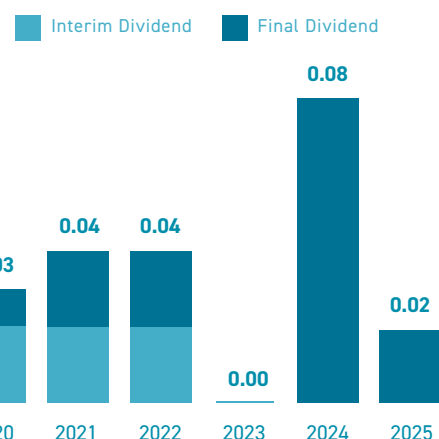


TOTAL COMPREHENSIVE INCOME



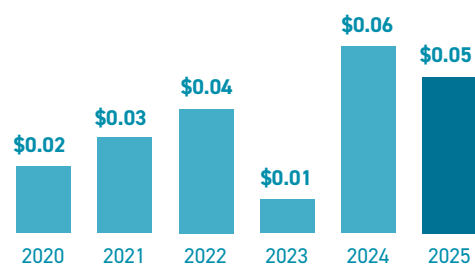
FULLY FRANKED DIVIDEND

\$ PER SHARE



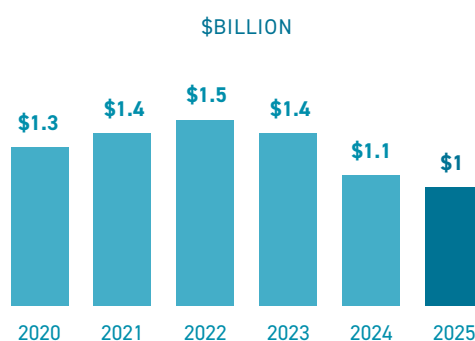
EARNINGS PER SHARE

\$ PER SHARE



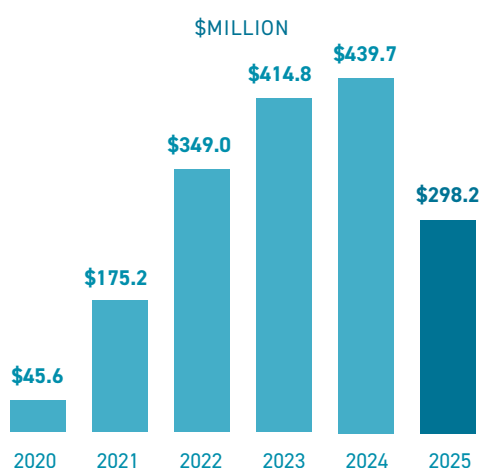
Key Financial Metrics (continued)

PROJECT PIPELINE VALUE



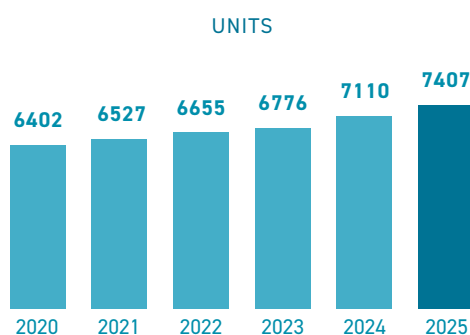
Finbar maintains a robust Project Pipeline of **\$1 BILLION** to ensure that the company can capitalise on changing market conditions and bring new product to the market as quickly and efficiently as possible to maximise shareholder returns.

PRESALES BOOK VALUE



Sales achieved at Bel-Air and Garden Towers has contributed to FY2025 presales of **\$298.2 MILLION**.

TOTAL DEVELOPED UNITS



Total Developed Units reached **7407** by the end of FY2025 with the addition of **297 units** from the completion of Aurora and The Point. Finbar continues to position itself as the largest residential apartment developer in Western Australia.

ESG at Finbar

As Western Australia's leading and most trusted apartment developer, Finbar is committed to operating with the highest standards of environmental, social and governance performance. From its earliest days, the Company's success has been guided by an ethos of delivering positive environmental and social outcomes while maintaining a transparent and ethical approach that exceeds the regulatory frameworks under which it operates.

The way in which Finbar delivers its core business –developing high-quality residential and mixed-use projects –provides important sustainability benefits. Finbar was the first developer in Australia to adopt Bubbledeck® coaxial slab technology in partnership with its relationship builder Hanssen. This innovation, that utilises recycled plastic balls, reduces the volume of concrete required by approximately one-third compared with conventional

slab construction, lowering embodied carbon and lessening environmental impact while maintaining structural performance.

Finbar's focus on infill development amplifies these benefits by leveraging existing infrastructure, public transport, and community amenity. This approach minimises urban sprawl, reduces pressure on greenfield land, and contributes to more sustainable, connected cities.

Our ESG commitment extends beyond the built form. Finbar strives to develop better lifestyles for people, guided by principles of trust, respect, and accountability. This commitment underpins the Company's role as a responsible joint venture partner, employer, and neighbour to the communities in which we operate.



ENVIRONMENT

- Using innovative, contemporary, and light-weight construction techniques to reduce carbon emissions
- Optimising design and material selection to reduce energy usage after handover
- Aiming to achieve high energy efficiency and thermal comfort ratings for each project
- Reducing waste through compaction and building management of diverse waste streams
- Reducing land clearing through offering affordable and diverse infill housing options
- Promoting adoption of EV through providing backbone infrastructure to catalyse the future installation of chargers



SOCIAL

- Providing affordable & diverse housing options across the Perth metro area
- Providing a wide range of amenities in each project with a focus on health and wellness
- Supporting local community organisations
- Importance of employee diversity & wellbeing
- Ensuring all our contractors and suppliers comply with the modern slavery initiatives and requirements.
- Providing positive policy outcomes through membership and committee input into the Property Council of Australia (WA) & the Urban Development Institute of Australia (WA)
- Broadening the rate base of local governments, supporting the delivery of services they provide to the local community



GOVERNANCE

- Corporate Governance Statement
- Materiality assessment and identification of key ESG issues
- Long serving and experienced management and leadership team
- Ethical conduct and responsible business practices
- Risk management and long term strategic direction
- Nurturing employee growth & enhancing skills through training and professional development.
- Data security and privacy

Project History

30 YEARS
79 LANDMARK DEVELOPMENTS
7407 UNITS COMPLETED

2024	121	AURORA Applecross
	334	CIVIC HEART South Perth
	176	THE POINT Rivervale
2023	121	AT238 Perth
2021	128	DIANELLA APARTMENTS Dianella
	125	RIVERENA Rivervale
2020	123	ONE KENNEDY Maylands
	167	SABINA Applecross
2019	128	PALMYRA APARTMENTS EAST Palmyra
	59	REVA SOUTH PERTH South Perth
	250	VUE TOWER East Perth
2018	244	AIRE WEST PERTH West Perth
	138	AURELIA South Perth
2017	227	CONCERTO East Perth
	143	MOTIVE West Leederville
2016	116	LINQ Northbridge
	169	UNISON ON TENTH Maylands
2015	154	ARBOR NORTH Rivervale
	63	NORWOOD PERTH Perth
	47	TOCCATA East Perth
	264	SUBI STRAND Subiaco
2014	188	SPRING VIEW TOWERS Rivervale
	8	52 MILL POINT RD South Perth
	98	ECCO APARTMENTS Perth
	194	AU APARTMENTS East Perth
2013	188	PELAGO EAST Pegs Creek (Karratha)
	131	ST MARKS Highgate
	115	ADAGIO East Perth
	43	KNIGHTSGATE Currambine
2012	111	LIME Victoria Park
	114	PELAGO WEST Pegs Creek (Karratha)
	128	FAIRLANES PERTH East Perth
	31	18 ON PLAIN East Perth
2011	202	X2 APARTMENTS East Perth
2010	75	THE EDGE Victoria Park
	85	THE SAINT East Perth
2009	34	VERVE Perth
	50	HORIZON CENTRAL Maylands
	62	HORIZON SIXTH Maylands
	197	ROYALE Perth
	71	REFLECTIONS EAST East Perth
	71	REFLECTIONS WEST East Perth

2009	21	CIRCLE EAST Northbridge
	16	CIRCLE WEST Northbridge
	114	CODE Perth
2008	113	CERESA Rivervale
	111	INFINITY East Perth
	123	ALTAIR East Perth
	81	DOMUS Perth
	49	DEL MAR Mandurah
2007	80	SOHO East Perth
	76	AVENA Rivervale
	60	SOL APARTMENTS West Perth
	104	ONE28 East Perth
2005	54	ARUM Rivervale
	43	SAMPHIRE Rivervale
	98	WESTRALIAN East Perth
	64	COSMOPOLITAN East Perth
	14	RIVERSTONE South Perth
2004	94	MARKETRISE West Perth
	51	175 HAY East Perth
	25	BLUE 2 South Perth
	45	KINGSTON West Perth
2003	30	ST THOMAS SQUARE Subiaco
	47	MONTEREY BAY Port Mandurah
2001	54	BLUEWATER South Perth
	47	CHELSEA GARDENS West Perth
	11	85 MILL POINT ROAD South Perth
	25	THE 10TH TEE The Vines
2000	68	THE RISE East Perth
	76	WELLINGTON PLACE East Perth
	1	ALBANY HIGHWAY MEDICAL CENTRE Victoria Park
1999	1	CORFIELD STREET MEDICAL CENTRE Gosnells
	12	MATILDA BAY APARTMENTS Crawley
1998	78	PADDINGTON PLACE West Perth
1997	5	167 MELVILLE PARADE South Perth
	15	SEVILLE ON THE POINT South Perth
1996	3	THE LINKS South Perth
	5	19 RENWICK STREET South Perth

Finbar Group Limited: Celebrating 30 Years of Excellence in Urban Development

Since its inception in 1995, Finbar Group Limited has been at the forefront of Perth's urban transformation. What began as a modest venture operating from a two-bedroom apartment in Como has evolved into Western Australia's largest and most trusted apartment developer, with over 79 landmark developments delivered to date .



1990s: Laying the Foundations

In 1995, Finbar listed on the ASX as a property development company and commenced its first project, Seville on the Point in South Perth. The successful completion of this 15-unit development marked a significant milestone, setting the standard for Finbar's commitment to quality and design excellence. The project also saw the company declare its maiden dividend and report its first net profit of \$0.7 million.

2000s: Expanding Horizons

Throughout the early 2000s, Finbar expanded its portfolio, delivering a series of successful projects that solidified its reputation in the market. The company's focus on high-quality, innovative apartment designs resonated with homebuyers and investors alike, driving sustained growth. During this period, Finbar completed Westralian, its first luxury project on Terrace Road, relocated to its first corporate office, reached a \$10 million net profit milestone, and celebrated the completion of over 2,000 apartments.

2010s: Achieving Milestones

The 2010s saw Finbar consolidate its position as a leading developer in Western Australia through a series of high-profile and award-winning projects. During this period, the company completed key Pilbara developments, Pelago West and East, while its commitment to design excellence was recognized with UDIA awards for St. Marks, Pelago West, Spring View Towers, and Concerto. This decade also marked the completion of Finbar's largest development to date, Subi Strand, and the company celebrated reaching 6,000 apartments delivered. In addition, Finbar achieved the benchmark of successfully completing over \$3 billion in developments, reinforcing its reputation for innovation, quality, and a transformative impact on Perth's urban landscape.

2020s: Defining the Skyline

In the 2020s, Finbar celebrated its 30th year listed on the ASX, marking three decades of growth and achievement. Since its inception,

the company has completed over \$4 billion in developments and delivered multiple award-winning projects. The completion of Civic Heart, Perth's tallest residential building, further cemented Finbar's reputation for excellence, also receiving UDIA and Property Council awards. Notably, Sabina Applecross earned recognition from both UDIA and the Property Council. These accomplishments reflect Finbar's continued leadership in shaping Perth's skyline and delivering innovative, high-quality residential developments.

Looking Ahead

As Finbar celebrates 30 years of success, the company remains committed to its mission of delivering high-quality, innovative residential developments that enhance the urban experience. With a dedicated team and a strong pipeline of over \$1 billion in future projects, Finbar is well-positioned to continue its leadership in Western Australia's property development sector.



