

An aerial, black and white photograph of a large-scale construction or mining site. The foreground and middle ground show extensive earthmoving, with large mounds of soil and dirt. Several pieces of heavy machinery, including excavators, bulldozers, and trucks, are visible on the site. In the background, there are industrial buildings and a residential area with houses. The entire image is framed by a thick red border.

# **MAAS**

**1H26 RESULTS -  
Positioned for the  
next phase of growth**

# INVESTMENT HIGHLIGHTS

1H26 Underlying NPAT up by 26% on pcp

Upgraded FY26 guidance to \$250m-\$280m  
Underlying EBITDA

Building a strong Electrical pipeline into FY27

CM sale to Heidelberg transaction progressing

- Settlement expected 2H CY26<sup>1</sup>
- 56% pa ROCE<sup>2</sup> delivered since listing in CM
- 28% pa ROCE<sup>3</sup> at MGH level since listing

Focused on disciplined capital deployment  
into existing and emerging infrastructure  
sectors



<sup>1</sup> Subject to conditions precedent including ACCC, FIRB approvals and MGH shareholder vote

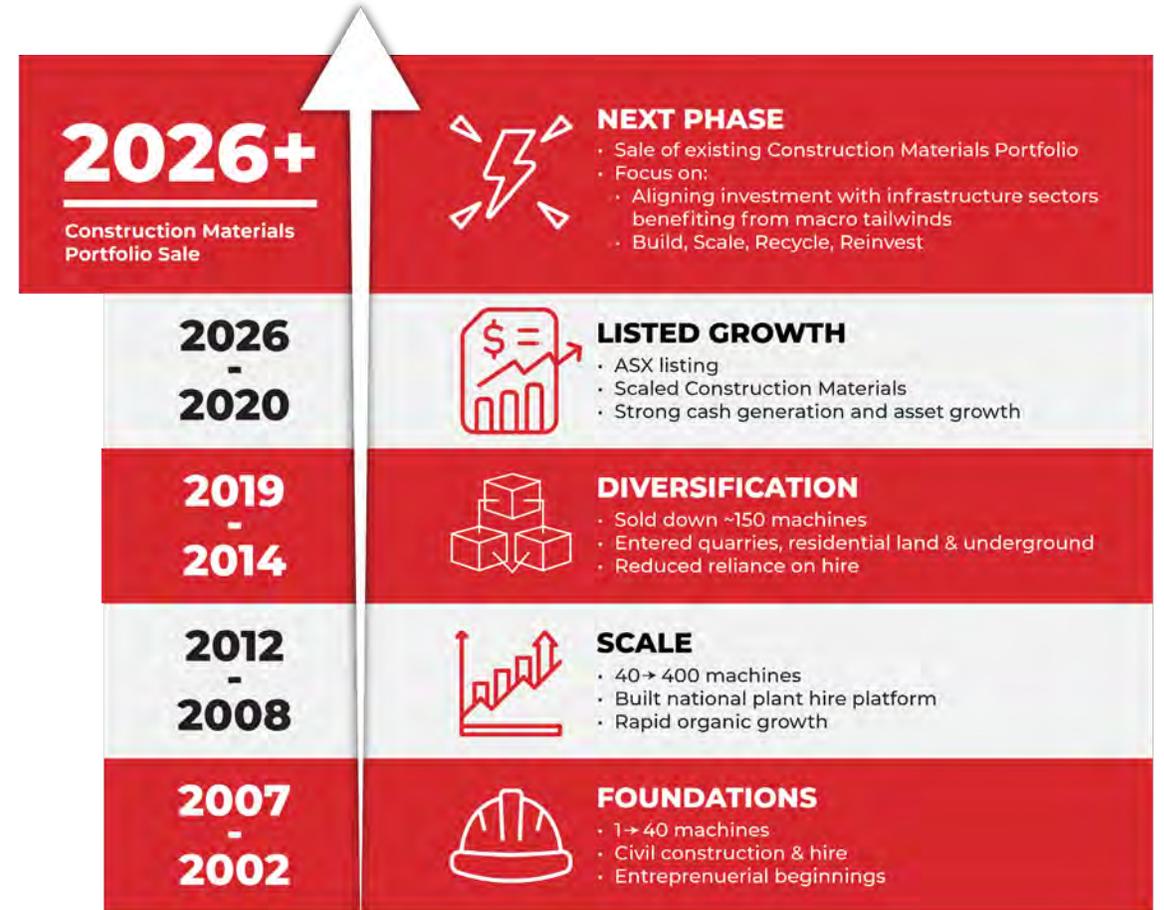
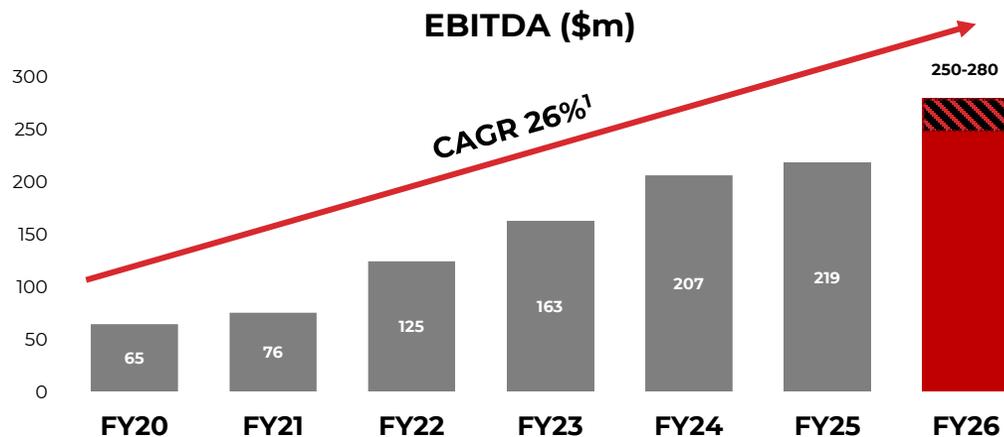
<sup>2</sup> ROCE calculated using average CM capital employed and CM EBIT for the period 1H21 to 1H26 including the gain on sale (pre-tax) assuming full proceeds of \$1.703bn are realised

<sup>3</sup> MGH ROCE calculated using average MGH capital employed and MGH EBIT for the period 1H21 to 1H26 including gain on sale (pre-tax) assuming full proceeds of \$1.7bn are realised

# MGH EVOLUTION

## Disciplined evolution across infrastructure cycles

- Founded as a civil construction and hire business
- Scaled national plant hire platform
- Diversified into materials, property and underground
- ASX Listing and scaled Construction Materials
- 2026 marks the transition to the next phase of growth
- Since listing MGH achieved 26% EBITDA CAGR and overall 28% average annual ROCE<sup>2</sup>



<sup>1</sup> CAGR calculated from Underlying EBITDA and incorporates the midpoint of FY26 guidance range (\$250m-280m)

<sup>2</sup> MGH ROCE calculated using average MGH capital employed and MGH EBIT for the period 1H21 to 1H26 including gain on sale (pre-tax) assuming full proceeds of \$1.7bn are realised

# ALIGN WITH MACRO TAILWINDS

Over 20+ years, MGH has deployed capital into infrastructure sectors benefiting from long-term structural demand drivers and expanded into adjacent activities across the value chain

