BRICKWORKS
LIMITED

Brickworks Limited
ABN: 17 000 028 526

738 – 780 Wallgrove Road,
Horsley Park, NSW 2175

PO Box 6550
Wetherill Park, NSW 1851

(02) 9830 7800

info@brickworks.com.au
www.brickworks.com.au

20 March 2025

Australian Securities Exchange
Attention: **Companies Department**

BY ELECTRONIC LODGEMENT

Dear Sir / Madam

Please find attached presentation and notes to be presented to analysts today regarding Brickworks Limited's financial results for the half year ended 31 January 2025, for immediate release to the market.

This announcement has been authorised for release by the Brickworks Board of Directors.

Yours faithfully

BRICKWORKS LIMITED

Susan Leppinus

Company Secretary

Good afternoon and welcome to the Brickworks results briefing for the half year ended 31 January 2025.

With me today is Grant Douglas, our CFO and Megan Kublins Executive General Manager Property and Development.

Agenda

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Moving onto today’s agenda.

I will start by providing an overview of the first half performance and safety

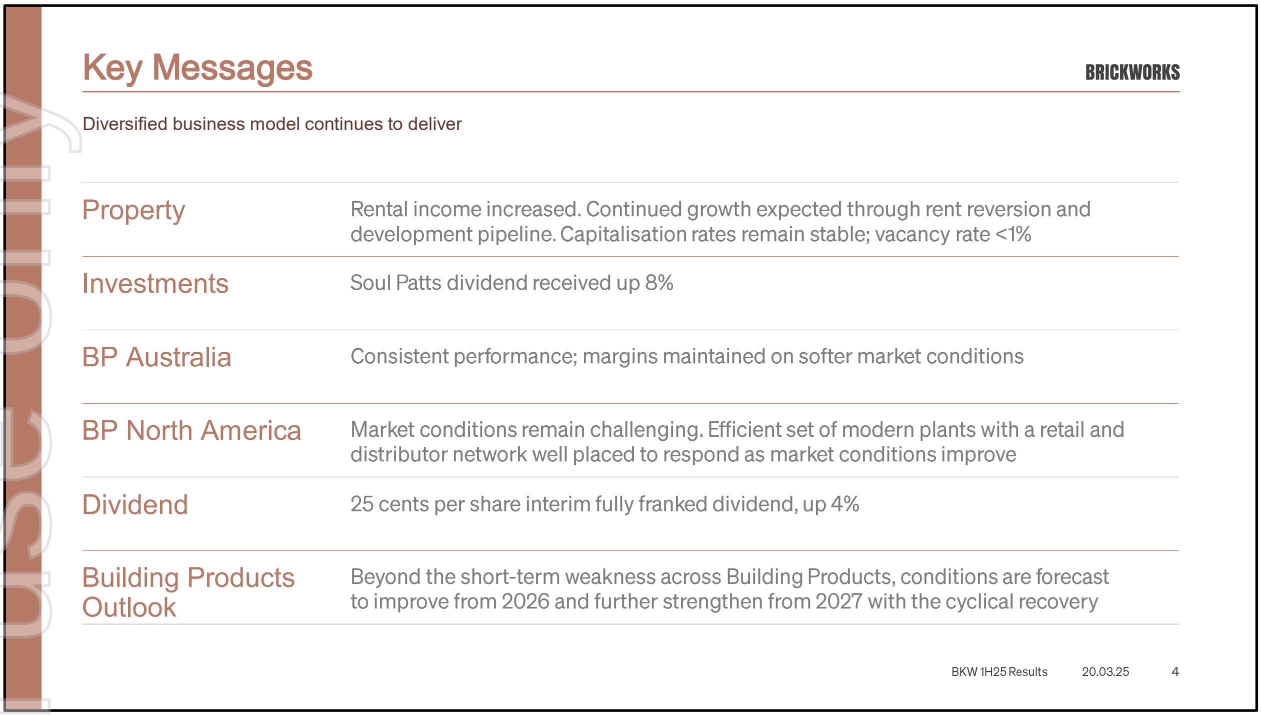
Megan will provide an update on the Property division

I will then provide an overview of the performance of Investments and Building Products and Grant will then take you through the financials in more detail.

I will later return to discuss the outlook for Brickworks.