Our Finbar



JOHN CHAN
Executive Chairman

BSc, MBA, MAICD

John Chan is Executive Director and Chairman of Finbar, and a Director of its Subsidiaries and Jointly Controlled entities. 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.



RONALD CHAN
Chief Executive Officer and Executive Director

Ronald joined the Board as an Executive Director on 24 February 2017. Ronald became Chief Executive Officer in 2025, bringing 21 years of experience in Finbar's Company 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.



TERENCE PEH
Non-Executive Director

B COMM, M COMM

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



ELDON WAN
Non-Executive Director

B Acc, FCA

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 27 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.



MELISSA CHAN
Chief Operating Officer

B Comm, CA ANZ

Melissa Chan is a Chartered Accountant with over 25 years of experience, including 18 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, apartments, office, and retail.



JENNIFER LIM
Chief Financial Officer and
Company Secretary

B Comm, CA ANZ, GrapDipACG

Jennifer joined Finbar in 2014 as a Financial Accountant and has since progressed to the role of Chief Financial Officer and Company Secretary. With a deep understanding of Finbar's operations and structure, she oversees financial system improvements, treasury management, corporate governance and risk management. She is a Chartered Accountant, and holds a Graduate Diploma in Applied Corporate Governance and Risk Management, bringing both technical expertise and strategic leadership to the business.

Jennifer held the position of Company Secretary from 16 October 2024 to 21 August 2025.

Our People

At Finbar, our strength lies in the stability and experience of our people. Many of our staff and key management have been with the company for well over a decade, bringing a wealth of industry knowledge, strong working relationships, and a deep understanding of our business. This long-standing team continuity plays a key role in maintaining the consistent, reliable performance that Finbar is known for, and supports our ability to deliver value over the long term.

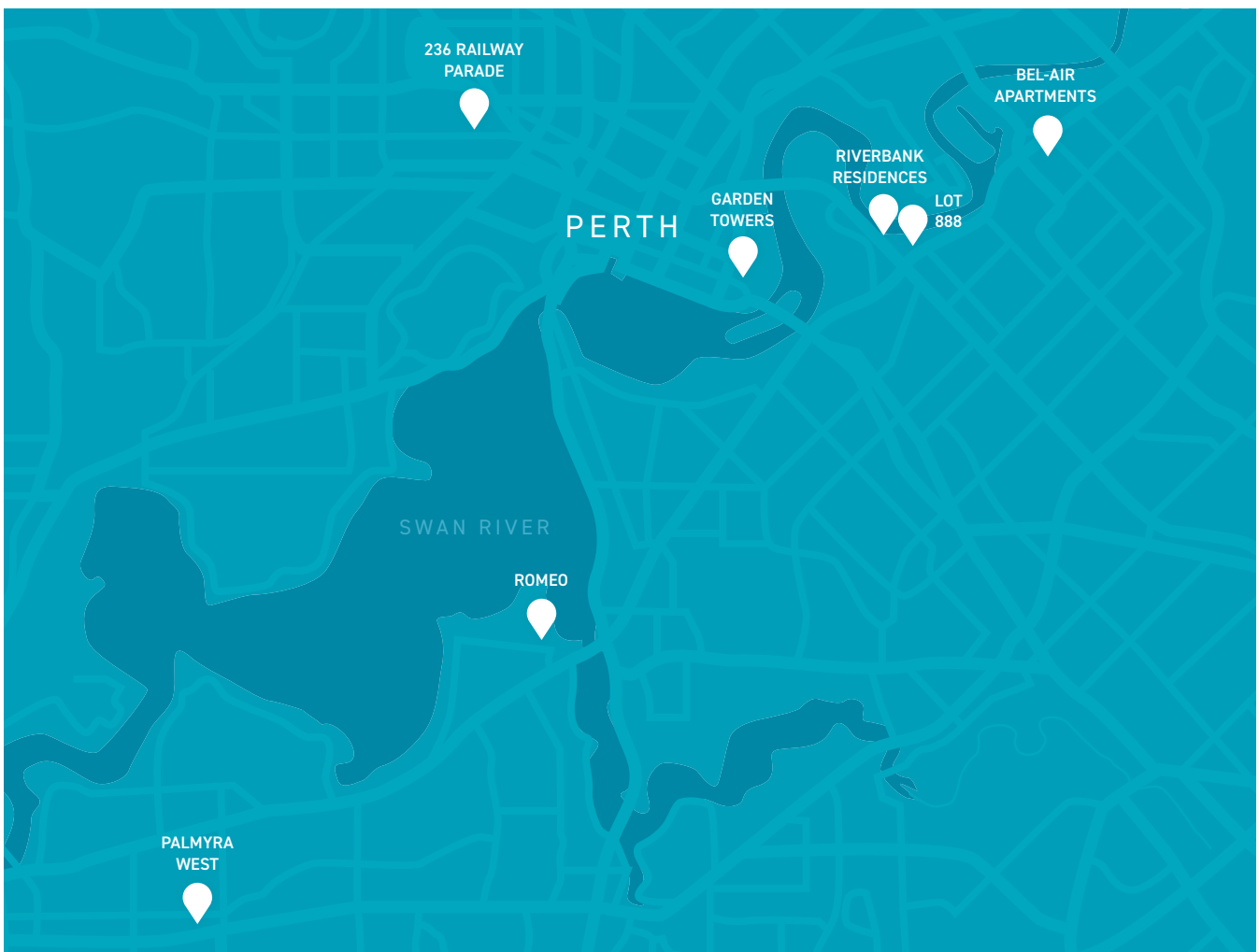
- A team of 18 staff in Finbar's head office
- Led by an experienced and long serving management team, with strong leadership skills and an excellent track record

Development Timeline

■ PRESALES
 ■ CONSTRUCTION
 ■ SETTLEMENT

PROJECT	SUBURB	PROJECT VALUE	No. OF UNITS	calendar year 2025	calendar year 2026	calendar year 2027	calendar year 2028	calendar year 2029
PROJECT UNDER CONSTRUCTION								
GARDEN TOWERS	EAST PERTH	\$277m	330					
BEL-AIR APARTMENTS	BELMONT	\$114m	194					
PROJECT PIPELINE								
RIVERBANK RESIDENCES	RIVERVALE	~\$115m	143					
PALMYRA WEST	PALMYRA	~\$88m	130					
ROMEO	APPLECROSS	~\$161m	152					
236 RAILWAY PARADE	WEST LEEDERVILLE	~\$204m	242*					
LOT 888	RIVERVALE	~\$57m	108*					

*Subject to DA approval



The forward-looking development pipeline is indicative only and subject to change. It reflects current expectations and assumptions which are subject to market conditions, approvals, financing, and other factors. No guarantee is given that any project will proceed as shown. Refer to the forward-looking statements disclaimer in this report for further detail.

COMPLETED PROJECTS



AURORA
APPLECROSS

CIVIC HEART
SOUTH PERTH

REVA
SOUTH PERTH

THE POINT
RIVERVALE

AT238
PERTH



AURORA APPECROSS

3 Kintail Road, Applecross

The second stage of three in the Canning bridge precinct, Aurora combines luxurious apartment finishes & world-class facilities within an affluent Applecross address. Featuring a central shared lane and public amenity piazza.

Project Company **Finbar Applecross Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **50%**

Construction Commenced **Dec 21**

Construction Completed **Nov 24**

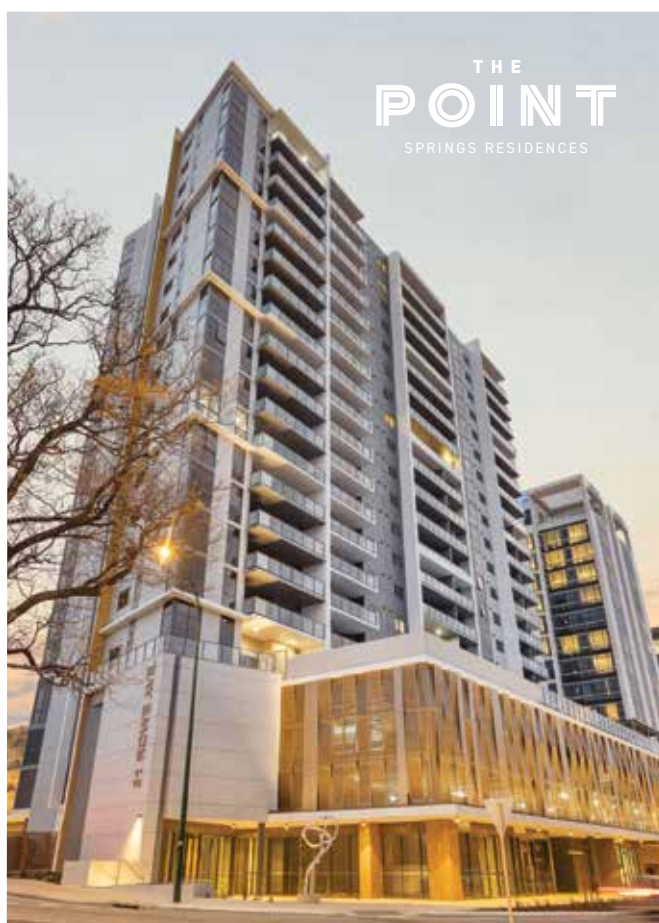
Total Lots **121**

Approximate Total Project Sales Value **\$157.7m**

Value of Sales to Date **\$123.6m**

Lots Sold **102 (84%)**

Lots Unsold **19 (16%)**



THE POINT

31 Rowe Avenue, Rivervale

The Point comprises 167 one, two, and three bedroom apartments and 9 commercial lots on the ground floor and is situated at the main entrance to the Springs precinct, opposite the Aloft Hotel.

Project Company **31 Rowe Avenue Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **65%**

Construction Commenced **Mar 22**

Construction Completed **Sept 24**

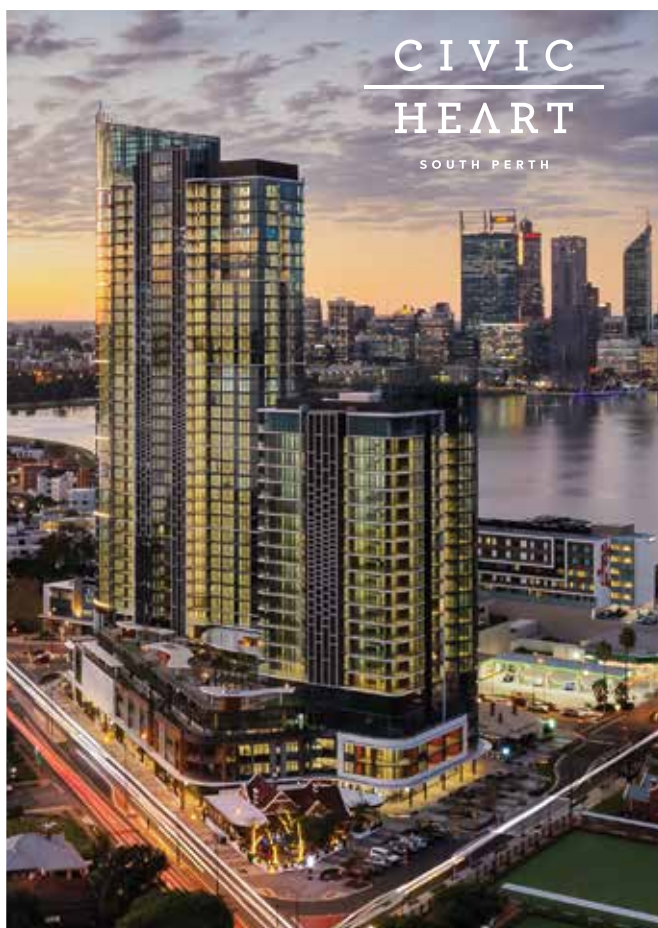
Total Lots **176**

Approximate Total Project Sales Value **\$113.3m**

Value of Sales to Date **\$93.0m**

Lots Sold **153 (87%)**

Lots Unsold **23 (13%)**



CIVIC HEART

99 Mill Point Road & 3 Mends Street, South Perth

This iconic site bounded by Mends Street, Labouchere Road and Mill Point Road offers luxurious apartments, world-class resort facilities, and a thriving ground floor commercial precinct anchored by the heritage South Perth Police Station and Post Office. Located in close proximity to the Swan River, Perth Zoo, and the Mends Street retail high street, Civic Heart is a transformational development that has achieved strong sales in a highly competitive localised market.

