CEDAR WOODS POSTS $48M NET PROFIT, UP 19%

26 AUGUST 2025

HIGHLIGHTS

- FY25 net profit after tax (NPAT) of $48.1million (up 19% on $40.5 million pcp)
- Earnings per share of 58.4 cents (up 19% on 49.2 cents pcp)
- Fully franked final dividend of 19.0 cents per share declared (17.0 cents pcp)
- Forward presales of more than $660 million (up 18% on $559 million pcp)
- Strong balance sheet, low gearing and significant undrawn finance facilities available
- Targeting 10% growth in NPAT for FY26

Cedar Woods Properties Limited (ASX: CWP) ('Cedar Woods' or 'the Company') has today reported NPAT of $48.1 million for the 2025 financial year ('FY25'), up 18.9% on the prior year and ahead of its 15% growth guidance.

Presales contracts at 30 June 2025 were at $660 million, up 18% on the prior year, with approximately 60% expected to settle in FY26, and the balance in FY27.

Fourth quarter sales remained solid, supported by population growth, favourable economic conditions in most states, housing policy incentives, easing interest rates and low rental vacancies. Key indicators continue to suggest the national housing supply shortage will persist for years.

Managing Director Nathan Blackburne said: "We are delighted to once again report a strong uplift in profit for the year, delivering a net profit of $48.1 million, which is ahead of guidance.

"We start the new financial year in an excellent position, underpinned by $660 million in presales contracts. Backed by a national pipeline of more than 9,400 dwellings, lots and offices, and capacity to make further strategic acquisitions and grow partnerships, the business is well-placed to continue growing earnings.

"The national undersupply of dwellings, easing interest rates, high employment and government demand stimulus are expected to underpin housing demand in the medium term, maintaining a positive outlook for our business."

During the year the Company completed acquisitions in VIC, QLD, SA and WA, which are expected to start contributing to earnings from FY28.

Cedar Woods advanced its strategic partnerships with the Queensland Investment Corporation ("QIC") and Tokyo Gas Real Estate ("TGRE") over the year. Cedar Woods has announced a fourth project with TGRE as part of its plan to invest $600 million in global real estate by 2030, particularly in Australia. The project will see more than 200 apartments developed across three buildings, next to Cedar Woods' Incontro Subiaco project in WA. The partnerships initiative seeks to scale up the Company in a capital efficient manner, amplify return metrics, leverage the existing skills base, access larger scale sites and generate fee income for recurring earnings.

FINANCIAL COMMENTARY

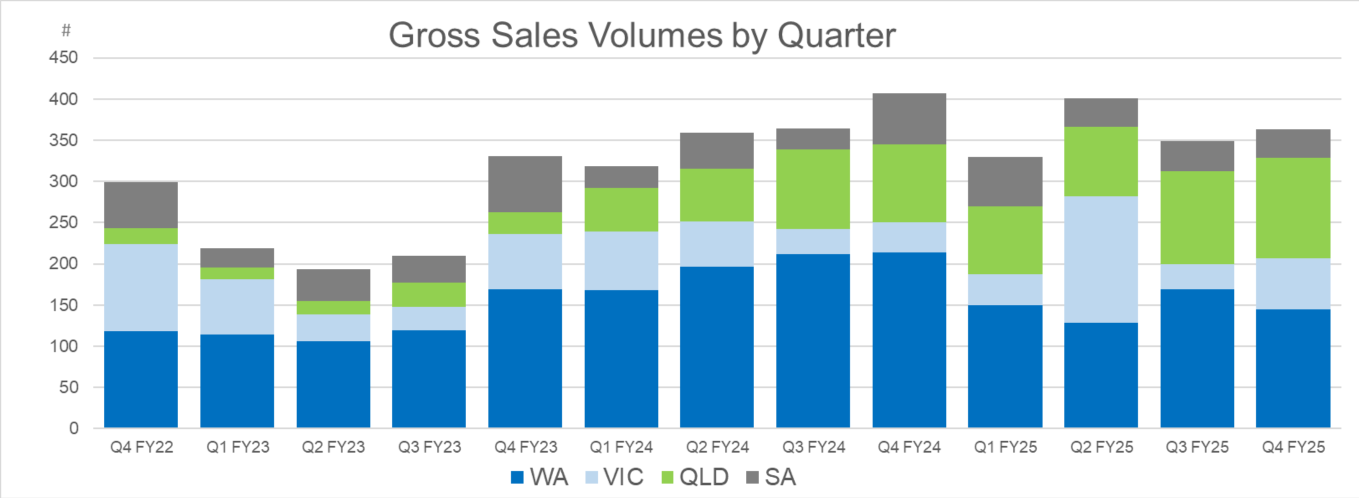
Full year NPAT of $48.1 million was up 18.9% on the previous corresponding period ('pcp'), driven primarily by revenue growth of 21%.

Bank debt was paid down significantly in the second half, with net bank debt reduced to $125.6 million, as at 30 June 2025 ($185 million at the half year). As a result, gearing (net bank debt-to-total tangible assets (less cash)) at 15% and net bank debt-to-equity at 26%, were at the lower end of their respective target ranges. At 30 June liquidity of $144.2 million was available from undrawn headroom under bank facilities and cash on hand.