## SECTOR

## STRUCTURAL TAILWIND

Civil Construction & Plant Hire

Transport & logistics investment cycle; energy transition

Construction Materials

Infrastructure investment cycle; renewable energy project demand

Residential Communities

Population growth and migration trends; constrained housing supply

Commercial Development

Community and industrial asset demand

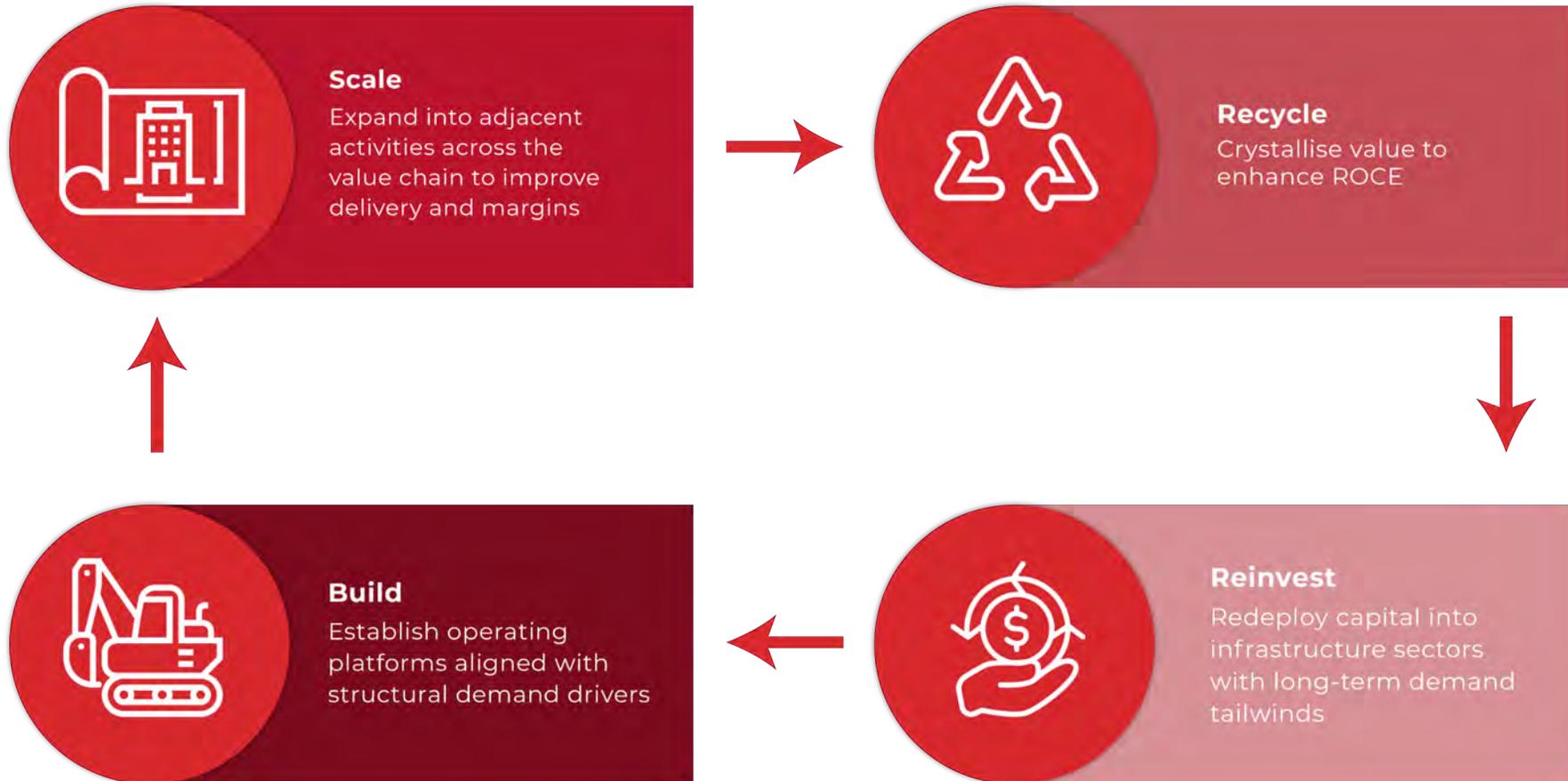
Electrical Infrastructure

Electrical infrastructure and energy transition

Digital Infrastructure

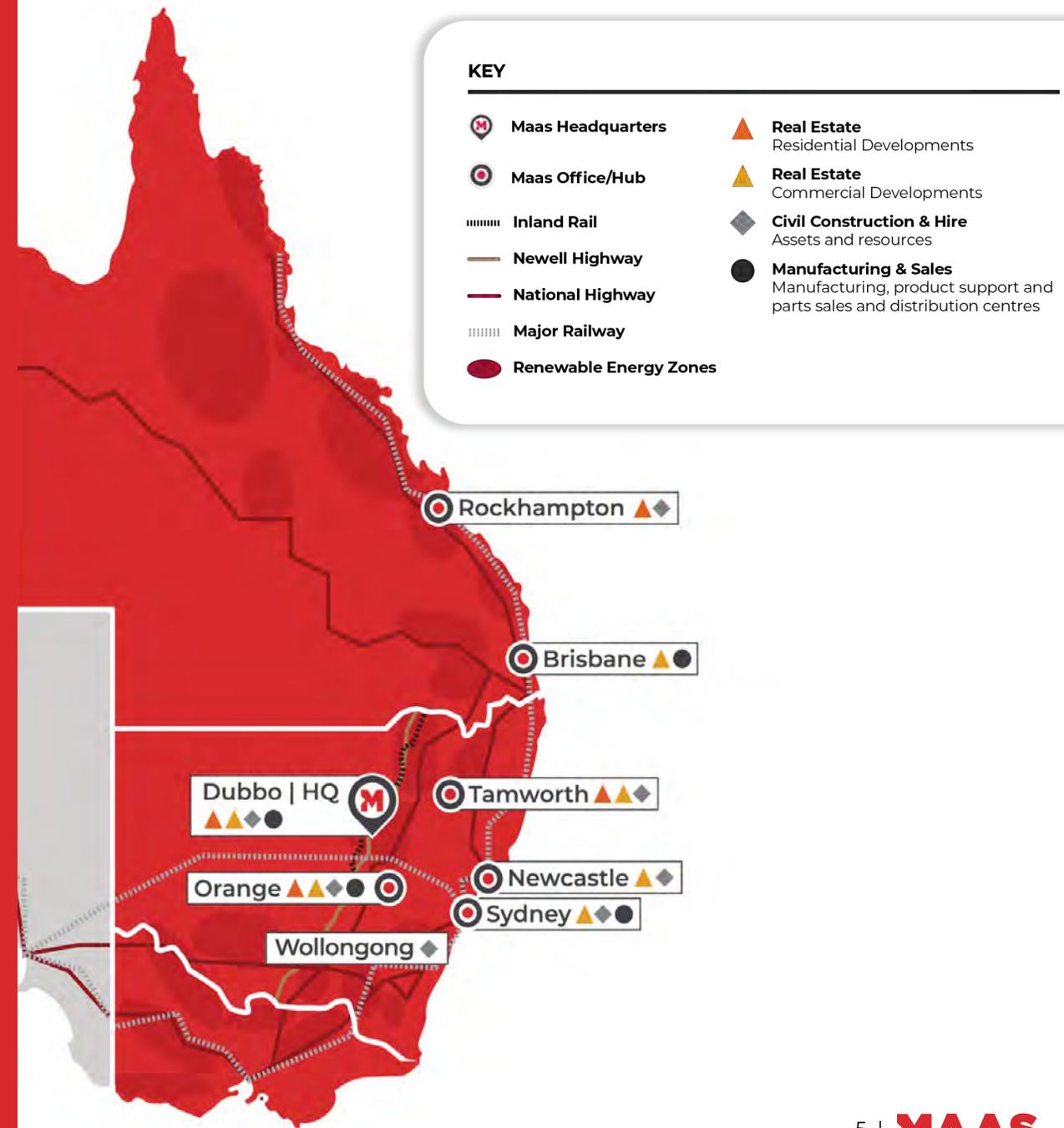
AI compute and data demand growth

# DEPLOYING CAPITAL TO ENHANCE ROCE



# OPERATING FOOTPRINT – CONTINUING OPERATIONS

Ongoing operations are strategically located within close proximity to many of the largest infrastructure and renewable energy projects on the East Coast.



# FINANCIAL HIGHLIGHTS

Guidance upgraded, driven by strong Electrical growth and outlook

**\$115.3M**

Underlying EBITDA  
Increase of 21% on pcp



**\$34.1M**

CC&H Underlying EBITDA

Increase of 66% on pcp, increased contribution and strong momentum from Electrical



**\$56.0M**

Capital Recycled  
Crystallising ~\$11.2m of prior year fair value gains with ~\$114.7m contracted to sell in CY26



**100%**

Cashflow conversion<sup>2</sup>  
19ppt increase on pcp representing disciplined working capital management



**\$149.3M**

Residential Land  
Residential landbank recognised at historical cost (\$15k/lot)

**80**

Residential Land lot settlements  
31% increase on pcp with strong backlog of sales to achieve 2H26 targets



**2.6x**

Leverage ratio<sup>3</sup>  
Well within bank covenants (4.0x) and prior to CM sale proceeds

**3.5 CPS**

Interim dividend fully franked

**4.7**

Safety – LTIFR<sup>4</sup>  
LTIFR has remained stable over the past six months, unchanged from FY25 levels

<sup>1</sup> Movement in tables above is 1H26 vs 1H25

<sup>2</sup> Conversion % of underlying EBITDA (excluding fair value gains) into operating cashflow (before land inventory, interest and tax)

<sup>3</sup> 31 December 2025 Australian borrowing group net debt divided by CY25 Australian borrowing group EBITDA (includes add back of pre-acquisition earnings).

<sup>4</sup> Lost Time Injury Frequency Rate



# FY 2026 GUIDANCE

- Upgraded guidance for FY26 is for **Underlying EBITDA in the range of \$250m-\$280m**
- Factors affecting the FY26 guidance and outlook include:
  - The Construction Materials businesses included in the announced divestment to HMA will continue to be owned and contribute to Group FY26 earnings with transaction completion expected in 2H CY26.
  - Contribution from non-CM businesses (excludes CM business and Yatala royalties, Nationwide Machinery Sales) is expected to be in the range of \$120m-\$140m EBITDA.
  - Normalised weather outlook allowing operations to achieve average historical utilisation levels.
  - Competitive intensity remains stable with rational pricing maintained.
  - Expectation that residential settlements will be in the range of 240 - 260 (including build-to-rent sales).
  - Approvals to enable residential englobo sales are achieved.
  - Firmus contract with JLE has commenced and expected to significantly contribute to CC&H in 2H26 and FY27.
- Updated capital recycling guidance is for the \$200m+ target to be achieved over the remainder of CY26 with \$171m already secured or settled.