Project Company **1 Mends Street Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **52.5%**

Construction Commenced **Feb 21**

Construction Completed **Jun 24**

Total Lots **334**

Approximate Total Project Sales Value **\$445.6m**

Value of Sales to Date **\$393.8m**

Lots Sold **310 (93%)**

Lots Unsold **24 (7%)**



AT238

238 Adelaide Terrace, Perth

AT238 comprises 119 residential apartments and two ground floor commercial lots in a 32 storey tower and represents Finbar's tenth development along Adelaide Terrace. Embracing spacious semi-enclosed balconies, AT238 is positioned as an unique apartment product with a striking glazed façade and rooftop amenities that take full advantage of the expansive views.

Project Company **240 Adelaide Terrace Pty Ltd**

Entity Type **Equity Accounted Investee**

Finbar's Share of Project Profit **50%**

Construction Commenced **Mar 21**

Construction Completed **Apr 23**

Total Lots **121**

Approximate Total Project Sales Value **\$100.2m**

Value of Sales to Date **\$100.2m**

Lots Sold **121 (100%)**

Lots Unsold **0 (0%)**



REVA

5 Harper Terrace, South Perth

Adjacent to Finbar's highly successful Aurelia project in South Perth, Reva is situated fronting Harper Terrace and comprises of 41 luxury one, two, and three bedroom apartments with rooftop amenities, as well as 18 commercial lots.

Project Company **5-7 Harper Terrace Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **100%**

Construction Commenced **Nov 17**

Construction Completed **Feb 19**

Total Lots **59**

Approximate Total Project Sales Value **\$46.4m**

Value of Sales to Date **\$45.3m**

Lots Sold **57 (97%)**

Commercial Lots Unsold **2 (3%)**

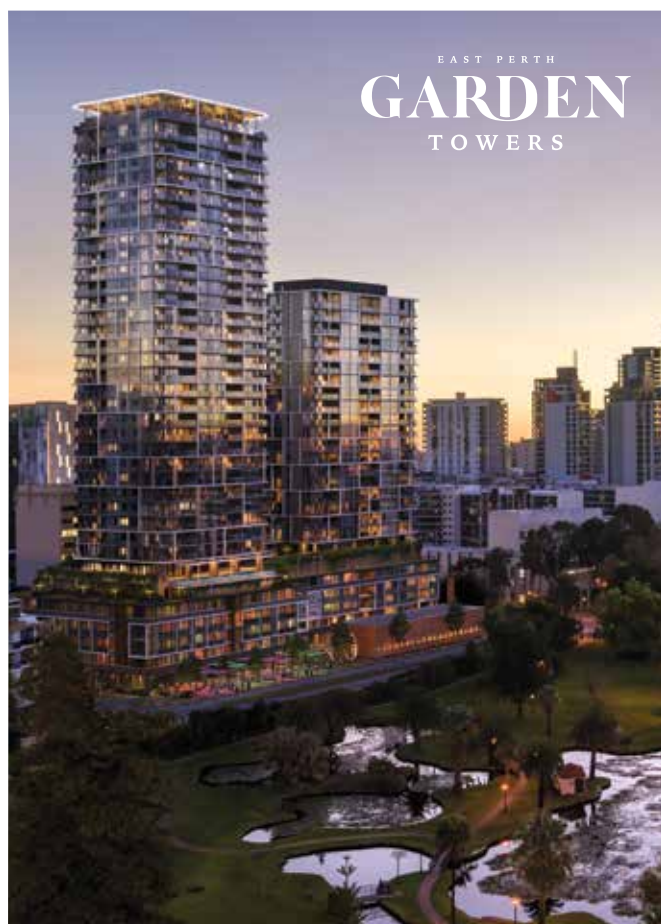


PROJECTS UNDER CONSTRUCTION



**GARDEN
TOWERS**
EAST PERTH

**BEL-AIR
APARTMENTS**
BELMONT



GARDEN TOWERS

110 Plain Street & 8 DeVlamingh Ave, East Perth

Positioned opposite Queens Gardens in East Perth, Garden Towers will be comprised of 330 one, two, and three bedroom apartments across two 37 and 26 storey towers plus 13 ground floor commercial units.

Project Company **Garden Towers East Perth Pty Ltd**

Entity Type **Equity Accounted Investee**

Finbar's Share of Project Profit **50%**

Construction Commenced **Apr 24**

Estimated Completion **~2026**

Total Lots **343**

Approximate Total Project Sales Value **\$277m**

Value of Sales to Date **\$175.8m**

Lots Sold **247 (72%)**

Lots Unsold **96 (28%)**



BEL-AIR APARTMENTS

239 Great Eastern Highway, Belmont

Bel-Air Apartments has 194 one, and two bedroom apartments comprised within ten storeys plus two ground floor commercial tenancies.

Project Company **239 Great Eastern Highway Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **100%**

Construction Commencement **FY25**

Estimated Completion **~2026**

Total Lots **196**

Approximate Total Project Sales Value **\$113.9m**

Value of Sales to Date **\$113.9m**

Lots Sold **196 (100%)**

Lots Unsold **0 (0%)**

FUTURE PROJECTS



RIVERBANK
RIVERVALE

**PALMYRA
WEST**
PALMYRA

ROMEO
APPLECROSS

**2 HOMELEA
COURT**
RIVERVALE

LOT 888
RIVERVALE

**236 RAILWAY
PARADE**
WEST LEEDERVILLE

**FORMER ABC
STUDIOS**
EAST PERTH



RIVERBANK RESIDENCES

30 Riversdale Road, Rivervale

Positioned on the Rivervale waterfront, Riverbank Residences comprises 143 one, two and three bedroom apartments and a range of resort-style amenities, including a 19th floor rooftop deck.

Project Company **32 Riversdale Road Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **50%**

Construction Commencement **~2025**

Total Lots **143**

Approximate Total Project Sales Value **\$115m**

Value of Sales to Date **\$34.8m**

Lots Sold **40 (28%)**

Lots Unsold **103 (72%)**



PALMYRA WEST

47 McGregor Road, Palmyra

The Palmyra second stage has received an amended DA to incorporate market feedback from stage one. Comprising 130 residential apartments, the introduction of lifts and re-alignment of apartment typologies within a low-rise structure, this development is designed to respond to first home buyer and downsizer drivers within the strong owner-occupier purchaser demographic.

Project Company **43 McGregor Road Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **100%**

Construction Commencement **~2026**

Total Lots **130**

Approximate Total Project Sales Value **\$88m**



ROMEO

912 Canning Highway, Applecross

Located only metres from the Swan River and approximately 600 metres to the Canning Bridge Train Station, this 2,620sqm site fronting Canning Highway has DA approval as the third of three stages for 152 residential apartments and 3 ground floor commercial tenancies within a podium and 26 storey tower built form.

Project Company **Finbar Applecross Pty Ltd**

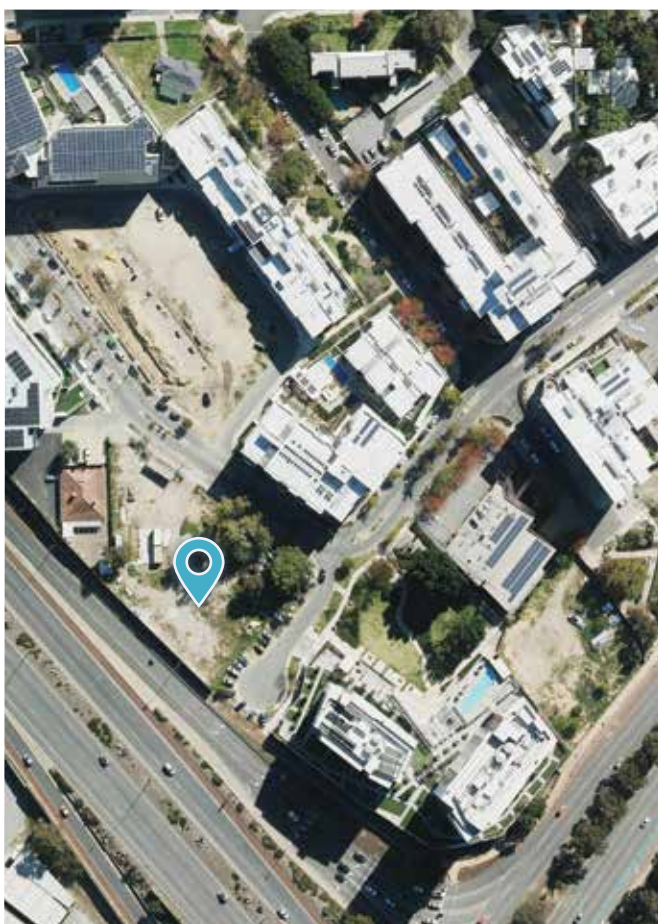
Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **50%**

Construction Commencement **~2026**

Total Lots **155**

Approximate Total Project Sales Value **\$161m**



2 HOMELEA COURT

Cnr Rowe Avenue & Homelea Court, Rivervale

2 Homelea Court comprises 3,770 square metres of land located on the corner of Rowe Avenue and Homelea Court. A development application approval was received for 171 apartments comprised within a 12 storey building. As announced on 3 July 2025, the Company entered into a conditional contract for the sale of the site for \$13.68 million (ex GST). The contract remains subject to satisfaction of conditions precedent prior to becoming unconditional.

Project Company **2 Homelea Court Springs Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **100%**

Construction Commencement **TBC**

Total Lots **TBC**



LOT 888

2 Hawksburn Road, Rivervale

The current approved DA comprises a six level office building with 6,250sqm NLA and 236 carbays. In response to evolving market conditions and residential demand, a new Development Application has been submitted proposing a 16-storey residential tower comprising approximately 108 apartments.

Project Company **Rowe Avenue Pty Ltd**

Entity Type **Equity Accounted Investee**

Finbar's Share of Project Profit **50%**

Construction Commencement **~2028**

Total Lots **108**

Approximate Total Project Sales Value **\$57m**



236 RAILWAY PARADE

West Leederville

Contracted to purchase approximately 4,997sqm site subject to DA approval, acquisition anticipated to settle in second half of FY26; proposed large-scale development of approx 242 units across two 18-storey towers

Project Company **Finbar Port Hedland Pty Ltd**

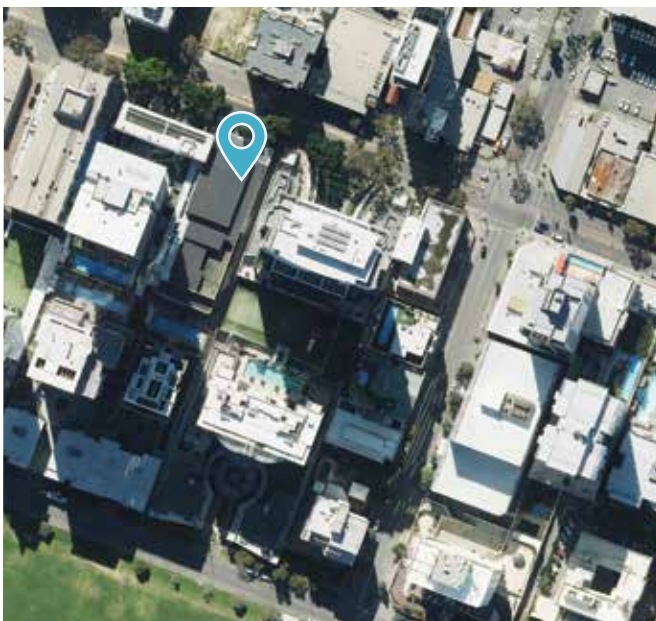
Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **100%**

Construction Commencement **~2027**

Total Lots **242 (subject to DA)**

Approximate Total Project Sales Value **\$204m**



FORMER ABC STUDIOS

187 Adelaide Terrace, East Perth

The former ABC Radio Studios heritage building provides a GFA of 3,711sqm over three levels. The Company continues to explore feasible development outcomes in the context of recently announced City of Perth proposed planning scheme changes. These planning changes seek to support residential development in the city through providing significant increases in plot ratio.

