



ASX release

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2026 ANNUAL GENERAL MEETING – CHAIR’S ADDRESS AND MANAGING DIRECTOR’S ADDRESS

In accordance with ASX Listing Rule 3.13.3, attached is a copy of the Chair's Address and Managing Director's Address to be delivered at BWP's 2026 Annual General Meeting.

This announcement was authorised for release to the ASX by the BWP Company Secretary.



CHAIR'S ADDRESS

I welcome all Securityholders and guests attending today, as well as those watching the meeting via the webcast.

Our Managing Director, Mark Scatena, will speak following my remarks and provide a more detailed review of BWP's financial and operating performance during the 2026 financial year, our portfolio activities and the outlook for the Group.

Business of today's meeting

The Notice of Meeting dated 17 September 2026 has been made available to Securityholders and will be taken as read. The Notice of Meeting sets out the matters to be considered by Securityholders today.

In addition to considering the Annual Report, Securityholders will be asked to vote on eight resolutions. These relate to the Remuneration Report, the election or re-election of five Directors, the proposed grant of Performance Rights to the Managing Director, and the appointment of KPMG as auditor of BWP Property Group Ltd.

Voting on those resolutions will take place later in today's meeting by way of a poll, and there will also be an opportunity for Securityholders to ask questions.

FY26 overview

FY26 was a year of progress and delivery for BWP.

Over the past three years, we have repositioned the portfolio, strengthened income and covenant security, internalised management and reset the capital structure.

Together, these steps give BWP a stronger, more flexible platform for its next phase of growth.

Despite elevated funding costs, evolving tenant needs and strong competition for quality assets, BWP delivered sound results in FY26.

Funds from operations rose 4.5 per cent, and distributions rose 4.1 per cent.

The portfolio remained 98.4 per cent occupied, and the Bunnings lease reset lifted our weighted average lease expiry from 4.5 to 7.3 years.

The \$228 million entitlement offer in May 2026 strengthened the balance sheet, reduced gearing to 18.5 per cent and gives BWP capacity to fund developments and pursue growth opportunities.

These outcomes reflect disciplined execution through a period of significant change. Mark will cover the results in more detail shortly.

Strategy and governance

Our objective is unchanged: a secure and growing income stream, and long-term capital growth, for securityholders.

We pursue this by securing and growing income, through active portfolio management and disciplined capital allocation.



The Board's role is to ensure growth stays disciplined, risks are well managed and capital is allocated to opportunities to secure long-term value.

Good governance remains central. In FY26, the Board oversaw the transition to internalised management, the completion of the entitlement offer, the advancement of the development pipeline, and investment in systems, people and processes needed to run BWP independently.

We are also preparing for BWP's first mandatory climate-related report, for the year ending 30 June 2027.

Board renewal

FY26 was also an important period of Board renewal.

Tony Howarth AO retired as Chair in February 2026 after a long and distinguished tenure on the Board.

Tony led BWP through an important period, including the move to internal management. I thank him again for his significant contribution.

We also welcomed Tim Bult to the Board as the nominee of Wesfarmers, BWP's largest Securityholder.

Tim brings extensive strategic, commercial and executive experience gained over more than 25 years with Wesfarmers.

Today is also the first time Directors seek election under the stapled group structure.

I am standing for re-election, together with Danielle Carter, Alison Quinn and Mike Steur. Tim Bult joined the Board in December 2025 and is standing for election.

Mike Steur has advised the Board that, if re-elected today, he intends to retire during calendar year 2027. His early notice supports an orderly Board succession process.

The Board believes it has an appropriate mix of skills, experience and perspectives for BWP's next phase as an internally managed group.

Our people

Internalisation demanded a great deal from our people, while the day-to-day work of managing the portfolio and serving our tenants carried on.

On behalf of the Board, I thank Mark and the entire BWP team for their contribution during the year. I also thank our Securityholders for continued confidence in BWP.

I now invite Mark to take you through BWP's performance, portfolio and outlook in more detail.

Thank you.

MANAGING DIRECTOR'S ADDRESS

Thank you, Fiona, and good morning everyone. I'd like to start by talking about our year at a glance.

FY26 was a year of reset and delivery. We secured our income, renewed the portfolio, reset the balance sheet and became an internally managed group.

Today I will cover three things: our results, our portfolio, and our priorities for FY27.



Financial performance

In short: earnings increased, distributions grew, and the balance sheet strengthened.

Total income increased by 3.0 per cent to \$209.3 million.

Funds from Operations, or FFO, increased by 4.5 per cent to \$140.9 million, while FFO per security increased by 2.1 per cent to 19.29 cents.

Higher rental income and a lower operating cost base following internalisation more than offset higher finance costs.

The internalisation of management progressed to plan, with the management expense ratio almost halved at year end, from 0.66 per cent to 0.34 per cent.

Statutory net profit after tax, including fair value movements, was \$408.4 million, up \$142.8 million or 53.8 per cent. Excluding revaluation movements and one-off transaction costs, net profit after tax increased by 5.4 per cent to \$140.2 million.

Distributions were 19.41 cents per security, up 4.1 per cent.

These results reflect a quality portfolio, embedded rental growth, strong tenant covenants and a leaner cost base post internalisation.

Portfolio performance

At 30 June 2026, BWP owned 80 investment properties across Australia with a total value of approximately \$4.0 billion.