# BUSINESS UNIT OVERVIEW

## INDUSTRIAL OPERATING SEGMENTS



### CONSTRUCTION MATERIALS

- Quarries
- Concrete
- Asphalt
- Geotechnical engineering
- Logistics
- Recycling

**48%**



### CIVIL CONSTRUCTION & HIRE

- Electrical manufacturing, transmission and distribution
- Civil construction
- Equipment hire

**26%**



### MANUFACTURING & EQUIPMENT SALES

- Equipment sales & distribution
- Manufacturing

**1%**

## REAL ESTATE OPERATING SEGMENTS



### COMMERCIAL REAL ESTATE

- Commercial developments
- Commercial construction
- Building materials
- Insurance repairs

**17%**



### RESIDENTIAL REAL ESTATE

- Residential developments
- Home building
- Build-to-rent
- Land Lease Developments

**8%**

## 1H26 Underlying EBITDA contribution<sup>1</sup>

<sup>1</sup>1H26 underlying EBITDA contribution by segment as a percentage of total Group underlying EBITDA excluding corporate and group eliminations

# CONSTRUCTION MATERIALS

| Quarries

| Concrete

| Asphalt

| Geotechnical Engineering

| Logistics

| Recycling

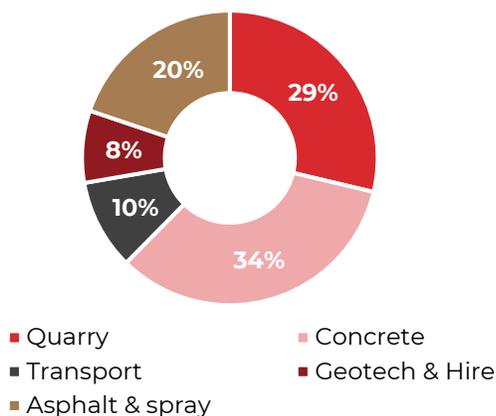


# BUSINESS UNIT PERFORMANCE

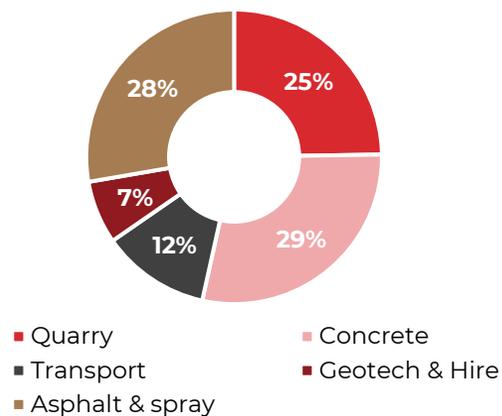
## CONSTRUCTION MATERIALS

\$ Million (Underlying)	1H25	1H26	Movement
<b>Gross Segment Revenue</b>	<b>233.6</b>	<b>344.5</b>	<b>47%</b>
Less: intra segment sales	(19.1)	(26.5)	
<b>Segment Revenue</b>	<b>214.5</b>	<b>318.0</b>	<b>48%</b>
<b>EBITDA</b>	<b>45.0</b>	<b>62.2</b>	<b>38%</b>
EBITDA Margin	21.0%	19.6%	+1.4ppt
<b>EBIT</b>	<b>26.1</b>	<b>38.8</b>	<b>49%</b>
EBIT Margin	12.2%	12.2%	0.0ppt
<b>Cashflow conversion</b>	<b>96%</b>	<b>99%</b>	<b>+3ppt</b>

1H25 Revenue Attribution<sup>1</sup>



1H26 Revenue Attribution<sup>1</sup>



## H1 2026 HIGHLIGHTS

- Revenue increased significantly on 1H25 driven by organic quarry and asphalt growth and positive contributions from acquired businesses.
- EBITDA growth in 1H26 of 38% (5% organic growth<sup>2</sup>) driven by growth from quarries, concrete and asphalt businesses.
- 1H26 EBITDA margins decreased slightly on 1H25 driven by higher contribution of lower margin revenue from asphalt.
- Cashflow conversion for 1H26 remained strong at 99% (1H25: 96%) driven by working capital discipline.
- ROCE achieved for CM incorporating the gain on sale from Heidelberg Transaction (subject to completion) since listing is 56%<sup>3</sup> pa.

## OUTLOOK

- Divestment of the Construction Material portfolio to HMA expected to occur in 2H CY26 pending regulatory approvals.

<sup>1</sup> Revenue attribution % based on gross segment revenue

<sup>2</sup> Organic businesses defined as businesses acquired prior to 1 July 2024

<sup>3</sup> CM ROCE calculated using average CM capital employed and CM EBIT for the period 1H21 to 1H26 including the gain on sale to HMA (pre tax) assuming full proceeds of \$1.703bn are realised

# HEIDELBERG TRANSACTION

## Construction Materials Portfolio Sale

- **Buyer:** Heidelberg Materials Australia (HMA)
- **Asset sold<sup>1</sup>:** Construction Materials portfolio
- **Gross proceeds<sup>2</sup>:** \$1.703 billion
- **Contingent consideration:** \$120.0 million
- **Retained assets:** Selected freehold land leased to HMA under long-term commercial arrangements
- **Expected completion:** H2 CY2026
- **Key conditions:** ACCC, FIRB, MGH shareholder approval
- **Employees:** Around 1140 employees expected to transition

HMA Sale Group	1H26	1H25	Chg on pcp
Revenue	320,293	224,404	43%
EBITDA	64,087	47,069	36%
EBIT	41,141	28,712	43%
ROCE	10%	11%	-1%

<sup>1</sup> Includes Nationwide Machinery Sales reported in CC&H segment and Yatala royalties reported in Commercial Real Estate segment.

<sup>2</sup> Net proceeds after tax, minority interests and debt transfer is expected to be c\$1.3bn.



# CIVIL CONSTRUCTION AND HIRE

| Electrical Manufacturing,  
Transmission & Distribution

| Civil Construction

| Equipment Hire

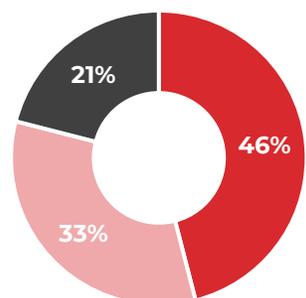


# BUSINESS UNIT PERFORMANCE

## CIVIL CONSTRUCTION AND HIRE

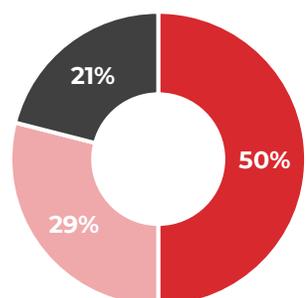
\$ Million (Underlying)	1H25	1H26	Movement
<b>Gross Segment Revenue</b>	<b>161.7</b>	<b>242.7</b>	<b>50%</b>
Less: intra segment sales	(19.7)	(23.2)	
<b>Segment Revenue</b>	<b>142.1</b>	<b>219.5</b>	<b>55%</b>
<b>EBITDA</b>	<b>20.5</b>	<b>34.1</b>	<b>66%</b>
EBITDA Margin	14.5%	15.5%	+1.1ppt
<b>EBIT</b>	<b>11.8</b>	<b>24.8</b>	<b>109%</b>
EBIT Margin	8.3%	11.3%	+3.0ppt
<b>Cashflow conversion</b>	<b>81%</b>	<b>106%</b>	<b>+26ppt</b>

1H25 Revenue Attribution<sup>1</sup>



- Civil Construction
- Equipment Hire and Sales
- Electrical

1H26 Revenue Attribution<sup>1</sup>



- Civil Construction
- Equipment Hire and Sales
- Electrical

<sup>1</sup> Revenue attribution % based on gross segment revenue

## H1 2026 HIGHLIGHTS

- Revenue increased significantly on 1H25 driven by growth across all streams with the segment benefiting from contract wins in 2H25 on renewable and transmission projects.
- EBITDA increased by 66% driven by strong contribution from Electrical and increased plant utilisation.
- Cashflow conversion at 106% (1H25: 81%) benefiting from prudent working capital management.

## OUTLOOK

- Electrical infrastructure project for Firmus underway and expected to provide significant contribution to 2H26 and FY27.
- Improving momentum with increased utilisation benefiting plant hire as renewable and transmission projects scale up.
- Solid pipeline of electrical projects to drive continued growth.
- Opportunities for significant electrical infrastructure projects expected to be received in 2H26.