Project Company **Finbar Sub 104 Pty Ltd**

Entity Type **Fully Owned Subsidiary**

Finbar's Share of Project Profit **100%**

Construction Commencement **TBC**

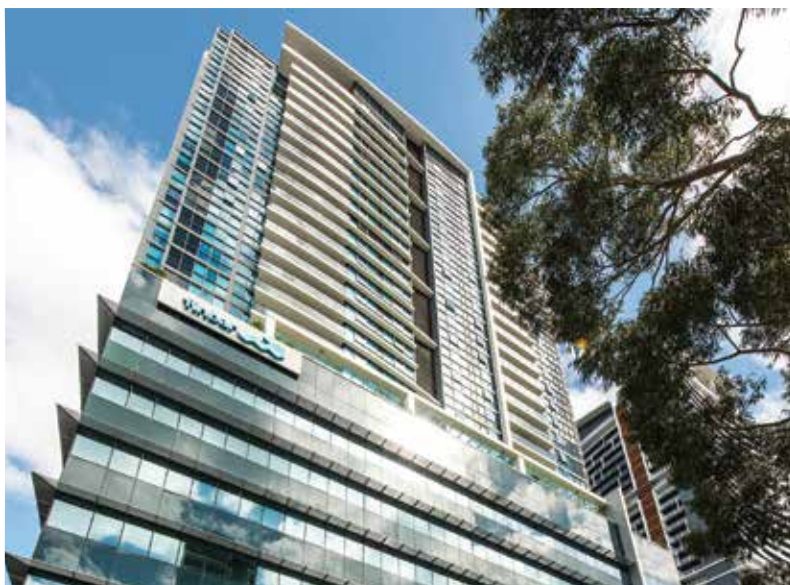
Total Lots **TBC**

INVESTMENT PROPERTIES



FAIRLANES
EAST PERTH

PELAGO
KARRATHA



FAIRLANES OFFICE

FAIRLANES

181 Adelaide Terrace, East Perth

Total SQM **7,584**

Office SQM **7,114**

Retail SQM **470**

FY26 Forecast Rent **\$1.03m**

SQM Leased **3,539**

PELAGO KARRATHA

PELAGO

Sharpe Avenue, Karratha

Total Lots **112**

Residential Lots **94**

Commercial Lots **18**

FY26 Forecast Rent **\$7.9m**

Lots Leased **105**

Residential Lots Leased **94**

Commercial Lots Leased **11**



Future performance and forward looking statements

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

Finbar Group Limited

Financial Report

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DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

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 2025 and the independent auditor's report thereon.

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DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

1. Directors

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

Executive Director and Chairman

John CHAN - BSc, MBA, MAICD

Director since 27 April 1995

Chairman since 15 July 2010

John Chan is Executive Director and 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.

Managing Director

Darren John PATEMAN - EMBA, GradDipACG, ACSA, AGIA, MAICD

Director since 6 November 2008 to 30 June 2025

Managing Director since 15 July 2010 to 30 June 2025

Darren Pateman retired as the Managing Director of Finbar, and a Director of its subsidiaries and equity accounted investees on 30 June 2025.

Darren commenced with Finbar prior to its relisting on the ASX as a property development company in 1995 and in this time has played a primary role in developing Finbar's systems, strategy and culture.

Darren held several positions in his 30 years with the company which has given Darren an intimate knowledge of the key aspects of Finbar's business. Darren was formerly Company Secretary from 1996 to 2010, Chief Executive Officer from 2008 to 2010, and Managing Director from 2010 to 2025 (retired).

Darren is a Chartered Secretary and holds an Executive Master of Business Administration from the University of Western Australia and a Graduate Diploma in Applied Corporate Governance (GradDipACG). Darren is an Associate of the Institute of Chartered Secretaries and Administrators, and is a Member of the Australian Institute of Company Directors.

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 21 years of experience in Finbar's Company operations where he has worked in several roles in the organisation including marketing, contract administration, and Chief Operations Officer from 2013 to 2025 where gained an intimate understanding of the Company's relationships and systems and managed the Company's transition to digital and online marketing strategies.

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 26 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 27 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 2025

1. Directors (continued)

Alternate Director and Chief Operating Officer

Melissa CHAN - B Comm, CA

Alternate Director to John Chan since 19 February 2025

Chief Operating Officer since 10 June 2025

Ms Chan is a Chartered Accountant with over 25 years of experience, including 18 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.

Melissa held the position of Chief Commercial Officer from 17 February 2025 to 9 June 2025.

2. Company Secretary

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

Edward Guy BANK - B Bus, ASCPA

Company Secretary since 2 December 2016 to 16 October 2024

Edward Bank was the Company Secretary of Finbar, and of Finbar's Subsidiaries and equity accounted investees. Ed is a Certified Practising Accountant with 30 years experience in private practice including 8 years as the Company's external accountant. Ed joined the Company in 2005 in the capacity of Chief Financial Officer.

Edward Bank retired as a Company Secretary and Chief Financial Officer on 16 October 2024.

Jennifer LIM - B Comm, CA, GrapDipACG

Company Secretary since 16 October 2024

Jennifer Lim is 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 as Financial Accountant in 2014. Over the years, she advanced through several positions within Finbar. Jennifer has strong foundational skills and knowledge on Finbar's operations and structure.

Jennifer also holds the position of Chief Financial Officer from 16 October 2024.

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	Resolutions Without Meetings	Audit Committee Meetings Held	Audit Committee Meetings Attended	Remuneration Committee Meetings Held	Remuneration Committee Meetings Attended
John CHAN	4	4	8	2	2	2	2
Darren John PATEMAN*	4	4	6	N/A	N/A	N/A	N/A
Ronald CHAN	4	4	7	N/A	N/A	N/A	N/A
Melissa CHAN**	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Terence Siong Woon PEH	4	4	8	2	2	2	2
Eldon WAN	4	4	8	2	2	2	2

* Darren Pateman retired on 30 June 2025.

** Melissa Chan was appointed an Alternate Director to John Chan on 19 February 2025.

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 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.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

4. Corporate Governance Statement (continued)

4.1 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 Executive Chairman, the Chief Executive Officer and Senior Executives.

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.

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 33).

4.2 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 themselves 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 - Executive Director
- Eldon WAN - Non-executive Director

The Remuneration Committee Charter sets out the process for the periodical evaluation of the performance of the Executive Chairman and Chief Executive 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 Executive Chairman and Chief Executive 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.

4.3 Remuneration Report - Audited

4.3.1 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;

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

4. Corporate Governance Statement (continued)

4.3 Remuneration Report - Audited (continued)

4.3.1 Principles of Remuneration (continued)

- 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.

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 including motor vehicles), 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 2025, there were no options on issue.

Short-term Incentive

The Remuneration Committee has elected to set the primary financial performance objective of 'profit before 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 tax'. Contractual amounts are accrued in the current year and discretionary amounts are accounted for in the year of payment. The contractual amount is set at 3.3% of 'profit before tax' for the 2025 financial year.

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 2025 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 Company intellectual property.

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:

	2025	2024	2023	2022	2021
Total comprehensive income	\$14,375,000	\$16,427,000	\$2,782,000	\$10,975,000	\$8,863,000
Profit before tax	\$20,199,000	\$24,002,000	\$3,948,000	\$15,048,000	\$12,043,000
Dividends paid	\$21,770,000	\$0	\$5,442,000	\$10,884,000	\$8,163,000
Change in share price	-\$0.12	\$0.18	-\$0.02	-\$0.17	\$0.15
Return on capital employed	7.65%	8.49%	1.84%	5.06%	3.82%
Return on total equity	5.77%	6.40%	1.16%	4.52%	3.65%

Profit before 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.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

4. Corporate Governance Statement (continued)

4.3 Remuneration Report - Audited (continued)

4.3.1 Principles of Remuneration (continued)

Consequences of Performance on Shareholders Wealth (continued)

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 \$142,541 per annum.

4.3.2 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 30 June 2025	Short-Term				Post - Employment			
	Directors Fees and Committee Fees \$	Salary \$	STI Cash Bonus (A)	Ex-Gratia Payment**** \$	Total \$	Superannuation \$	Other Long Term \$	Total \$
Executive Directors								
Mr John Chan, Executive Chairman	-	473,031	359,199	-	832,230	30,000	10,145	872,375
Mr Darren John Pateman, Managing Director*	-	762,651	359,199	762,651	1,884,501	30,000	22,267	1,936,768
Mr Ronald Chan, Chief Executive Officer*	-	420,945	179,599	-	600,544	30,000	12,869	643,413
Ms Melissa Chan, Chief Operating Officer***	-	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 Financial Officer**	-	489,502	119,545	-	609,047	15,231	(101,474)	522,804
Ms Jennifer Lim, Chief Financial Officer**	-	267,231	7,324	-	274,555	31,574	5,100	311,229
	164,540	2,541,245	1,024,866	762,651	4,493,302	151,512	(51,093)	4,593,721

* Darren Pateman retired on 30 June 2025. Ronald Chan appointed Chief Executive Officer on 10 June 2025.

** Edward Bank retired as Chief Financial Officer on 16 October 2024. Jennifer Lim was appointed Chief Financial Officer on 16 October 2024.

*** Melissa Chan was appointed Alternate Director to John Chan on 19 February 2025. Melissa Chan was appointed Chief Commercial Officer on 17 February 2025 to 9 June 2025, and appointed Chief Operating Officer on 10 June 2025.

**** An ex-gratia payment totalling \$1,258,918 will be proposed for shareholder approval at the 2025 Annual General Meeting. At 30 June 2025, an amount of \$762,651 has been accrued.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

4. Corporate Governance Statement (continued)

4.3 Remuneration Report - Audited (continued)

4.3.2 Principles of Remuneration (continued)

For the year ended 30 June 2024	Short-Term				Post - Employment			
	Directors Fees and Committee Fees		STI Cash Bonus (A)	Non Monetary Benefits			Other Long Term	
	\$	\$	\$	\$	\$	\$	\$	\$
Executive Directors								
Mr John Chan, Executive Chairman	-	454,269	260,192	-	714,461	27,500	7,753	749,714
Mr Darren John Pateman, Managing Director	-	727,821	260,192	-	988,013	27,399	12,381	1,027,793
Mr Ronald Chan, Chief Operating Officer	-	403,844	130,096	-	533,940	27,399	6,573	567,912
Non-executive Directors								
Mr Terence Siong Woon Peh	82,270	-	-	-	82,270	-	-	82,270
Mr Lee Verios*****	22,216	-	-	-	22,216	2,333	-	24,549
Mr Eldon Wan	78,988	-	-	-	78,988	-	-	78,988
Executives								
Mr Edward Guy Bank, Chief Financial Officer	-	314,576	130,096	-	444,672	27,399	5,070	477,141
	183,474	1,900,510	780,576	-	2,864,560	112,030	31,777	3,008,367

***** Lee Verios retired on 18 October 2023.

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 36.

Details of the Group's policy in relation to the remuneration that is performance related is discussed on Page 36.

4.3.3 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 \$	% vested in year
Executive Directors		
Mr John Chan	359,199	100%
Mr Darren John Pateman	359,199	100%
Mr Ronald Chan	179,599	100%
Ms Melissa Chan (Alternate Director to John Chan)	-	-
Executives		
Mr Edward Guy Bank	119,545	100%
Ms Jennifer Lim	7,324	100%
	1,024,866	100%

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

4. Corporate Governance Statement (continued)

4.3 Remuneration Report - Audited (continued)

4.3.3 Analysis of Bonuses included in Remuneration (continued)

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 36). An additional discretionary bonus of \$300,000 was paid to the Executives in total (excluding Jennifer Lim and Melissa Chan) in the 2025 financial year (2024: NIL) and is reflected in the amounts above. Any discretionary amounts of executive bonuses relating to 2025 financial year are yet to be determined, and therefore may impact future financial years.