The portfolio was 98.4 per cent occupied with vacancies principally relating to the properties being repositioned at Fountain Gate and Noarlunga.

As part of the management internalisation and lease reset and extension transaction, we reset and extended 62 Bunnings leases, lifting our weighted average lease expiry from 4.5 years to 7.3 years.

That means more secure and more visible income for many years to come.

Like-for-like rental growth was 3.0 per cent for the year.

We completed 163 rent reviews during the year, including 18 market reviews. Those market reviews delivered a weighted average increase of 6.7 per cent over passing rents, with particularly strong outcomes in the large format retail portfolio.

In large format retail, new leases and renewals across 14 tenancies delivered leasing spreads of 23.6 per cent.

Bunnings and the broader Wesfarmers Group remain central to BWP's portfolio. Approximately 80 per cent of our rental income comes from the Wesfarmers Group with a further 16 per cent derived from other national large format retail, automotive and self-storage businesses.

This exposure to tenants with strong operating businesses and national networks supports the resilience of BWP's rental income.



Active asset management

Our development pipeline demonstrates the value available within BWP's existing portfolio.

During FY26, BWP incurred capital expenditure of \$49.4 million, primarily reflecting the advancement of repurposing and development activities.

Our Fountain Gate and Noarlunga assets involve the conversion of former Bunnings warehouses into multi-tenanted large format retail centres.

Fountain Gate, which opened for tenant trading last weekend, is fully pre-leased, while Noarlunga was 78 per cent pre-leased at year-end. Both projects are expected to generate attractive returns on development expenditure.

We are also activating surplus land at Broadmeadows, expanding the Carco showroom at Midland under a new 15-year lease, and progressing a Bunnings expansion at Pakenham.

Together, these projects diversify income, improve the use of existing sites and create additional value from assets already within the portfolio.

Acquisitions and capital recycling

During the year, BWP acquired HomeCentre Morayfield in Queensland for \$48.0 million, at a market capitalisation rate of 5.75 per cent.

Following the end of the 2026 financial year, we acquired Sunbury Lifestyle Centre in Victoria for \$25.2 million, at a market capitalisation rate of 6.0 per cent.

Both centres are fully leased and increase BWP's exposure to the large format retail market.

During the year we also sold Chadstone for \$86.0 million, Morley for \$19.5 million and Port Kennedy for \$14.3 million. Together, these sales achieved gross proceeds 18.6 per cent above their pre-divestment valuations, reflecting our disciplined approach to capital recycling being to sell well, and reinvest in assets that grow income and deliver capital growth over time.

Capital position

In FY26 our portfolio value rose by \$257.0 million, or 6.9 per cent.

This growth in portfolio value reflected rental growth, longer leases, asset development contributions and a 15-basis point firming in the capitalisation rate to 5.25 per cent.

Net tangible assets increased by 3.3 per cent to \$4.11 per security.

We also reset the balance sheet, issuing a \$300 million five-year bond in October 2025 and raising \$228 million through a fully underwritten entitlement offer in May 2026, and we thank our securityholders for their support of the entitlement offer.

Importantly, Moody's upgraded our outlook to A3 stable, and S&P affirmed our A- stable rating.

At 30 June 2026, gearing was 18.5 per cent, down from 21.6 per cent at 30 June 2025, and BWP had \$447 million of unused available debt facilities.

We therefore have the capacity to complete our developments and pursue growth concurrently, while keeping a conservative balance sheet.



Our people

The internalisation of management was implemented on 1 August 2025.

Since then, we have focussed on the capabilities, systems and processes to run BWP independently – while continuing to manage the portfolio, tenant relationships, developments and financing activities.

That was a substantial undertaking, and I thank every member of the BWP team for their professionalism and contribution in this transition.

Outlook

Our FY27 priorities are clear: complete our four repurposing projects, deliver or advance Bunnings expansions at Pakenham and Maitland, capture positive leasing spreads, retain a focus on optimising our cost of capital, and pursue acquisitions that complement the portfolio.

Our rental growth is largely committed. In FY27, 96 per cent of base rent is subject to CPI-linked or fixed annual increases, with only 4 per cent subject to market review.

Capital expenditure is expected to be between \$55 million and \$65 million, excluding divestment proceeds.

And, whilst interest rates and consumer spending remain uncertain, BWP's core strengths are unchanged:

- > a tenant mix leveraged to national retailers and the Wesfarmers Group, notably Bunnings;
- > a portfolio of locations with strong underlying land value and opportunities to capture higher and best uses over the long term; and
- > a conservative balance sheet, giving us capacity to grow the portfolio as opportunities arise.

For FY27, we expect distributions of 20.00 cents per security – growth of around 3.0 per cent.

This represents a payout ratio of around 104 per cent of FFO, supported by capital profits from recent property sales while repurposing projects come online.

This guidance is subject to there being no major disruption to the Australian economy or material change in market conditions.

BWP moves into the balance of FY27 with secure rental income, a strong balance sheet and a near term pipeline of development opportunities to complete.

We remain focused on disciplined execution and sustainable long-term returns for Securityholders.

On behalf of the BWP team, I thank our tenants, business partners, Securityholders, debt capital providers and the BWP Board for their continued support.

Thank you. I will now hand back to the Chair.