# FIRMUS CONTRACT

## Firmus AI Factory Contract

- Awarded by Firmus Technologies
- Contract Value: ~\$200m
- Scope: Manufacture of Containerised PTUs (PowerCubes) + Backup Diesel Generator Modules
- Status: Contract Commenced January 2026
- Capacity: Initial 100MW Deployment
- Delivery: Completion by end-3Q CY2026
- Manufacturing and assembly facilities: Orange, Newcastle, Dubbo, Vietnam

**JLE acts as a manufacturer & systems integrator of modular electrical infrastructure — not an electrical contractor**

**Positions MGH within the AI infrastructure manufacturing supply chain, rather than traditional electrical contracting**



# RESIDENTIAL REAL ESTATE

| Residential Developments

| Home Building

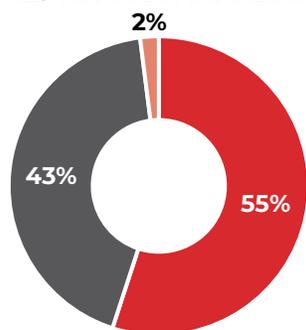


# BUSINESS UNIT PERFORMANCE

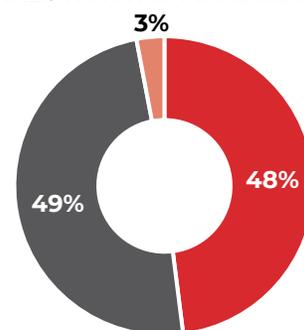
## RESIDENTIAL REAL ESTATE

\$ Million (Underlying)	1H25	1H26	Movement
<b>Gross Segment Revenue</b>	<b>41.6</b>	<b>58.5</b>	<b>41%</b>
Less: intra segment sales	(7.7)	(10.7)	
<b>Segment Revenue</b>	<b>33.9</b>	<b>47.7</b>	<b>41%</b>
<b>EBITDA</b>	<b>7.3</b>	<b>10.1</b>	<b>39%</b>
EBITDA Margin	21.6%	21.3%	-0.3ppt
<b>EBITDA excl. fair value gains</b>	<b>6.7</b>	<b>10.0</b>	<b>51%</b>
<b>EBIT</b>	<b>7.3</b>	<b>10.1</b>	<b>38%</b>
EBIT Margin	21.5%	21.2%	-0.4ppt
<b>Cashflow conversion</b>	<b>25%</b>	<b>83%</b>	<b>+58ppt</b>

1H25 Revenue Attribution<sup>1</sup>



1H26 Revenue Attribution<sup>1</sup>



■ Home Construction ■ Land Sales ■ Other

■ Home Construction ■ Land Sales ■ Other

<sup>1</sup> Revenue attribution % based on gross segment revenue

<sup>2</sup> As at 24 February 2026 using the midpoint

## H1 2026 HIGHLIGHTS

- Revenue increased on 1H25 driven by additional land settlements (1H26: 80 vs 1H25:61 excluding built to rent properties) coupled with increased housing revenue
- EBITDA excluding fair value gains increased by 51% driven by additional land settlements
- The business settled 86 lots in 1H26, including the disposal of 6 build to rent (BTR) properties vs 90 in 1H25 (including 29 BTR sales).
- Fair value gain of \$0.1m (vs \$0.6m in 1H25) includes uplift on BTR
- Land gross profit per lot of ~\$116k (1H25:\$102k) driven by favourable estate and product sales mix with overall pricing remaining stable.
- Home construction margins improved on 1H25 driven by disciplined cost control.

## OUTLOOK

- Targeting 240-260 lot settlements for FY26, ~100% sales already secured<sup>2</sup>
- Strong FY27 carry-in of 90 lots already secured to support long term growth targets<sup>2</sup>
- Stage one Ellida Estate (Rockhampton) expected to settle more than 60 lots in 2H26 with strong underlying demand already driving increased prices
- Ongoing focus on master planned communities strategy.
- Continuing to develop opportunities to realise capital from Land lease/ englobo sites

# COMMERCIAL REAL ESTATE

| Commercial Developments

| Commercial Construction

| Insurance repairs

| Building Materials

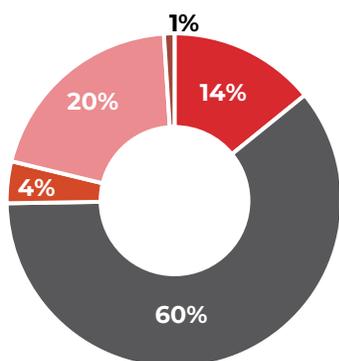


# BUSINESS UNIT PERFORMANCE

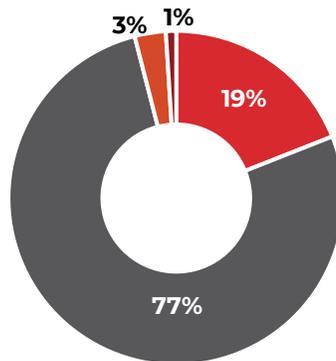
## COMMERCIAL REAL ESTATE

\$ Million (Underlying)	1H25	1H26	Movement
<b>Gross Segment Revenue</b>	<b>77.6</b>	<b>68.1</b>	<b>(12%)</b>
Less: intra segment sales	(5.3)	(16.5)	
<b>Segment Revenue</b>	<b>72.2</b>	<b>51.6</b>	<b>(29%)</b>
<b>EBITDA</b>	<b>29.8</b>	<b>22.7</b>	<b>(24%)</b>
EBITDA Margin	41.3%	44.1%	+2.8ppt
<b>EBITDA excl. fair value gains</b>	<b>9.4</b>	<b>3.7</b>	<b>(61%)</b>
<b>EBIT</b>	<b>29.3</b>	<b>22.1</b>	<b>(24%)</b>
EBIT Margin	40.5%	42.9%	+2.4ppt
<b>Cashflow conversion</b>	122%	0%	<b>-122ppt</b>

1H25 Revenue Attribution<sup>1</sup>



1H26 Revenue Attribution<sup>1</sup>



- Building Supplies
- Commercial Construction
- Rental Income
- Land sales
- Other

- Building Supplies
- Commercial Construction
- Rental Income
- Other

<sup>1</sup> Revenue attribution % based on gross segment revenue

<sup>2</sup> Refer Capital Recycling slide

## H1 2026 HIGHLIGHTS

- Revenue decreased on 1H25 driven by a land inventory sale made in 1H25 comprising ~20% of 1H25 revenue.
- Revenue from Commercial Construction and Building supplies improved on 1H25 driven by a strong pipeline of works secured through FY25 now being delivered.
- Fair value gain on investment properties of \$19.1m was slightly down on 1H25 (\$20.4m). ~90% of 1H26 gain relates to property under contract expected to settle in CY26.
- EBITDA excluding fair value gains decreased by 61% driven by a 1H25 land inventory sale contributing \$5.8m.
- The segment recognised proceeds on sale of developments of ~\$52.5m in 1H26 (above book value) as part of the Group's capital recycling program also crystallising \$10.6m of fair value gains recognised in previous periods.
- Cashflow conversion in 1H26 impacted by profit on sale of assets and timing of development spend. The commercial delivery business achieved >100% conversion in 1H26 in line with PCP.

## OUTLOOK

- In addition to the \$52.5m proceeds received in first half, contracted an additional \$114.7m of sales which are expected to settle in CY26<sup>2</sup>.
- Overall capital employed expected to reduce over FY26 as capital recycling initiatives exceed development spend.
- Investigating opportunities to establish a funds management platform.

# GROUP FINANCIAL RESULTS AND REVIEW



**Craig Bellamy**  
Chief Financial Officer



# GROUP UNDERLYING PROFIT & LOSS

\$ Million (Underlying)	1H25	1H26
Revenue	454.9	604.9
Other Revenue	3.7	2.8
<b>Revenue</b>	<b>458.6</b>	<b>607.7</b>
Other Income	23.6	22.6
Expenses	(387.2)	(515.0)
<b>EBITDA</b>	<b>95.0</b>	<b>115.3</b>
Depreciation	(27.0)	(31.1)
Amortisation	(3.0)	(3.4)
<b>EBIT</b>	<b>65.0</b>	<b>80.8</b>
Net interest	(20.5)	(23.3)
<b>Profit before tax</b>	<b>44.5</b>	<b>57.5</b>
Income tax expense	(12.4)	(16.9)
<b>NPAT</b>	<b>32.2</b>	<b>40.6</b>
<b>Underlying Basic EPS (cents per share)</b>	<b>9.7</b>	<b>11.2</b>

Key financial metrics	1H25	1H26
Revenue growth	-1%	33%
EBITDA growth	-2%	21%
EBIT growth	-9%	24%
NPAT growth	-16%	26%
EBITDA margin	21%	19%
EBITDA excl. FV gains	16%	16%
EBIT margin	14%	13%
EPS growth	-18%	16% <sup>2</sup>

<sup>1</sup> Numbers throughout presentation may not add due to rounding

<sup>2</sup> EPS CAGR of 15.7% since listing (1H21-1H26)

- **Revenue increase of 33%.** Key drivers of the increase:
  - Increased Quarry & Concrete (\$50.4m), Asphalt (\$48.5m), Civil Construction (\$47.4m) and Electrical (\$16.2m)
- **EBITDA growth of 21%** driven by strong contributions from CCH and CM
- **EBITDA Margin of 19%**, reduced slightly on 1H25 driven by reduced fair value gains (1H26:\$19.2m vs 1H25: \$21.1m)
- **EBITDA margin excl. FV gains of 16%** in line with 1H25
- **Other income** comprises:
  - Property fair value increase 1H26 \$19.2m (1H25: \$21.1m)
  - Profit on sale of assets 1H26 \$2.9m (1H25: \$1.3m)
  - Profit on sale of investment properties 1H26 \$0.5m (1H25: \$0.7m)