4.3.4 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 1 July 2024	Purchases/ Appointment	Sales/Retired	Held at 30 June 2025
Directors				
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	-	-	-	-
Executives				
Mr Edward Guy Bank (Retired on 16 October 2024)	300,000	-	(300,000)	-
Ms Jennifer Lim (Appointed on 16 October 2024)	-	-	-	-

	Held at 1 July 2023	Purchases/ Appointment	Sales/Retired	Held at 30 June 2024
Directors				
Mr John Chan*	30,556,452	423,357	-	30,979,809
Mr Darren John Pateman**	3,662,493	-	-	3,662,493
Mr Ronald Chan***	21,487,554	373,357	-	21,860,911
Mr Terence Siong Woon Peh****	68,550,866	-	-	68,550,866
Mr Lee Verios (Retired on 18 October 2023)	72,393	-	(72,393)	-
Mr Eldon Wan	-	-	-	-
Executives				
Mr Edward Guy Bank	300,000	-	-	300,000

* 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 holds 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.

4.3.5 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 2025, there were no options or rights on issue.

End of Audited Remuneration Report.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

4. Corporate Governance Statement (continued)

4.4 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.

The following directors serve on the Audit Committee:

- Eldon WAN (Chairman) - Non-executive Director
- Terence Siong Woon PEH - Non-executive Director
- John CHAN - Executive Director

4.5 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 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.

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.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

4. Corporate Governance Statement (continued)

4.6 Ethical Standards

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 second trading day of the Company's half-year and annual results being released to the Australian Securities Exchange ('ASX');
 - within two trading days after the Annual General Meeting or any major announcement;
 - whilst in possession of price sensitive information not yet released to the market;
- 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.

4.7 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.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

4. Corporate Governance Statement (continued)

4.8 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.

Gender representation	2025		2024	
	Female	Male	Female	Male
Board	17%	83%	0%	100%
Key Management Personnel	29%	71%	0%	100%
Senior Management	40%	60%	50%	50%
Group	61%	39%	58%	42%

5. 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, South Perth and Karratha.

The Group disposed of the Finbar to Rent Pty Ltd and Finbar Sales Pty Ltd subsidiaries on 30 June 2025, resulting in a net gain on disposal of \$2,519,000 and Nil respectively.

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

6. Operating and Financial Review	2025	2024	2023	2022	2021
Total comprehensive income attributable to Owners of the Group	\$14,375,000	\$16,427,000	\$2,782,000	\$10,975,000	\$8,863,000
Basic and Diluted EPS	\$0.05	\$0.06	\$0.01	\$0.04	\$0.03
Dividends paid	\$21,770,000	\$0	\$5,442,000	\$10,884,000	\$8,163,000
Dividends paid per share	\$0.08	\$0.00	\$0.02	\$0.04	\$0.03
Market price per share	\$0.72	\$0.84	\$0.66	\$0.68	\$0.85
Change in share price	-\$0.12	\$0.18	-\$0.02	-\$0.17	\$0.15
Return on capital employed attributable to Owners of the Group	7.65%	8.49%	1.84%	5.06%	3.82%
Return on total equity attributable to Owners of the Group	5.77%	6.40%	1.16%	4.52%	3.65%

Dividends paid in 2025 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 2025 financial year were the completion of The Point and Aurora Applecross, sales and settlements of completed stock held at 30 June 2024 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.

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.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

6. Operating and Financial Review (continued)

Review of Operations (continued)

The administration of the Group along with the operating, investment and acquisitions decisions are made by Finbar's Board and Management. The Company employs 28 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 The Point in Rivervale and Aurora Applecross in Applecross 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 and Bel-Air in Belmont. 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 decided to focus on the core activities of the Group, being property development. The decision was made to divest the investment properties, resulting in \$14,374,000 (2024: Nil) of investment properties being classified as Assets Held for Sale at 30 June 2025. Additionally, Finbar to Rent Pty Ltd and Finbar Sales Pty Ltd were disposed of on 30 June 2025.

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 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 of 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 currently repositioning the Company's overall business model to focus on the core property development and reinvestment into building future pipeline activities.

Completed Projects

AT238 - 238 Adelaide Terrace, Perth: 20 units have settled in the reporting period. The 121 unit development is now fully settled.

Reva - 5 Harper Terrace, South Perth: 2 commercial units remain for sale in the 59 unit development.

Civic Heart - 1 Mends Street, South Perth: 100 units have settled in the reporting period and 1 unit settled post the reporting period. 27 units remain for sale in the 334 unit development.

The Point - 31 Rowe Avenue, Rivervale: Construction of The Point project completed in the first half of the financial year. 136 units have settled in the reporting period and 6 units settled post the reporting period. 25 units remain for sale in the 176 unit development.

Aurora Applecross - 3 Kintail Road, Applecross (Stage 2): Construction of the Aurora Applecross project completed in the first half of the financial year. 90 units have settled in the reporting period and 1 unit settled post the reporting period. 20 units remain for sale in the 121 unit development.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

6. Operating and Financial Review (continued)

Currently Under Construction

Garden Towers East Perth - 101 Hay Street, East Perth: Marketing of the Garden Towers project continues to progress well, with construction commenced in April 2024. To date 239 residential sales and 6 commercial sales have been achieved in the development of 330 residential and 13 commercial units.

Bel-Air - 239 Great Eastern Highway, Belmont: To date all residential and commercial units have been sold. Construction commenced in December 2024 and continues to progress well.

Future Projects

Lot 1000 - 32 Riversdale Road, Rivervale: Development approval in place for 143 residential units. Project launch to commence at the end of August 2025.

Palmyra West Apartments - 43 McGregor Road, Palmyra (Stage 2): Development approval in place for 130 residential units.

Romeo - 912 Canning Highway, Applecross (Stage 3): Development approval in place for 152 residential and 3 commercial units.

2 Homelea Court, Rivervale: Development approval in place for 171 residential units.

Lot 888 - 2 Hawksburn Road, Rivervale: Development approval has been lodged for 108 residential units.

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

236 Railway Parade, West Leederville: Land acquisition subject to development approval.

Investment Property

Fairlanes - 181 Adelaide Terrace, East Perth: The Fairlanes property has been revalued during the reporting period. The valuation resulted in a \$2,911,000 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 48% 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 \$395,000 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 61% leased. The company continues to actively market the remaining tenancies for rental.

Pelago Residential - 23 & 26 Sharpe Avenue, Karratha: The Pelago residential property has been revalued during the reporting period. The valuation resulted in a \$314,000 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 100% leased. The company continues to actively market tenancies for rental as they become available. A total of 20 residential units valued at \$11,217,000 as at 30 June 2025 have been transferred to assets held for sale as they 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.

Aurelia Commercial - 96 Mill Point Road, South Perth: Lots 133, 136 and 137 at Aurelia were revalued during the period and transferred to assets held for sale at 30 June 2025. The valuation resulted in \$432,000 increase to the value of the property. All 3 units are expected to be sold within the next 12 months.

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.

7. Dividends

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

	Cents per Share	Total Amount \$'000	Franked / Unfranked	Date of Payment
Dividends Paid During the Year 2025				
Final 2024 ordinary	8.00	21,770	Franked	10 October 2024
Total Dividends Paid		21,770		

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

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

7. Dividends (continued)

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 \$'000	Franked / Unfranked	Date of Payment
Final 2025 ordinary	2.00	5,442	Franked	6 August 2025
Total Dividend Proposed		5,442		

The financial effect of this dividend has not been brought to account in the financial statements for the year ended 30 June 2025 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 2025 financial year until further notice.

8. Events Subsequent to Reporting Date

Subsequent to 30 June 2025, an additional 30 Pelago residential units were actively marketed and therefore, classified as Assets Held for Sale post year end. The effect of these 30 residential units has not been included in Note 29.

Other than the event mentioned above, 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.

9. 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.

10. 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	33,179,809
Mr Darren John Pateman (Retired on 30 June 2025)	-
Mr Ronald Chan	24,303,275
Mr Terence Siong Woon Peh	69,800,866
Mr Eldon Wan	-
Ms Melissa Chan (Appointed Alternate Director to John Chan on 19 February 2025)	24,167,824

11. 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.

DIRECTORS' REPORT (Continued)

For the Year Ended 30 June 2025

11. Indemnification and Insurance of Officers (continued)

Insurance Premiums

During the financial year the Company has paid insurance premiums of \$95,000 (2024: \$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.

12. 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;
- 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; and
- 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	
2025 \$	2024 \$
Audit Services:	
Auditors of the Company	
Audit and review of financial statements of the Group - KPMG	216,135
Audit and review of financial statements of Subsidiaries - KPMG	49,850
	265,985
Services Other Than Statutory Audit:	
Taxation advice and tax compliance services - KPMG	50,787
	50,787

13. Lead Auditor's Independence Declaration

The Lead Auditor's Independence Declaration is set out on Page 88 and forms part of the Directors' Report for the financial year ended 30 June 2025.

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



Ronald Chan
Chief Executive Officer

Dated at Perth this Twentieth day of August 2025.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the Year Ended 30 June 2025

	Note	Consolidated	
		2025 \$'000	2024 \$'000
Revenue	7	284,467	194,344
Cost of sales		(250,124)	(161,266)
Gross Profit		34,343	33,078
Other income	8	6,259	2,937
Administrative expenses		(11,733)	(9,254)
Advertising expenses		(119)	(395)
Revaluation (decrease)/increase of investment property	12a	(2,398)	3,847
Revaluation (decrease)/increase of property, plant and equipment	13	(378)	230
Rental expenses		(4,507)	(3,955)
Loss on disposal of investment properties		(107)	(222)
Results from Operating Activities		21,360	26,266
Finance income	10	1,416	1,104
Finance costs	10	(2,860)	(3,205)
Net Finance Costs		(1,444)	(2,101)
Share of profit/(loss) of equity accounted investees (net of income tax)	14	283	(163)
Profit before Income Tax		20,199	24,002
Income tax expense	11	(5,824)	(7,399)
Profit for the year		14,375	16,603
Other comprehensive income			
Items which will not be reclassified to profit or loss:			
Revaluation decrease of property, plant and equipment		-	(252)
Tax on items that will not be reclassified to profit or loss	11	-	76
Other comprehensive loss for the year, net of income tax		-	(176)
Total comprehensive income for the year		14,375	16,427
Earnings per Share:			
Basic earnings per share (cents per share)	20	5.28	6.10
Diluted earnings per share (cents per share)	20	5.28	6.10

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 51 to 81.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the Year Ended 30 June 2025

	Note	Share Capital \$'000	Retained Earnings \$'000	Asset Revaluation Reserve \$'000	Total Equity \$'000
Balance as at 1 July 2023		194,484	45,412	176	240,072
Total comprehensive income for the year					
Profit		-	16,603	-	16,603
Other comprehensive loss		-	-	(176)	(176)
Transactions with owners, recognised directly in equity					
Dividends to shareholders	19	-	-	-	-
Balance as at 30 June 2024		194,484	62,015	-	256,499
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)
Balance as at 30 June 2025		194,484	54,620	-	249,104

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 51 to 81.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

		Consolidated		
		Note	2025 \$'000	2024 \$'000
Current Assets				
Cash and cash equivalents	18a		36,384	220,138
Trade and other receivables	17		8,139	21,465
Inventories	16		130,081	304,960
Prepayments			-	334
Investments in equity accounted investees	14		15	8
Assets held for sale	29		14,374	-
Other assets			30	48
Total Current Assets			189,023	546,953
Non-current Assets				
Trade and other receivables	17		41,254	11,875
Inventories	16		30,849	26,806
Investment property	12		83,095	102,316
Prepayments			43	-
Investments in equity accounted investees	14		964	1,595
Property, plant and equipment	13		8,507	9,176
Deferred tax assets	15		6,346	5,725
Other assets			99	88
Total Non-current Assets			171,157	157,581
Total Assets			360,180	704,534
Current Liabilities				
Trade and other payables	23		41,777	48,973
Loans and borrowings	21		15,932	346,447
Current tax payable	15		5,442	2,554
Employee benefits	22		631	899
Liabilities held for sale	29		7,312	
Total Current Liabilities			71,094	398,873
Non-current Liabilities				
Loans and borrowings	21		34,401	42,319
Deferred tax liabilities	15		5,535	6,793
Employee benefits	22		46	50
Total Non-current Liabilities			39,982	49,162
Total Liabilities			111,076	448,035
Net Assets			249,104	256,499
EQUITY				
Share capital	19		194,484	194,484
Retained earnings			54,620	62,015
Total Equity			249,104	256,499