The Company has access to corporate finance facilities of $330 million with maturity terms of three years ($264 million) and five years ($66 million), with tenure extended annually.

The Board has declared a fully franked final dividend of 19 cents per share which, together with the 10 cent interim dividend paid in April, brings total financial year dividends to 29 cents per share, up 16% on the prior year, and currently representing a fully franked yield of approximately 4%. The total dividend of 29 cents per share represents a payout ratio of approximately 50%. The Dividend Reinvestment and Bonus Share Plans will be in operation for the final dividend.

PORTFOLIO PERFORMANCE



The Company's national, diversified portfolio of 35 projects and over 9,400 lots continues to perform well, supported by its broad customer base and high performing locations. The affordable land projects at Millars Landing in Baldivis, WA and Flourish in South Maclean, QLD were the best performing projects in FY25, delivering strong sales outcomes and margin growth. These projects increased average sale price by around 10% and 37% respectively during the year.

The Eglinton Village project at Eglinton, WA is also performing well with local amenities and services boosted by a new train station that opened adjacent to the site during FY25. A neighbourhood shopping centre is set to open in FY26 as a further boost to the project's appeal to homebuyers. Eglinton Village has an innovative, solar powered electricity microgrid that offers lower cost renewable energy to all residents in the project.

The Company currently has over eight apartment projects now under construction around the country making it one of the more active developers nationally in this sector.

Vera apartments in Wooloowin QLD, Incontro apartments in Subiaco, WA and Elegan apartments at Glenside, SA, all recently met pre-sale requirements and commenced construction. The Company also commenced construction on Douglas apartments in Noble Park, VIC. Douglas is an affordable housing project, sold in one line to community housing provider, Housing First, and funded by the Housing Australia Future Fund and the Victorian Government. These projects will settle and contribute to earnings over FY27 and early FY28.

At Glenside in SA, the Company successfully completed its first retirement apartment building, known as Bloom. The Bloom apartments are strata-titled apartments with designs, amenities and services specifically catering to the needs of self-funded retirees. A second stage, Bloom 2, is 95% sold and under construction, with completion expected in Q4 FY26. The Company is considering rolling out further stages of the Bloom retirement concept at Glenside and in other states.

Also at Glenside, the Company has secured planning approval to increase the density of remaining apartment stages, adding a potential 200 apartments, an increase of 20% in total yield to this successful project.

More resources have been allocated to acquiring new sites, to support earnings growth objectives for FY28 and beyond. During FY25, the Company expanded its development pipeline, acquiring land in all four states including an 863-lot master planned community project in Mt Barker, SA, a 319-unit, multi-stage apartment project in Fairfield, VIC, a 78 dwelling development in Madeley, WA and land for additional stages in existing projects Flourish and Sage, in QLD.

MARKET CONDITIONS

The National Housing Supply and Affordability Council estimates that new housing supply will fall short of the FY25 to FY29 National Housing Accord target by around 22%. Federal, State and Local governments are taking steps to remove impediments and incentivise housing supply and the Company has already benefited from these measures. Examples include the provision of approximately $1 million of infrastructure funding that has assisted the Incontro apartments project in WA in proceeding, approval for 200 additional apartments at Glenside, SA; and Federal and State funding for the Company's affordable housing apartment project in Noble Park, VIC.

The Reserve Bank has cut the cash rate three times thus far this cycle and this is expected to further support sales volumes and price growth, as has occurred in prior cycles. Lower interest rates make property more accessible for homebuyers but especially those buying a home for the first time.

Oxford Economics expects capital city house prices to grow strongly with 6.9% median house price growth in 2026, 4.7% in 2027 and 3.3% in 2028 across the combined capitals. Melbourne is expected to show the strongest growth.

Following a period of high-cost escalation, construction costs further stabilised during FY25, and the rate of cost inflation is expected to decrease in all major capital cities in 2026, except Brisbane (RLB, Construction Market Update, June 2025).

Overall, the Company expects residential property market conditions to continue improving in response to ongoing population growth, strong underlying demand, stable domestic economic conditions, price growth and lower interest rates.

COMPANY OUTLOOK

Cedar Woods starts FY26 in a strong position with more than $660 million in presales expected to settle over FY26 and FY27. The Company is targeting 10% growth in NPAT for FY26 and is well placed for the medium term with a pipeline of more than 9,400 undeveloped dwellings/lots/offices across four states. Earnings in FY26 are expected to be balanced more evenly between each half year than was experienced in FY25.

The Company's outlook is subject to property market and construction sector conditions, with workforce and builder capacity continuing to impact delivery timeframes at some locations. The Company's expectation for FY26 full-year earnings considers these constraints, while taking into account some residual risk of a limited number of forecast Q4 FY26 stage completions, and the associated revenue and profit, moving into early FY27.

Several new projects are expected to contribute to earnings from FY26, including Bloom 2 apartments (SA), Leveson townhouses, Hudson Hub strata offices (VIC) and Fletcher's Slip apartments (SA).

Authorised by: Cedar Woods Board of Directors

ENDS

For further information
Nathan Blackburne Managing Director (08) 9480 1500
Ashleigh D'Alessandro Sodali & Co 0417 212 524