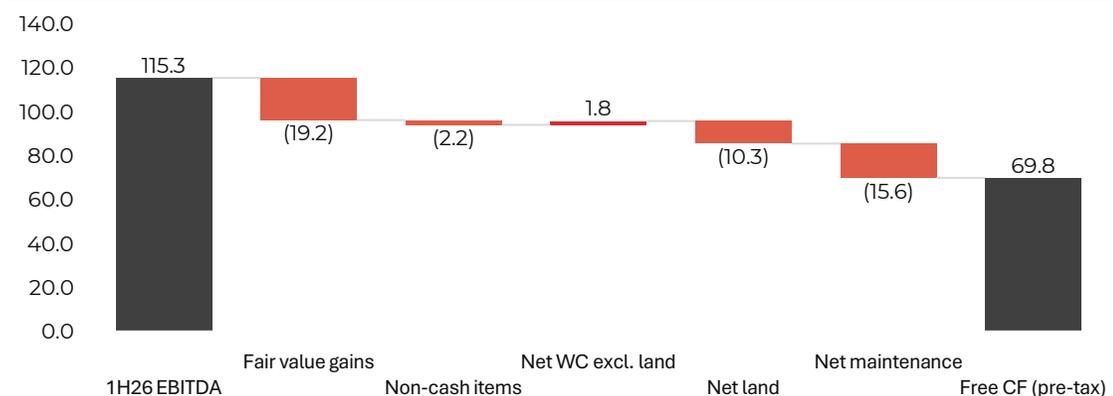
## Reconciliation of Reported to Underlying EBITDA

\$ Million	1H25	1H26
<b>Reported EBITDA</b>	<b>95.6</b>	<b>116.6</b>
Minority interest EBITDA	(2.0)	(5.0)
Share based payments	0.6	0.2
Contingent consideration fair value movements (AASB 3)	(1.1)	0.3
Transaction and restructuring costs	1.6	1.1
ERP implementation costs	0.3	0.4
Other non-recurring	-	1.7
<b>Underlying EBITDA</b>	<b>95.0</b>	<b>115.3</b>

# UNDERLYING CASH FLOW

\$ million (Underlying)	1H25	1H26
<b>EBITDA</b>	<b>95.0</b>	<b>115.3</b>
Fair value gains (FV gains)	(21.1)	(19.2)
<b>EBITDA excl. FV gains</b>	<b>73.9</b>	<b>96.2</b>
Non-operating cash items	(1.2)	(2.2)
Changes in working capital <sup>1</sup>	(13.2)	1.8
<b>Operating Cash Flow (pre-land inventory, interest &amp; tax)</b>	<b>59.6</b>	<b>95.7</b>
<b>Conversion ratio (% of EBITDA excl. fair value gains)</b>	<b>81%</b>	<b>100%</b>
Net (increase)/decrease in land inventory <sup>2</sup>	(13.1)	(10.3)
<b>Operating Cash Flow (pre-tax and interest)</b>	<b>46.6</b>	<b>85.5</b>
Net maintenance capex	(1.9)	(15.6)
<b>Operating Free Cash Flow (pre-tax and interest)</b>	<b>44.6</b>	<b>69.8</b>

## Operating free cash flow (pre growth capex, interest and tax)



<sup>1</sup> Changes in working capital reflects changes driven by operating activities (i.e., excludes investing and financing related movements) and excludes working capital from acquisitions

<sup>2</sup> Net increase in land inventory represents cash movement in land held for resale (excludes land purchased under vendor finance arrangements and transfers from investment property)

- **Operating Cash Flow (pre-land inventory, interest & tax)** for 1H26 is \$95.7m, representing a cash conversion of EBITDA ratio of 100% driven by strong working capital management across the group.
- **Net increase in land held for sale** driven primarily by development across the Residential portfolio. The group has invested \$30.8m into land inventory development in 1H26 (1H25: \$26.8m).
- **Net maintenance capex** of \$15.6m for 1H26 (1H25: \$1.9m).

## Historical Operating Cash Flow conversion ratio (% of EBITDA excl. FV gains)



# UNDERLYING CASHFLOW BY SEGMENT

\$ million (Underlying)	Construction Materials	Civil Construction & Hire	Residential Real Estate	Commercial Real Estate	Manufacturing	Corporate & Eliminations	Group
<b>EBITDA</b>	<b>62.2</b>	<b>34.1</b>	<b>10.1</b>	<b>22.7</b>	<b>1.7</b>	<b>(15.6)</b>	<b>115.3</b>
Fair value gains	-	-	(0.1)	(19.1)	-	0.0	(19.2)
<b>EBITDA excl. fair value gains</b>	<b>62.2</b>	<b>34.1</b>	<b>10.0</b>	<b>3.7</b>	<b>1.7</b>	<b>(15.6)</b>	<b>96.2</b>
Non-operating cash items	(0.7)	(0.3)	(0.2)	(2.2)	-	1.3	(2.2)
Changes in working capital (excl. land inventory movement)	(0.1)	2.5	(1.5)	(1.4)	1.7	0.6	1.8
<b>Operating Cash Flow (pre land inventory, fair value gains &amp; tax)</b>	<b>61.4</b>	<b>36.2</b>	<b>8.3</b>	<b>(0.0)</b>	<b>3.5</b>	<b>(13.7)</b>	<b>95.7</b>
<b>Conversion ratio (% of EBITDA before fair value gains) – 1H26</b>	<b>99%</b>	<b>106%</b>	<b>83%</b>	<b>0%</b>	<b>200%</b>	<b>n.m.</b>	<b>100%</b>
<b>Conversion ratio (% of EBITDA before fair value gains) – 1H25</b>	<b>96%</b>	<b>81%</b>	<b>25%</b>	<b>122%</b>	<b>47%</b>	<b>n.m.</b>	<b>81%</b>

## Changes in working capital

- The working capital inflow in 1H26 of \$1.8m (1H25: \$13.2m investment) driven by strong working capital management in **Civil Construction and Hire, Construction Materials, Residential Real Estate and Manufacturing.**

## Non-operating cash items

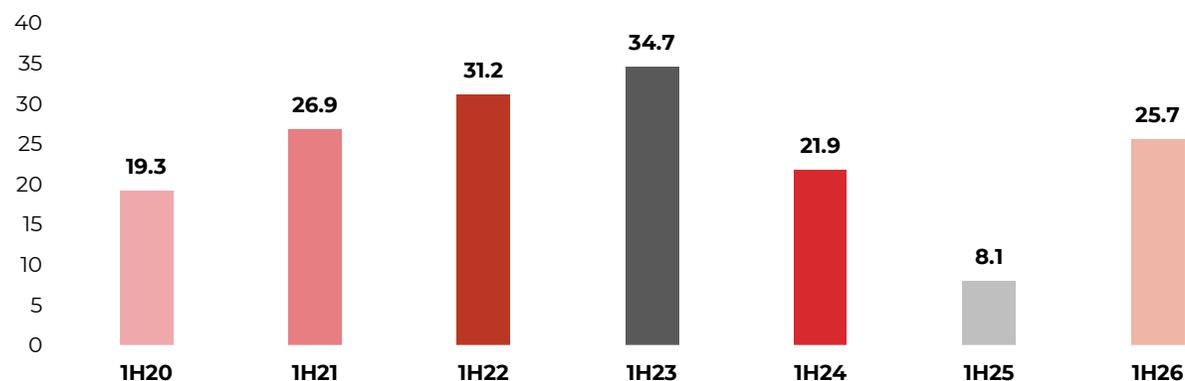
- Fair value gains for **Real Estate:**
  - Commercial property fair value increase 1H26 \$19.1m (1H25: \$20.4m)
  - Residential build to rent fair value increase 1H26 \$0.1m (1H25: \$0.6m)
- Non-operating cash for **Construction Materials** and **Civil Construction and Hire** relates to profit on sale of assets.
- Non-operating cash for **Corporate** relates to share-based payments.

# CAPITAL INVESTMENTS

1H26 Capital Investments \$ million	1H25	1H26
Construction materials acquisitions <sup>1</sup>	17.8	-
<b>Total acquisitions<sup>1</sup></b>	<b>17.8</b>	<b>-</b>
Commercial land acquisitions	39.1	-
Development of Commercial Property	14.9	25.0
Development of Residential Property	4.3	1.9
Proceeds from sale of investments	(74.8)	(52.1)
<b>Total investments</b>	<b>(16.5)</b>	<b>(25.2)</b>
<b>Deposits and other</b>	<b>6.5</b>	<b>11.4</b>
Electrical equipment expansion	0.3	2.9
Hire fleet expansions	2.0	1.8
Crushing trains, transport fleet and fixed plant upgrades	3.1	2.2
Testing and Geotech	0.8	-
Asphalt expansion	-	3.1
<b>Total PPE Growth Capex</b>	<b>6.2</b>	<b>10.0</b>
<b>Total Growth investment</b>	<b>14.0</b>	<b>(3.8)</b>
Maintenance capex	10.2	26.5
Proceeds on sale	(8.3)	(10.8)
<b>Net maintenance Capex</b>	<b>1.9</b>	<b>15.6</b>
<b>Net PPE&amp; Intangible Capex<sup>2</sup></b>	<b>8.1</b>	<b>25.7</b>
<b>Total capital investments</b>	<b>15.9</b>	<b>11.8</b>

- **Development of Commercial Property** portfolio continued in 1H26 on industrial, childcare and self-storage sites.
- **Proceeds on sale of Investments** includes 4x commercial property sales and 6x residential build to rent property sales.
- **Growth Capex** includes:
  - Electrical equipment expansion including hire asset construction for tunnelling projects.
  - Expansion of Asphalt delivery capacity to capitalise on growing backlog of works.
- **Net maintenance capex** of \$15.6m for 1H26 (1H25: \$1.9m) consistent with prior year levels with increase on PCP primarily driven by historical low net maintenance spend in 1H25. 1H26 net spend primarily includes replacement CAPEX for Construction Materials driven by the increased scale of the business.