The Consolidated Statement of Financial Position is to be read in conjunction with the Notes to the Financial Statements set out on Pages 51 to 81.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended 30 June 2025

		Consolidated	
	Note	2025 \$'000	2024 \$'000
Cash Flows from Operating Activities			
Cash receipts from customers		301,000	226,401
Cash paid to suppliers and employees		(112,523)	(229,535)
Cash provided by/(used in) Operating Activities before tax and interest paid		188,477	(3,134)
Interest paid		(4,953)	(10,342)
Income tax paid		(3,897)	(2,841)
Net Cash provided by/(used in) Operating Activities	18b	179,627	(16,317)
Cash Flows from Investing Activities			
Proceeds from sale of investment properties		2,659	2,365
Interest received		1,470	1,186
Dividends received from equity accounted investees		908	4
Acquisition of property, plant and equipment	13	(39)	(168)
Proceeds from sale of property, plant and equipment	13	-	14
Additions to investment property		(335)	-
Proceeds from repayment of loans to associates		4,100	-
Loans to equity accounted investees		(34,843)	(3,721)
Proceeds from repayment of loans to equity accounted investees		7,514	6,935
Net Cash (used in)/provided by Investing Activities		(18,566)	6,615
Cash Flows from Financing Activities			
Proceeds from borrowings	21	36,923	214,250
Repayment of borrowings	21	(359,968)	(2,586)
Dividends paid	19	(21,770)	-
Net Cash (used in)/provided by Financing Activities		(344,815)	211,664
Net (decrease)/increase in cash and cash equivalents			
Cash and cash equivalents at 1 July		220,138	18,176
Cash and Cash Equivalents at 30 June	18a	36,384	220,138

The Consolidated Statement of Cash Flows is to be read in conjunction with the Notes to the Financial Statements set out on Pages 51 to 81.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended 30 June 2025

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For the Year Ended 30 June 2025

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

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 2025 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 2025.

(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 2016/191, 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 ending 30 June 2025 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 2025

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 2024.

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 2025

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 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 2025

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 2025

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 and 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 service 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 2025

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.

Management fees include the fees earned by providing property management services, exclusively to Finbar built properties. Revenue is recognised in profit or loss at the end of each month.

(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 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 balance sheet.

Cash flows are included in the 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 2025

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 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 2024:

- AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current
- AASB 2022-6 Amendments to Australia Accounting Standards – Non-current Liabilities with Covenants

They clarify certain requirements for determining whether a liability should be classified as current or non-current and require new disclosures for non-current loan liabilities that are subject to covenants within 12 months after the reporting period. This resulted in additional disclosure in the Group's disclosure for loans and borrowings. Please see Note 21 for details.

The potential impact of the new standards, amendments to standards and interpretations has been considered and they are not expected to have a 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 2025 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. Entities' 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 2025

4. Determination of Fair Values

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 balance sheet 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

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 Group 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, these funds being held in trust

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

5. Financial Risk Management (continued)

Trade and Other Receivables (continued)

independently of the Group. 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 11.96% (2024: 18.10%) 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 set-off 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 2025 the return was 6.14% (2024: 3.68%). In comparison the weighted average interest expense on interest-bearing borrowings (excluding liabilities with imputed interest) was 5.24% (2024: 5.60%).

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

	Note	2025 \$'000	2024 \$'000
Interest-bearing debt	21 & 29	42,375	309,147
Market Capitalisation as at 30 June		195,929	228,583
Total Capital		238,304	537,730
Debt-to-capital ratio at 30 June		18%	57%

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 2025 financial year until further notice.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

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 2025

	Residential Apartment Development \$'000	Commercial Office/Retail Development \$'000	Rental of Property \$'000	Corporate and Overheads \$'000	Total \$'000
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

For the Year ended 30 June 2024

External Revenues - Company and Subsidiaries	170,927	11,862	9,822	4,670	197,281
External Revenues - Equity Accounted Investees	13,197	-	-	-	13,197
External Revenues - Total	184,124	11,862	9,822	4,670	210,478
Reportable Segment Profit before Income Tax - Company and Subsidiaries	8,460	874	6,870	7,960	24,164
Reportable Segment Profit before Income Tax - Equity Accounted Investees	(280)	(6)	-	54	(232)
Reportable Segment Profit before Income Tax - Total	8,180	868	6,870	8,014	23,932
Reportable Segment Assets - Company and Subsidiaries	313,009	25,819	103,040	27,483	469,351
Reportable Segment Assets - Equity Accounted Investees	23,787	2,816	-	-	26,603
Reportable Segment Liabilities - Company and Subsidiaries	371,931	21,270	39,235	6,253	438,689
Reportable Segment Liabilities - Equity Accounted Investees*	20,898	756	-	2	21,656
Capital Expenditure	-	-	-	168	168

* 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 2025

6. Operating Segments (continued)

Reconciliation of Reportable Segment Revenues, Profit or Loss, Assets and Liabilities	2025 \$'000	2024 \$'000
Revenues including Other Income		
Total revenue for development reportable segments	272,422	182,789
Total revenue for rental segments	10,152	9,822
Total revenue for other reportable segments	8,152	4,670
Consolidated Revenue including Other Income	290,726	197,281
Total revenue for development reportable segments - Equity Accounted Investees	10,580	13,197
Total Reportable Segments Revenue including Other Income	301,306	210,478
Profit or Loss		
Total profit for reportable segments	20,321	23,932
Income tax applicable to share of (profit)/loss of equity accounted investees	(122)	70
Consolidated Profit before Income Tax	20,199	24,002
Assets		
Total assets for reportable segments	281,431	469,351
Cash and cash equivalents	36,384	220,138
Investments in equity accounted investees	979	1,603
Unallocated assets**	41,386	13,442
Consolidated Total Assets	360,180	704,534
Liabilities		
Total liabilities for reportable segments	100,099	438,689
Unallocated liabilities	10,977	9,346
Consolidated Total Liabilities	111,076	448,035

** 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 2025

	Note	2025 \$'000	2024 \$'000
7. Revenue			
Property development sales		272,422	182,789
Rental income	25	10,112	9,822
Management fees		1,933	1,733
Total Revenue		284,467	194,344

8. Other Income

Sales commission income*		3,629	2,873
Administration fees		52	32
Other		59	32
Net gain on disposal of subsidiary**		2,519	-
Total Other Income		6,259	2,937

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

**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		8,604	6,311
Superannuation contributions		497	421
(Decrease)/Increase in liability for annual leave		(259)	44
(Decrease)/Increase in liability for long service leave		(12)	86
Directors and committee fees		165	183
Non-executive directors - superannuation contributions		-	2
Total Personnel Expenses		8,995	7,047

Personnel expenses are included in administrative expenses on the Consolidated Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2025.

10. Finance Income and Finance Costs

Recognised in Profit or Loss

Interest income on loans		618	810
Interest income on bank deposits		793	284
Interest income on loans to equity accounted investees		5	5
Interest income on property settlements		-	5
Total Finance Income		1,416	1,104
Interest expense		1,920	2,196
Bank charges		940	1,009
Total Finance Costs		2,860	3,205
Net Finance Costs		(1,444)	(2,101)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

	Note	2025 \$'000	2024 \$'000
11. Income Tax Expense			
Recognised in Income Statement			
Current Tax Expense			
Current year		7,857	3,441
(Reversal)/Write off of previously recognised deferred tax		(119)	44
Non-recoverable amounts		(35)	102
		7,703	3,587
Deferred Tax Expense Movement			
Reversal and origination of temporary differences		(1,879)	3,812
Income Tax Expense recognised in profit or loss		5,824	7,399
Income tax recognised in other comprehensive income		-	(76)
Total Income Tax Expense recognised in total comprehensive income for the year		5,824	7,323
Numerical Reconciliation between Tax Expense and Pre-tax Net Profit			
Profit before Income Tax		20,199	24,002
Income tax using the domestic rate of 30% (2024: 30%)		6,060	7,201
Movement in income tax expense due to:			
Non-deductible expenses		3	3
Non-recoverable amounts		(35)	102
(Reversal)/Write off of previously recognised tax assets		(119)	44
Tax effect of share of equity accounted investees (profit)/loss		(85)	49
Total Income Tax Expense		5,824	7,399
Income tax recognised in other comprehensive income		-	(76)
Total Income Tax Expense recognised in total comprehensive income for the year		5,824	7,323
12. Investment Property			
12a Reconciliation of Carrying Amount			
Balance at 1 July		102,316	100,952
Sale of investment property		(2,784)	(2,483)
Additions to investment property		335	-
Transferred to assets held for sale	29	(14,374)	-
Change in fair value		(2,398)	3,847
Balance at 30 June		83,095	102,316

Investment property comprises commercial properties at five developments and residential properties at two 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 2025

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) in December 2024. An updated independent valuation was undertaken and adopted for the Pelago (residential) units in June 2025 which resulted in an increase of \$2,318,000 compared to the December 2024 valuation.

The Directors have adopted the internal valuation assessment for Pelago (commercial), Fairlanes and Aurelia at 30 June 2025. No material change was identified for the Pelago (commercial) and Fairlanes assets from the December 2024 independent valuations. An increase of \$432,000 was recognised for Aurelia based on sales contracts with third parties.

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 \$83,095,000 (2024: \$102,316,000) 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, 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 2.50% - 3.75%; Weighted average 3.22%; Void periods (average 9.0 months after the end of each lease); Occupancy rate 69.40%; Risk-adjusted discounted rates (weighted average 8.50%).	The estimated fair value would increase (decrease) if: Expected market rental growth were higher (lower); Void periods were shorter (longer); Occupancy rate were higher (lower); Rent-free periods were shorter (longer); or 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 8.50% - 12.00%; Gross rent per annum \$450 - \$724 per sqm; Occupancy rate 47.55% - 100%; and Rent free period 28.50 months	The estimated fair value would increase (decrease) if: Adopted capitalisation rate were higher (lower); Gross rent per annum were higher (lower); Occupancy rate were higher (lower); or Lease term remaining were longer (shorter).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

	Property \$'000	Office Furniture and Equipment \$'000	Plant and Equipment \$'000	Fixtures and Fittings \$'000	Total \$'000
13. Property, Plant and Equipment					
Cost or Valuation					
Balance at 1 July 2023	7,679	773	3,676	92	12,220
Additions	-	16	152	-	168
Change in fair value	(213)	-	-	-	(213)
Disposals	-	(11)	(187)	-	(198)
Balance at 30 June 2024	7,466	778	3,641	92	11,977
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
Depreciation					
Balance at 1 July 2023	-	604	2,046	84	2,734
Disposals	-	(11)	(15)	-	(26)
Revaluation	(191)	-	-	-	(191)
Depreciation and amortisation charge for the year	191	40	51	2	284
Balance at 30 June 2024	-	633	2,082	86	2,801
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
Carrying Amounts					
At 1 July 2023	7,679	169	1,630	8	9,486
At 30 June 2024	7,466	145	1,559	6	9,176
At 1 July 2024	7,466	145	1,559	6	9,176
At 30 June 2025	6,897	105	1,501	4	8,507

For each revalued class, the carrying amount that would have been recognised had the assets been carried at historical cost basis are as follows:

	Property \$'000
Revalued assets at cost	
Cost	7,626
Less accumulated depreciation	(2,348)
Net book value at 30 June 2025	5,278

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

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 in December 2024 on existing properties, Pelago in Karratha and Fairlanes in East Perth. At June reporting period the Directors confirm that there is no change to the valuations undertaken in December 2024 for Pelago commercial and Fairlanes, other than the movements at Note 13(ii). However, an updated independent valuation was undertaken for the Pelago residential units in June 2025 which resulted in an increase of \$40,000 compared to the December 2024 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 \$6,897,000 (2024: \$7,466,000) 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.

	2025 \$'000	2024 \$'000
Balance at 1 July	7,466	7,679
Revaluation (decrease)/increase included in 'profit or loss'	(378)	230
Revaluation decrease included in 'other comprehensive income'	-	(252)
Depreciation	(191)	(191)
Balance at 30 June	6,897	7,466

(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 2.50% - 3.75%; Weighted average 3.22%; Void periods (average 9.0 months after the end of each lease); Occupancy rate 69.40%; Risk-adjusted discounted rates (weighted average 8.50%).	The estimated fair value would increase (decrease) if: Expected market rental growth were higher (lower); Void periods were shorter (longer); Occupancy rate were higher (lower); Rent-free periods were shorter (longer); or 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 8.50% - 12.00%; Gross rent per annum \$450 - \$724 per sqm; Occupancy rate 47.55% - 100%; and Rent free period 28.50 months	The estimated fair value would increase (decrease) if: Adopted capitalisation rate were higher (lower); Gross rent per annum were higher (lower); Occupancy rate were higher (lower); or Lease term remaining were longer (shorter).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

14. Investments in 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 Net Assets/(Liabilities)	Ownership	Garden Towers East Perth Pty Ltd \$'000	240 Adelaide Terrace Pty Ltd \$'000	Axis Linkit Pty Ltd** \$'000	Finbar Sub 5050 Pty Ltd* \$'000	Lot 1001 - 1003 Pty Ltd* \$'000	Rowe Avenue Pty Ltd \$'000	Total \$'000
2025								
Assets - Current Assets ¹		3,538	42	-	-	-	7	3,587
Assets - Non-current		108,620	-	-	-	-	4,657	113,277
Liabilities - Current ²		(4,523)	(12)	-	-	-	(19)	(4,554)
Liabilities - Non-current ³		(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

2024								
Assets - Current Assets ¹		504	19,268	-	-	21	7	19,800
Assets - Non-current		31,742	51	-	2	-	4,447	36,242
Liabilities - Current ²		(397)	(17,843)	-	-	(7)	(13)	(18,260)
Liabilities - Non-current ³		(33,477)	(191)	-	(7)	-	(902)	(34,577)
Net Assets/(Liabilities)	100.00%	(1,628)	1,285	-	(5)	14	3,539	3,205
Group's share of net assets/(liabilities)	50.00%	(814)	643	-	(3)	7	1,770	1,603

¹ Includes cash and cash equivalents

² Includes current financial liabilities

³ Includes non-current financial liabilities

Profit/(Loss) Before Income Tax Recognised from Equity Accounted Investees	Ownership	Garden Towers East Perth Pty Ltd \$'000	240 Adelaide Terrace Pty Ltd \$'000	Axis Linkit Pty Ltd** \$'000	Finbar Sub 5050 Pty Ltd* \$'000	Lot 1001 - 1003 Pty Ltd* \$'000	Rowe Avenue Pty Ltd \$'000	Total \$'000
2025								
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	272	-	3	(1)	(3)	283

2024								
Revenue		-	26,550	3	-	28	-	26,581
Expenses		(299)	(25,846)	-	-	-	11	(26,134)
Interest income		18	122	-	-	1	-	141
Interest expense		-	(1,033)	-	(1)	-	(18)	(1,052)
Income tax (expense)/refund		84	62	(1)	-	(9)	2	138
Profit/(Loss) after income tax	100.00%	(197)	(145)	2	(1)	20	(5)	(326)
Group's share of Profit/(Loss) after income tax	50.00%	(99)	(73)	1	-	10	(2)	(163)

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

** Axis Linkit Pty Ltd was deregistered on 3 January 2024.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

15. Tax Assets and Liabilities

The current tax liability for the Group of \$5,442,000 (2024: \$2,554,000) 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	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
Inventories	-	-	(6,271)	(9,113)
Interest bearing loans and borrowings	224	567	-	-
Revaluation of investment property**	-	-	(727)	(2,646)
Revaluation of property, plant and equipment*	147	-	(42)	(65)
Other items	3,001	2,872	(39)	(32)
Tax value of carry-forward losses recognised	4,518	7,349	-	-
Tax assets/(liabilities)	7,890	10,788	(7,079)	(11,856)
Set off of tax	(1,544)	(5,063)	1,544	5,063
Net Tax	6,346	5,725	(5,535)	(6,793)

* The tax effect on the revaluation of property, plant and equipment recognised in other comprehensive income in the current period was Nil (2024: \$76,000).

** Deferred tax liabilities totalling \$919,000 (2024: Nil) relating to revaluation of investment property was transferred to Liabilities Held for Sale. Refer to Note 29.

16. Inventories

	2025 \$'000	2024 \$'000
Current		
Work in progress	27,285	163,109
Completed stock	102,796	141,851
Total Current Inventories	130,081	304,960
Non-current		
Work in progress	13,804	26,806
Completed stock	17,045	-
Total Non-current Inventories	30,849	26,806

17. Trade and Other Receivables

	2025 \$'000	2024 \$'000
Current		
Trade receivables	3,209	8,745
Other receivables	4,930	9,314
Amounts receivable from equity accounted investees	-	3,406
Total Current Trade and Other Receivables	8,139	21,465
Non-current		
Trade receivables	53	19
Other receivables	6,163	7,547
Amounts receivable from equity accounted investees	35,038	4,309
Total Non-current Trade and Other Receivables	41,254	11,875

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

17. Trade and Other Receivables (continued)

Amounts receivable from equity accounted investees bear interest at BBSY plus an agreed margin. 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.

	2025 \$'000	2024 \$'000
18. Cash and Cash Equivalents		
18a Cash and cash equivalents		
Bank balances	36,384	220,138
Cash and cash equivalents	36,384	220,138

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	2025 \$'000	2024 \$'000
Cash Flows from Operating Activities			
Profit for the year		14,375	16,603
Adjustments for:			
Depreciation and amortisation	13	267	284
Loss/(Profit) on disposal of assets		40	(14)
Revaluation of investment property	12a	2,398	(3,847)
Revaluation of property, plant & equipment	13	378	(230)
Loss on disposal of investment property		107	222
Net financing cost		504	1,092
Share of net (profit)/loss of equity accounted investees		(283)	163
Income tax expense	11	5,824	7,399
Operating Profit before Changes in Working Capital and Provisions		23,610	21,672
Change in trade and other receivables		9,422	12,815
Change in inventories	16	170,836	(71,005)
Change in prepayments		291	497
Change in provision for employee benefits	22	(272)	131
Change in trade and other payables		(15,410)	32,756
Cash generated from/(used in) Operating Activities		188,477	(3,134)
Interest paid		(4,953)	(10,342)
Income taxes paid		(3,897)	(2,841)
Net Cash generated from/(used in) Operating Activities		179,627	(16,317)

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.

	Company Ordinary Shares	
	2025	2024
19. Capital and Reserves		
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

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 2025

19. Capital and Reserves (continued)

Dividends

Dividends Paid During the Year 2025

	Cents per Share	Total Amount \$'000	Franked / Unfranked	Date of Payment
Final 2024 ordinary	8.00	21,770	Franked	10 October 2024
Total Dividends Paid		21,770		

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

After 30 June 2025, 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 2025 ordinary	2.00	5,442	Franked	6 August 2025
Total Amount		5,442		

The financial effect of this dividend has not been brought to account in the financial statements for the financial year ended 30 June 2025 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 2025 financial year until further notice.

Dividend Franking Account

	Company	
	2025 \$'000	2024 \$'000
30% franking credits available to shareholders of Finbar Group Limited for subsequent financial years	9,456	14,667

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

- (a) franking credits that will arise from the payment of current tax liabilities;
- (b) franking debits that will arise from the payment of dividends recognised as a liability at the year-end;
- (c) franking credits that will arise from the receipt of dividends recognised as receivables at the year-end; and
- (d) 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 balance sheet date but not recognised as a liability is to reduce it by \$2,332,000 (2024: \$9,330,000).

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 2025

20. Earnings per Share

Basic and Diluted Earnings per Share

The calculation of basic and diluted earnings per share at 30 June 2025 was based on the profit attributable to ordinary shareholders of \$14,375,000 (2024: \$16,603,000) and a weighted average number of ordinary shares on issue during the year ended 30 June 2025 of 272,123,142 (2024: 272,123,142), calculated as follows:

	2025 \$'000	2024 \$'000
Profit Attributable to Ordinary Shareholders	14,375	16,603
Ordinary Shares		
	2025	2024
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)	5.28	6.10

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.

	2025 \$'000	2024 \$'000
Current		
Commercial bills (Secured)	-	257,683
Investor loans (Unsecured)	15,932	88,764
Total Current Loans and Borrowings	15,932	346,447
Non-current		
Commercial bills (Secured)	34,401	42,319
Total Non-current Loans and Borrowings	34,401	42,319

Terms and debt repayment schedule

Terms and conditions of outstanding loans are as follows:

			2025	2024
	Nominal Interest Rate	Financial Year of Maturity	Carrying Amount \$'000	Carrying Amount \$'000
Current				
Commercial bills (Secured)	BBSY+1.60%	2025	-	173,500
Commercial bills (Secured)	BBSY+1.50%	2025	-	46,362
Commercial bills (Secured)	BBSY+1.60%	2025	-	37,821
Investor loans (Unsecured)*	BBSY+1.50%	2025	-	5,816
Investor loans (Unsecured)*	BBSY+3.00%	2026	1,580	3,311
Investor loans (Unsecured)*	BBSY+1.50%	2025	-	18
Investor loans from landowner (Unsecured)		2025	-	55,064
Investor loans from landowner (Unsecured)		2026	8,547	18,750
Investor loans from landowner (Unsecured)		2026	5,805	5,805
Total Current Loans and Borrowings			15,932	346,447
Non-current				
Commercial bills (Secured)**	BBSY+2.00%	2027	13,401	20,479
Commercial bills (Secured)	BBSY+2.40%	2027	21,000	21,840
Total Non-current Loans and Borrowings			34,401	42,319

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

** Commercial bills (secured) totalling \$6,393,000 (2024: Nil) relating to the 20 Pelago (residential) units was transferred to Liabilities Held for Sale. Refer to Note 29.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

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 balance sheet. 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 Finbar Karratha Pty Ltd bank facility contains covenants that require the entity's 'Interest Coverage Ratio' and 'Loan to Value Ratio' to be greater than 1.75 and less than 50% respectively. The covenants are tested at each reporting period. The bank facility becomes repayable on demand if either of the covenants are not met at testing date.

Finbar Karratha Pty Ltd complied with the covenants at 30 June 2025, as a result the facility has been classified as non-current at 30 June 2025.

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 complied with the covenant at 30 June 2025, as a result the facility has been classified as non-current at 30 June 2025.

Investor Loans

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

	2025 \$'000	2024 \$'000
22. Employee Benefits		
Current		
Liability for annual leave	211	167
Liability for long-service leave	420	732
Total Current Employee Benefits	631	899
Non-current		
Liability for long-service leave	46	50
Total Non-current Employee Benefits	46	50
23. Trade and Other Payables		
Current		
Trade and other payables	39,480	41,354
Other payables and accrued expenses	2,297	7,619
Total Current Trade and Other Payables	41,777	48,973

At 30 June 2025, consolidated trade and other payables include retentions of \$160,000 (2024: \$757,000) 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 2025

24. Financial Instruments

Credit Risk

Exposure to Credit Risk

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

		Carrying Amount	
	Note	2025 \$'000	2024 \$'000
The Group's maximum exposure to credit risk at the reporting date was:			
Trade and other receivables - Current	17	8,139	21,465
Trade and other receivables - Non-current	17	41,254	11,875
Cash and cash equivalents	18a	36,384	220,138
		85,777	253,478
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		35,038	7,715
GST refunds due and other trade debtors		3,258	7,854
Other receivables		11,093	16,861
Working capital advances and bonds		4	910
		49,393	33,340

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:

30 June 2025					
	Note	Carrying Amount \$'000	Contractual Cash Flows \$'000	1 Year or Less \$'000	1-3 Years \$'000
Non-derivative Financial Liabilities					
Commercial bills*	21	34,401	38,120	2,029	36,091
Investor Loans*	21	15,932	15,950	15,950	-
Trade and other payables	23	41,777	41,777	41,777	-
		92,110	95,847	59,756	36,091
30 June 2024					
	Note	Carrying Amount \$'000	Contractual Cash Flows \$'000	1 Year or Less \$'000	1-3 Years \$'000
Non-derivative Financial Liabilities					
Commercial bills*	21	300,002	310,152	262,634	47,518
Investor Loans*	21	88,764	88,913	88,913	-
Trade and other payables	23	48,973	48,973	48,973	-
		437,739	448,038	400,520	47,518

* 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 2025

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	
	2025 \$'000	2024 \$'000
Variable Rate Instruments		
Financial Assets	40,436	223,990
Financial Liabilities	(35,981)	(309,147)
	4,455	(85,157)

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 2024.