Historical Net PPE Capex<sup>2</sup> \$ million



<sup>1</sup> Net cash outflow/(inflow) from acquisitions inclusive of working capital acquired and does not include any scrip consideration

<sup>2</sup> Includes growth PPE capex and maintenance capex net of proceeds on sale excluding deposits for future acquisitions

# CAPITAL RECYCLING

## 1H26 Capital Recycling

\$ Million	Proceeds	1H26FV Gains & gain on sale <sup>1</sup>	Prior Year FV Gains crystallised	Total Gains on properties disposed
Commercial Properties <sup>2</sup>	52.5	2.0	10.6	12.6
Residential Built to rent disposals	3.5	0.3	0.6	0.9
<b>Total</b>	<b>56.0</b>	<b>2.3</b>	<b>11.2</b>	<b>13.5</b>

## CY26 Capital Recycling Update

\$ Million	Proceeds	1H26FV Gains & gain on sale <sup>1</sup>	Prior Year FV Gains crystallised	Total Gains on properties disposed
Properties sold, to be settled in CY26	41.1	-	14.9	14.9
Properties sold, to be settled in 1H27	73.6	17.0	20.3	37.3
<b>Total</b>	<b>114.7</b>	<b>17.0</b>	<b>35.2</b>	<b>52.2</b>

<b>Secured proceeds 1H26 &amp; CY26</b>	<b>170.7</b>	<b>19.3</b>	<b>46.4</b>	<b>65.7</b>
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<sup>1</sup> Aggregate of fair value gains, profit on sale of investment property and profit on sale of PPE in 1H26

<sup>2</sup> Includes \$48.5m of Commercial investment property proceeds and \$4.1m of proceeds from sale of Property, plant and equipment

<sup>3</sup> Contracts exchanged, settlement in some instances subject to satisfaction of further conditions



# CAPITAL MANAGEMENT

## Net Debt as at 31 December 2025<sup>1</sup>

\$ Million	31 December 2025
<b>Borrowings</b>	
Current	75.8
Non-current	700.6
<b>Total borrowings</b>	<b>776.5</b>
Cash and cash equivalents	(88.6)
<b>Net debt</b>	<b>687.8</b>
<b>Net debt excl. AASB16 property leases</b>	<b>639.6</b>
<b>Net debt excl. AASB16 &amp; Vendor loans</b>	<b>616.9</b>
Leverage ratio <sup>2</sup>	2.6 x
Interest Cover Ratio <sup>3</sup>	4.9 x

## Banking Facilities as at 31 December 2025<sup>1</sup>

\$ Million	Limit	Drawn	Undrawn
Cash Advance Facility	505.0	505.0	-
Asset Finance Facility	80.0	48.1	31.9
Multi-option Facility <sup>4</sup>	75.0	31.6	43.4
Property Facility	70.0	31.6	38.4
Legacy and non-borrowing group asset financing	119.7	119.7	-
<b>Total Australian Facilities</b>	<b>849.7</b>	<b>735.9</b>	<b>113.7</b>
Vietcombank Facilities	7.1	4.6	2.6
<b>Total Banking Facilities</b>	<b>856.8</b>	<b>740.5</b>	<b>116.3</b>
Cash at Bank			88.6
<b>Liquidity at 31 December 2025</b>			<b>204.9</b>

- Leverage ratio continues to be in target range of 2-3x at 2.6x.
- Proportion of total debt is ~12% under fixed interest rates.
- Share buyback program remains active.
- Board Policy is a maximum dividend payout ratio of 60% of borrowing group NPAT:
  - Interim Dividend declared – 3.5¢ per share fully franked.
  - Franking Account Balance at 31 December 2025 of \$111.0m.
- Commenced discussion with Banking syndicate in relation to \$250m accordion facility to provide further balance sheet capacity in the interim.
- Net proceeds from Heidelberg transaction will provide significant balance sheet strength.

<sup>1</sup> Balances displayed includes 84.7% of Asphalt assets and liabilities reflecting MGH's ownership of these entities as at 31 December 2025

<sup>2</sup> Australian borrowing group Net debt as at 31 December 2025 divided by CY25 Australian borrowing group EBITDA (includes add back of pre-acquisition earnings)

<sup>3</sup> Underlying 1H26 EBITDA/1H26 underlying net finance costs

<sup>4</sup> Drawn bank guarantee not recognised on balance sheet (contingent liability)

# CAPITAL EMPLOYED

## Capital Employed by Segment

\$ million	Balance 30 June 2025	Business Acquisitions	Working capital	Land Inventory	Other <sup>1</sup>	Capital Employed During 1H26	Balance 31 December 2025	Underlying EBIT	1H26 ROCE <sup>2</sup>	1H25 ROCE <sup>2</sup>
Civil Construction & Hire	251.7	-	(2.5)	-	2.0	(0.5)	251.3	24.8	20%	9%
Construction Materials	771.0	-	0.1	-	16.4	16.5	787.5	38.8	10%	10%
Residential Real Estate	159.1	-	1.5	9.8	2.6	14.0	173.0	10.1	12%	9%
Commercial Real Estate	335.7	-	1.4	0.0	(3.1)	(1.7)	334.0	22.1	13%	20%
Manufacturing	53.4	-	(1.7)	-	(1.3)	(3.1)	50.3	1.1	4%	10%
Corporate & eliminations	17.8	-	(0.6)	-	4.9	4.3	22.1	(16.1)	n.m.	n.m.
<b>Group Capital Employed</b>	<b>1,588.7</b>	<b>-</b>	<b>(1.8)</b>	<b>9.8</b>	<b>21.5</b>	<b>29.5</b>	<b>1,618.3</b>	<b>80.8</b>	<b>10%</b>	<b>10%</b>

## Capital Employed Funded By

\$ Million	30 June 2025	31 December 2025
Equity	864.4	902.3
Borrowings <sup>3</sup>	792.8	776.5
Contingent consideration	26.2	23.9
Deferred consideration	3.8	4.2
Cash	(98.4)	(88.6)
<b>Capital employed</b>	<b>1,588.7</b>	<b>1,618.3</b>

- Divestment of Construction Materials to provide significant reduction in capital employed post settlement
  - ROCE for CM incorporating the gain on sale from Heidelberg Transaction (subject to completion) since listing is 56%<sup>4</sup>
- Disciplined investment into residential land inventory in 1H26 in response to market demands.
- Continued prudent capex investment.
- Significant capital recycling initiatives undertaken in 1H26 maximising return on capital employed in Commercial Real Estate.

<sup>1</sup> Includes movement in PPE, intangibles, investments and tax

<sup>2</sup> 1H26 underlying EBIT divided by average of opening and closing capital employed divided by 2

<sup>3</sup> Includes vendor finance

<sup>4</sup> ROCE calculated using average CM capital employed and CM EBIT for the period 1H21 to 1H26 including the gain on sale (pretax) assuming full proceeds of \$1.703bn are realised

# KEY MESSAGES

- Strong 1H26 performance including 100% cashflow conversion supports upgraded FY26 guidance
- Retained businesses well positioned for accelerated growth
- Proven operating model aligned to powerful structural tailwinds
- Sale of CM portfolio to Heidelberg crystallises premium value demonstrating disciplined ROCE focus
- Disciplined reinvestment to drive enhanced ROCE



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DO NOT  
OVERTAKE  
TURNING VEHICLE

# Q&A

# APPENDIX

# GROUP STATUTORY PROFIT & LOSS

Statutory Net Profit after Tax (NPAT)		
\$ Million	1H25	1H26
Revenue	470.3	636.2
Other Revenue	3.7	3.1
<b>Revenue</b>	<b>473.9</b>	<b>639.3</b>
Other Income	24.8	22.4
Expenses	(403.1)	(545.0)
<b>EBITDA</b>	<b>95.6</b>	<b>116.6</b>
Depreciation	(27.2)	(31.8)
Amortisation	(3.0)	(3.9)
<b>EBIT</b>	<b>65.4</b>	<b>80.9</b>
Net interest	(20.6)	(23.5)
<b>Profit before tax</b>	<b>44.7</b>	<b>57.4</b>
Income tax expense	(12.3)	(17.0)
<b>NPAT (before minority interest)</b>	<b>32.5</b>	<b>40.4</b>
Minority interest	(1.2)	(2.4)
<b>NPAT Attributable to owners of MGH</b>	<b>31.3</b>	<b>37.9</b>
<b>Earnings per share (Basic)</b>	<b>9.4</b>	<b>10.5</b>

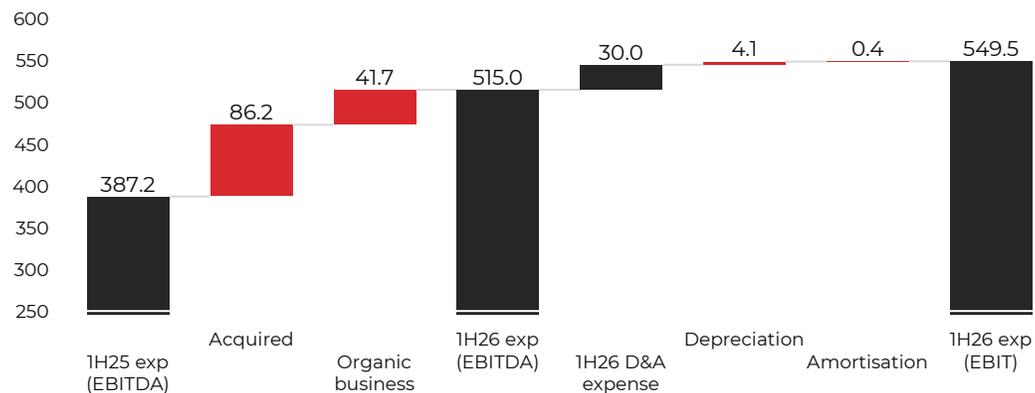
Reconciliation of Statutory to Underlying NPAT		
\$ Million	1H25	1H26
<b>Statutory NPAT attributable to owners of MGH</b>	<b>31.3</b>	<b>37.9</b>
Share based payments	0.6	0.2
Contingent consideration fair value movements (AASB 3)	(1.1)	0.3
Transaction and restructuring costs	1.6	1.1
ERP implementation costs	0.3	0.4
Other non-recurring	-	1.7
Tax effect of adjustments	(0.6)	(0.9)
<b>Underlying NPAT</b>	<b>32.2</b>	<b>40.6</b>

- 1H26 Statutory Revenue 35% increased on pcp.
- 1H26 Statutory EBITDA increased by 22% on pcp.
- 1H26 Statutory NPAT attributable to owners of MGH increased by 21% on pcp.

# EXPENSES

\$ Million	1H25	1H26	Movement %
<b>Revenue</b>	<b>458.6</b>	<b>607.7</b>	<b>33%</b>
Materials & consumables <sup>1</sup>	223.7	320.0	43%
Employee benefits expense <sup>1</sup>	114.2	141.6	24%
Repairs and maintenance <sup>1</sup>	18.0	20.9	16%
Motor vehicle expenses <sup>1</sup>	16.6	21.1	27%
Other expenses <sup>1</sup>	30.6	41.3	35%
Underlying adjustments <sup>2</sup>	(15.9)	(30.0)	88%
<b>Operating Expenses</b>	<b>387.2</b>	<b>515.0</b>	<b>33%</b>
Depreciation <sup>3</sup>	27.0	31.1	15%
Amortisation	3.0	3.4	15%
<b>Total expenses (excl. interest &amp; tax)</b>	<b>417.2</b>	<b>549.5</b>	<b>32%</b>

## Increase in Expenses



<sup>1</sup>As per statutory financial statements

<sup>2</sup>Underlying adjustments include transaction costs, ERP implementation costs, share-based payments and other non-recurring items.

<sup>3</sup>Includes AASB16 depreciation

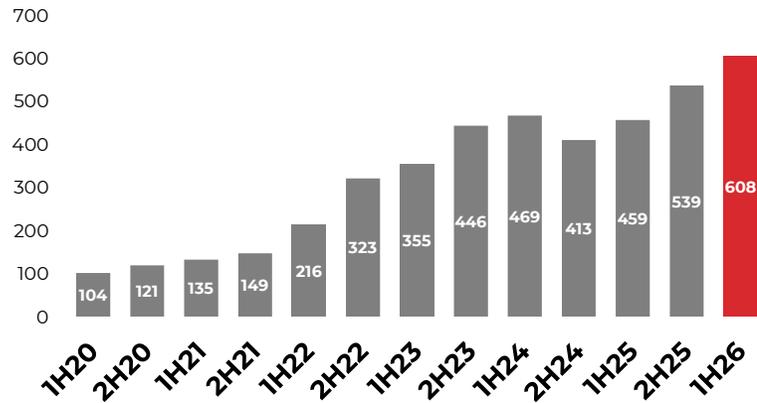
- **Operating expenses increased by 33%, driven by:**
  - \$86.2m from businesses acquired in FY24 and FY25.
  - \$41.7m increase in expenses from organic business in line with revenue growth.
- **Underlying adjustments** to expenses includes \$26.7m relating to 25% minority interest of Asphalt entities (75% owned for majority of 1H26), \$0.4m of ERP implementation costs, \$0.2m of share-based payments, \$1.1m of transaction costs and \$1.7m for other non-recurring costs.
- **Depreciation** increased by \$4.1m, driven primarily by depreciation from newly acquired entities, \$0.9m related to AASB16 depreciation.
- **Amortisation** decreased by \$0.4m, driven primarily by customer relationship amortisation (\$0.3m) as previously acquired customer relationship intangible assets now fully amortised.

## Amortisation

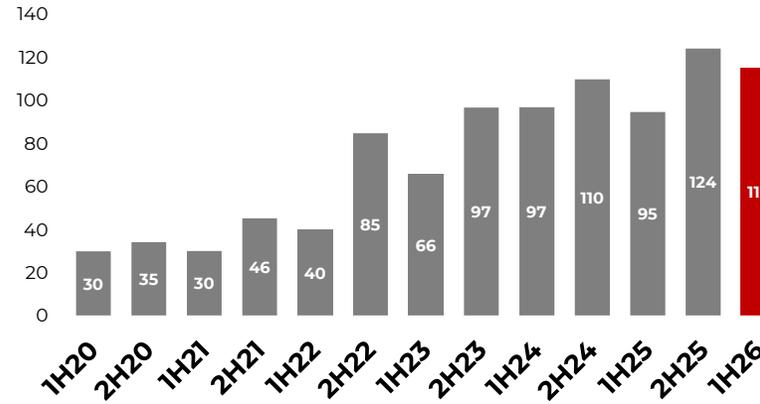
\$ Million	1H25	1H26	Movement %
Customer contracts & relationships (AASB 3)	1.7	2.1	18%
Extraction rights	1.1	1.1	(4%)
Other amortisation	0.2	0.3	98%
<b>Total Amortisation</b>	<b>3.0</b>	<b>3.4</b>	<b>15%</b>