	Profit or Loss		Equity	
	100bp Increase \$'000	100bp Decrease \$'000	100bp Increase \$'000	100bp Decrease \$'000
30 June 2025				
Variable rate instruments	(799)	799	(799)	799
30 June 2024				
Variable rate instruments	(1,995)	1,995	(1,995)	1,995

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 balance sheet:

	Fair Values		
	Note	2025 \$'000	2024 \$'000
Trade and other receivables	17	49,393	33,340
Cash and cash equivalents	18a	36,384	220,138
Secured commercial bills	21	(34,401)	(300,002)
Investor loans	21	(15,932)	(88,764)
Trade and other payables	23	(41,777)	(48,973)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

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	2025 \$'000	2024 \$'000
Leases as Lessor			
The Group leases out its investment properties held under operating leases.			
Rental income received from investment property		9,728	9,560
Other rental property income received		384	262
	7	10,112	9,822
Future minimum lease receipts			
At 30 June, the future minimum lease receipts under non-cancellable leases expected to be received as follows:			
Less than one year		5,969	5,809
Between one and five years		4,162	5,367
More than 5 years		5	175
		10,136	11,351
26. Capital and Other Commitments			
Commitments and Contingent Liabilities			
Property Development			
Contracted but not provided for and payable:			
Within one year		53,442	17,287
Later than one year		-	-
Total Property Development Commitments		53,442	17,287
Property Development - Equity Accounted Investees			
Contracted but not provided for and payable:			
Within one year		57,137	64,196
Later than one year		3,464	69,180
Total Property Development Commitments - Equity Accounted Investees		60,601	133,376

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

26. Capital and Other Commitments (continued)

Group's Share of Property Development - Equity Accounted Investees	2025 \$'000	2024 \$'000
Contracted but not provided for and payable:		
Within one year	28,568	32,098
Later than one year	1,732	34,590
Total Share of Property Development Commitments - Equity Accounted Investees	30,300	66,688
Group's Property Development Commitments including Equity Accounted Investees		
Contracted but not provided for and payable:		
Within one year	82,010	49,385
Later than one year	1,732	34,590
Group's Total Property Development Commitments including Equity Accounted Investees	83,742	83,975

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	20,479
Finbar Group Limited guaranteed commercial bill over investment property in East Perth (Fairlanes)	3,000	3,000
Total Guarantees	22,795	23,479

28. Related Parties

	2025 \$	2024 \$
The key management personnel compensation included in 'personnel expenses' is as follows:		
Short term employee benefits	4,493,302	2,864,560
Post employment benefits	151,512	112,030
Other long term benefits	(51,093)	31,777
Employee benefits	4,593,721	3,008,367

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 35 to 39.

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.

	2025 \$	2024 \$
As at 30 June, the balance of these loans (see Note 17) were as follows:		
Garden Towers East Perth Pty Ltd	34,733,525	4,092,069
240 Adelaide Terrace Pty Ltd	-	3,405,551
Finbar Sub 5050 Pty Ltd (Deregistered)	-	2,982
Rowe Avenue Pty Ltd	304,047	214,065
	35,037,572	7,714,667

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

28. Related Parties (continued)

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:

- 240 Adelaide Terrace Pty Ltd (AT238): 20 units have settled in the reporting period. The 121 unit development is now fully settled; and
- Garden Towers East Perth Pty Ltd (Garden Towers East Perth): Marketing of the Garden Towers project continues to progress well, with construction commenced in April 2024. To date 239 residential sales and 6 commercial sales have been achieved in the development of 330 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	2025 \$	2024 \$
Ventrade Australia Pty Ltd (Unsecured)	BBSY+1.50%	2025	-	5,816,129
Forward International Pty Ltd (Unsecured)*	BBSY+3.00%	2026	1,580,233	2,989,129
Forward International Pty Ltd (Unsecured)*	BBSY+1.50%	2025	-	17,536
			1,580,233	8,822,794

*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, the Board resolved to actively market 20 Pelago residential units in Karratha from the Pelago East residential building. Accordingly, the units for sale have been transferred from investment property to assets held for sale valued at \$11,217,000. The selected residential units are expected to sell within 12 months from reporting date. The related commercial bills and liabilities have been reclassified to current.

Additionally, 3 commercial units were under contracts for sale valued at \$3,157,000 as at 30 June 2025 from the Aurelia building. As a result, these 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.

Both the Pelago East and Aurelia properties transferred to assets held for sale are within the 'Rental of Property' segment.

	Note	2025 \$'000	2024 \$'000
Assets Held for Sale			
Investment property	12	14,374	-
		14,374	-
Liabilities Held for Sale			
Deferred Tax Liabilities	15	919	-
Loans and borrowings (interest bearing)	21	6,393	-
		7,312	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the Year Ended 30 June 2025

30. Group Entities	Australian or Foreign Resident	Country of Incorporation	Shareholding/ Unit Holding \$	Ownership Interest	
				2025	2024
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%
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%
Finbar Executive Rentals Pty Ltd	Australian	Australia	1	100%	100%
Finbar To Rent Pty Ltd (Disposed 30 June 2025)	Australian	Australia	-	-	100%
Finbar Sales Pty Ltd (Disposed 30 June 2025)	Australian	Australia	-	-	100%
36 Chester Avenue Pty Ltd (Deregistered 8 June 2025)	Australian	Australia	-	-	100%
63 Adelaide Terrace Pty Ltd (Deregistered 14 May 2025)	Australian	Australia	-	-	100%
88 Terrace Road Pty Ltd (Deregistered 14 May 2025)	Australian	Australia	-	-	100%
241 Railway Parade Pty Ltd (Deregistered 14 May 2025)	Australian	Australia	-	-	100%
Finbar Finance Pty Ltd (Deregistered 14 May 2025)	Australian	Australia	-	-	100%
Finbar Fund Pty Ltd (Deregistered 14 May 2025)	Australian	Australia	-	-	100%

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31. Subsequent Events

Subsequent to 30 June 2025, an additional 30 Pelago residential units were actively marketed and therefore, classified as Assets Held for Sale post year end. The effect of these 30 residential units has not been included in Note 29.

Other than the event mentioned above, 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 2025

32. Auditors' Remuneration	2025 \$	2024 \$
Audit Services:		
Auditors of the Group		
Audit and review of financial statements of the Group - KPMG	216,135	189,824
Audit and review of financial statements of Subsidiaries - KPMG	49,850	14,000
Audit and review of trust accounts - Other Auditors	3,993	4,496
	269,978	208,320
Services other than Statutory Audit:		
Taxation advice and tax compliance services - KPMG	50,787	26,888
	50,787	26,888

33. Parent Entity Disclosures	2025 \$'000	2024 \$'000
As at and throughout the financial year ending 30 June 2025, the parent company of the Group was Finbar Group Limited.		
Result of the Parent Entity		
Profit for the year (after tax)	3,088	6,485
Total Comprehensive Income for the year	3,088	6,485
Financial Position of the Parent Entity		
Current Assets	38,555	18,123
Total Assets	203,254	227,638
Current Liabilities	2,062	7,810
Total Liabilities	2,108	7,810
Total Equity of the Parent Entity comprising of:		
Share capital	194,484	194,484
Retained earnings	6,662	25,344
Total Equity	201,146	219,828

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 2025

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
239 Great Eastern Highway 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 Port Hedland 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 Executive Rentals 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 47 to 81 and the Remuneration report in section 4.3 in the Directors' report, set out on Pages 35 to 39, 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 2025 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 2025 set out on page 82 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 2025.

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:

A handwritten signature in blue ink, appearing to read 'Ronald Chan', with a stylized flourish at the end.

Ronald Chan

Chief Executive Officer

Dated at Perth this Twentieth day of August 2025.



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 2025 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 2025

- Consolidated statement 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 2025
- 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 *Corporations Act 2001* and the ethical requirements of the *Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the Financial Report 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 matters 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 (\$83.1 million)

Refer to Note 12 to the Financial Report

The key audit matter	How the matter was addressed in our audit
Valuation of Investment Property is a key audit matter due to the: - Significance of the balance to the financial statements (23% of total assets); - Judgement applied by the Group 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; - Judgement required by the Group 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 income statement; and - Judgement required by the Group in assessing any changes that may have occurred since the timing of the valuations performed by the Group's external valuer. It is the Group's policy when the external valuation was not performed at year end for the directors to assess and endorse the valuation to be adopted in the financial report.	Our procedures included: - Assessing the Group's policies for the valuation of Investment Property against the requirements of the accounting standards and our understanding of the business. - Obtaining an understanding of the Group's process regarding the valuation of investment property. - Assessing the scope, objectivity, and competence of the Group's external valuer. - Assessing the property valuation methodology adopted by the Group. - Working with our real estate valuation specialists, assessing the key assumptions in the valuations for each of the properties against accepted industry practices, using the nature of the properties, and requirements of the accounting standards; - Comparing the Group's external valuations in December 2024 to the director's own assessment of valuation at June 2025 and where available, to recent sales evidence and other published reporting relevant to the Investment Property. - Challenging the capitalisation rates applied by the Group, based on our knowledge of the property portfolio and other published reports of industry commentators.

	• Testing, on a sample basis, the following key inputs to the valuations to existing lease contracts and leasing schedules: – Gross rent; – Occupancy rate; and – Lease term remaining. • Assessing the disclosures in the financial report, using our knowledge obtained from our audit procedures, against accounting standards requirements.
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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 related 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
- 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

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 2025, 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 4.3 of the Directors' report for the year ended 30 June 2025.

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

20 August 2025



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 Finbar Group Limited for the financial year ended 30 June 2025 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.

KPMG

Glenn Brooks

Partner

Perth

20 August 2025

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 2025)

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	33,529,526	12.32
Thorney Holdings Proprietary Limited	28,743,116	10.56

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	421	123,744
1,001-5,000	453	1,323,755
5,001-10,000	300	2,322,088
10,001-100,000	656	20,636,794
100,001-over	154	247,716,761
	1,984	272,123,142

The number of shareholders holding less than a marketable parcel of ordinary shares is 334.

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 Ordinary Shares Held	%
Chuan Hup Holdings Limited	65,121,363	23.93
UBS Nominees Pty Ltd	27,770,536	10.21
J P Morgan Nominees Australia Pty Limited	15,018,324	5.52
Forward International Pty Ltd	8,261,109	3.04
Forward International Pty Ltd	8,113,856	2.98
Rubino Group Pty Ltd (Rubino Group A/C)	7,380,000	2.71
Blair Park Pty Ltd	7,228,813	2.66
Citicorp Nominees Pty Limited	6,893,731	2.53
BNP Paribas Noms Pty Ltd	6,747,904	2.48
Mr James Chan	6,461,733	2.37
Hanssen Pty Ltd	5,000,000	1.84
Mrs Siew Eng Mah	4,820,000	1.77
Chan Family Super (WA) Pty Ltd (Chan Family S/F A/C)	4,577,072	1.68
HSBC Custody Nominees (Australia) Limited	4,282,417	1.57
3RD Wave Investors Pty Ltd	3,600,000	1.32
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
J S R T Pty Ltd	2,662,063	0.98
Apex Investments Pty Ltd	2,547,848	0.94
TOP 20	195,273,987	71.76

ASX ADDITIONAL INFORMATION (Continued)

OFFICES AND OFFICERS

Directors

Mr John Chan (Executive Chairman)

Mr Ronald Chan (Chief Executive Officer)

Ms Melissa Chan (Chief Operating Officer) - Alternate Director to John Chan

Mr Terence Siong Woon Peh

Mr Eldon Wan

Company Secretary

Ms Jennifer Lim (Chief Financial Officer)

Principal Registered Office

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Website: 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

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Telephone: +61 8 9323 2000

Auditors

KPMG

235 St Georges Terrace

PERTH WA 6000

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