# HISTORICAL FINANCIAL PERFORMANCE

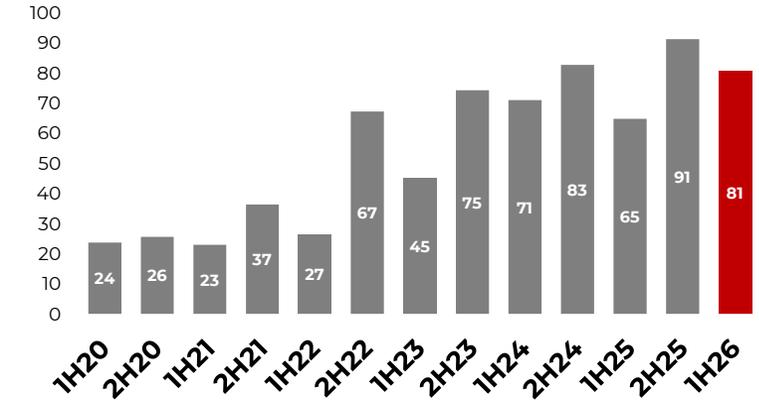
Revenue (\$m)<sup>1</sup>



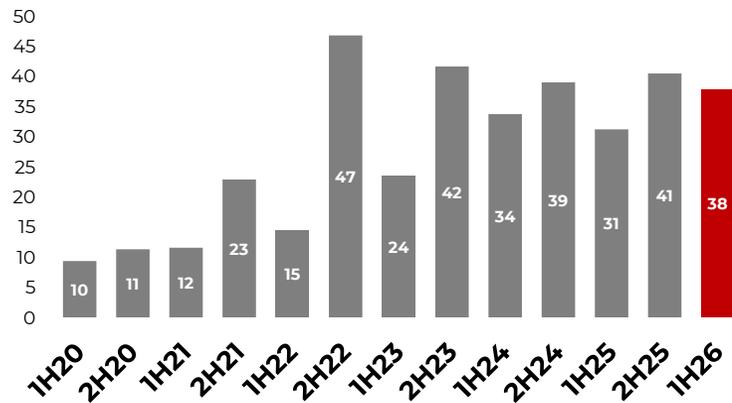
EBITDA (\$m)<sup>1</sup>



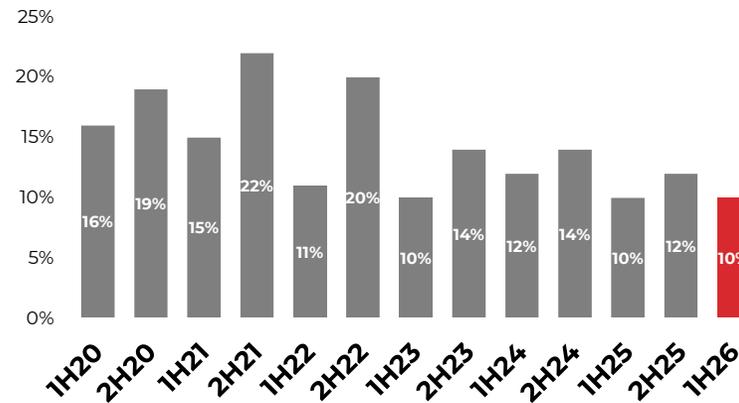
EBIT (\$m)<sup>1</sup>



NPAT (\$m)<sup>2</sup>



ROCE (%)<sup>3</sup>



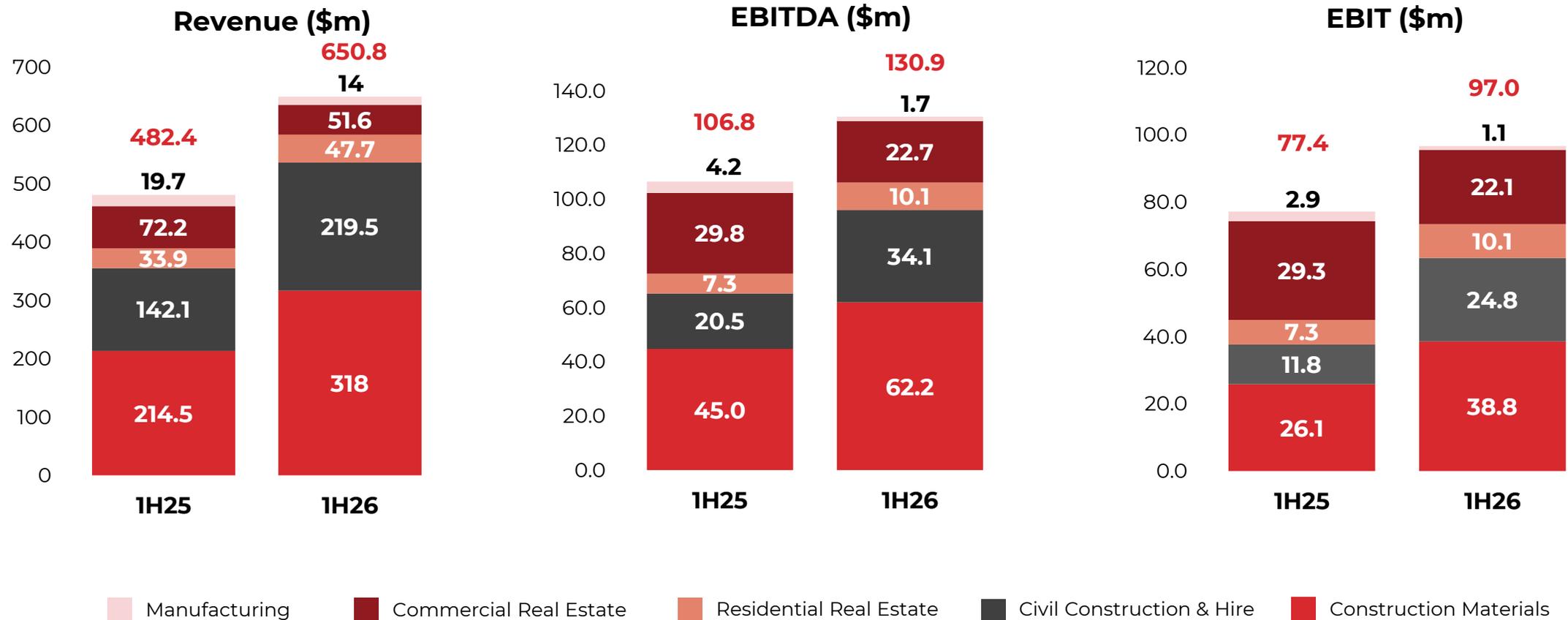
<sup>1</sup> Underlying Revenue, EBITDA & EBIT.

<sup>2</sup> Statutory NPAT attributable to owners of MGH

<sup>3</sup> ROCE for 1H20- 2H22 adjusted for pre-acquisition EBIT.

# UNDERLYING SEGMENT PERFORMANCE

Strong growth from Civil Construction and Hire, Construction Materials and Residential Real Estate partially offset by capital recycling gains from Commercial Real Estate in PCP



<sup>1</sup> Pre-corporate overheads and consolidation eliminations

# GROUP BALANCE SHEET

Balance Sheet <sup>1</sup>		
\$ million	30 June 2025	31 December 2025
<b>Assets</b>		
Cash and cash equivalents	98.4	88.6
Receivables, contract and other assets	176.6	170.6
Inventories:		
- Operating inventories <sup>2</sup>	122.4	126.7
- Land inventory	143.9	154.3
Property, plant and equipment	804.3	809.2
Intangibles	267.6	270.3
Investments:		
- Commercial property portfolio	243.3	245.9
- Residential build to rent portfolio	4.1	1.7
- Residential land lease communities	29.5	30.6
- Investment in associates	8.7	19.8
- Investment properties held for sale	46.4	39.4
<b>Total Assets</b>	<b>1,945.2</b>	<b>1,957.2</b>
<b>Liabilities</b>		
Payables and contract liabilities	150.0	153.8
Borrowings:		
- Australian facilities	719.7	701.0
- Vietnam facilities	3.1	4.6
- Vendor & other loans	22.2	22.7
- AASB16 property leases	47.8	48.2
Provisions and employee liabilities	26.9	27.8
Deferred consideration	3.8	4.2
Contingent consideration	26.2	23.9
Tax liabilities (current and deferred)	81.1	68.7
<b>Total Liabilities</b>	<b>1,080.8</b>	<b>1,054.9</b>
<b>Net Assets</b>	<b>864.4</b>	<b>902.3</b>

- **Property, plant and equipment** increased by \$5.0m from 30 June 2025 driven primarily net maintenance CAPEX of \$15.6m and growth CAPEX of \$10.0m partially offset by depreciation.
- **Investments** increased by \$5.4m from 30 June 2025 driven by Commercial development costs of \$25.0m, Residential BTR spend \$1.9m, \$19.2m of fair value gains and \$11.0m investment in associate partially offset by sale of investment properties (including Residential BTR) of \$52.1m.
- **Net debt excluding AASB 16 property leases** decreased by \$7.0m from 30 June 2025.

Balance Sheet Metrics		
\$ million	30 June 2025	31 December 2025
Net debt excluding AASB16 property leases	646.6	639.6
Equity	864.4	902.3
<b>Total Tangible Assets</b>	<b>1,677.6</b>	<b>1,686.9</b>
Net Working Capital (excl. land inventory)	122.0	115.6
Land Inventory	143.9	154.3
Investments	332.0	337.4
PPE & Intangibles	1,071.9	1,079.6
Net Tax	(81.1)	(68.7)
<b>Total Capital Employed</b>	<b>1,588.7</b>	<b>1,618.3</b>

Australian Facilities Drawn Reconciliation	
\$ Million	31 December 2025
Australian Drawn Facilities (as per Capital Management slide)	735.9
Less: Multi-option bank guarantees (not on balance sheet)	(31.6)
Less: Capitalised borrowing costs	(3.3)
<b>Drawn Australian Facilities as per balance sheet</b>	<b>701.0</b>

<sup>1</sup> Balance sheet includes 84.7% of Asphalt assets and liabilities reflecting MGH's ownership of these entities as at 31 December 2025

<sup>2</sup> Operating inventories includes raw materials, finished goods, work in progress and machines held for resale

# LAND INVENTORY

## Land Inventory movement

\$ million	Residential	Commercial	Other	Group
<b>Opening Land Inventory</b>	<b>139.3</b>	<b>6.7</b>	<b>(2.1)</b>	<b>143.9</b>
Land acquisitions	-	-	-	-
Development costs	30.8	0.0	0.5	31.2
Sales & Transfers (incl. BTR)	(20.8)	-	0.0	(20.8)
<b>Closing Land Inventory</b>	<b>149.3</b>	<b>6.7</b>	<b>(1.7)</b>	<b>154.3</b>

- **Residential land** multi-year lag between englobo acquisition to land settlements as estates are developed. Land settlements to date made from land acquired pre-April 2021.
- **Residential inventory development** during 1H26 was increased in line with market demand. Spend in the year includes development in Dubbo (\$20.3m), Rockhampton (\$7.9m) and Tamworth (\$0.7m). Land inventory development plan remains agile to adjust to market demand.

## Residential Land Inventory Movement