We will then be happy to take questions at the conclusion of the presentation.

Now moving to the overview and key highlights.



Today I'll be sharing some key highlights that demonstrate the strength of our diversified business, as we've seen positive developments across several areas, from continued dividend growth to our property performance and investments.

Despite challenging market conditions in building products, particularly in our North America division, we remain confident in our long-term outlook in these markets.

Our property rental income increased again this half, and we anticipate continued growth driven by rent reversion and our development pipeline. Cap rates remained stable during the half which is encouraging. Additionally, our vacancy rate is impressively low at less than 1% with only one 4,400 square metre facility vacant at the end of the half.

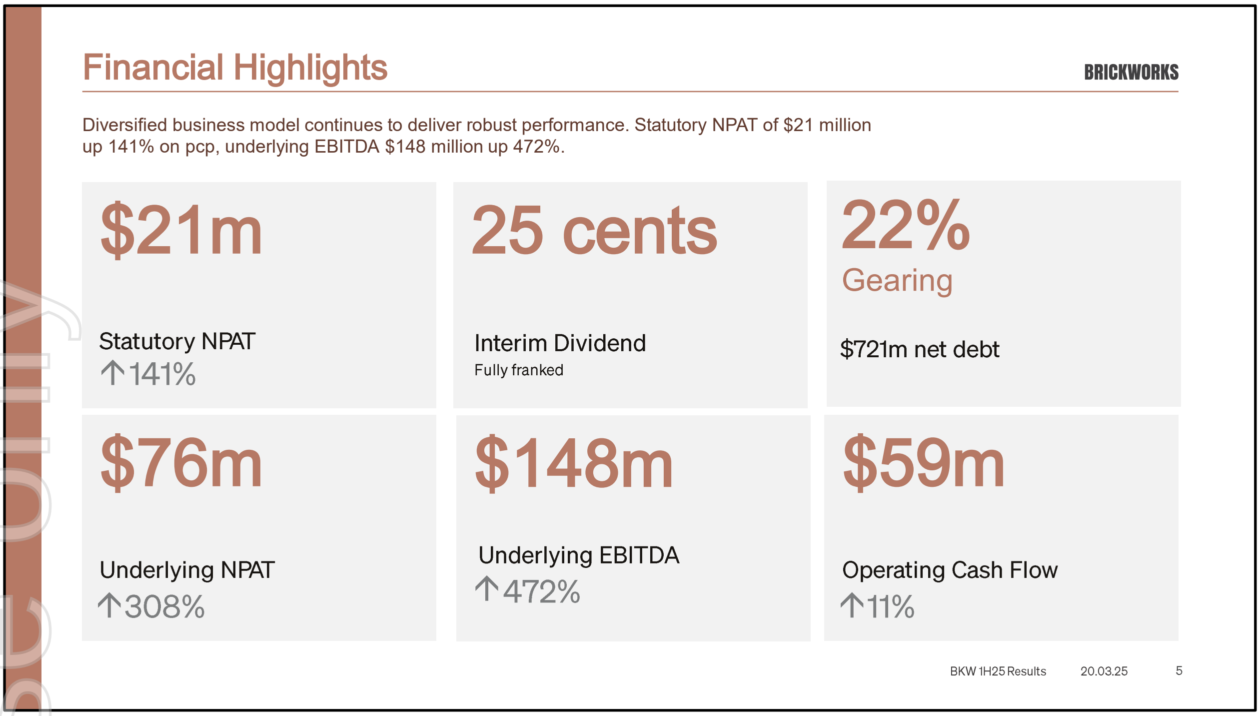
In terms of our investments, we saw another solid performance, with the dividend received from Soul Patts up by 8%, demonstrating the strength and resilience of our investment portfolio.

For Building Products Australia, the business delivered consistent performance and pleasingly maintained its EBITDA margin in soft market conditions.

In North America the market conditions remain difficult, but we're well-positioned with an efficient set of modern plants, along with a well-placed retail and distributor network. This puts us in a good position to respond effectively as the market improve.

We believe in providing consistent returns for our shareholders through dividends and are proud of our long history of dividend growth and the stability this provides. The Board has declared an interim fully franked dividend of 25 cents per share, an increase of 1 cent or 4%.

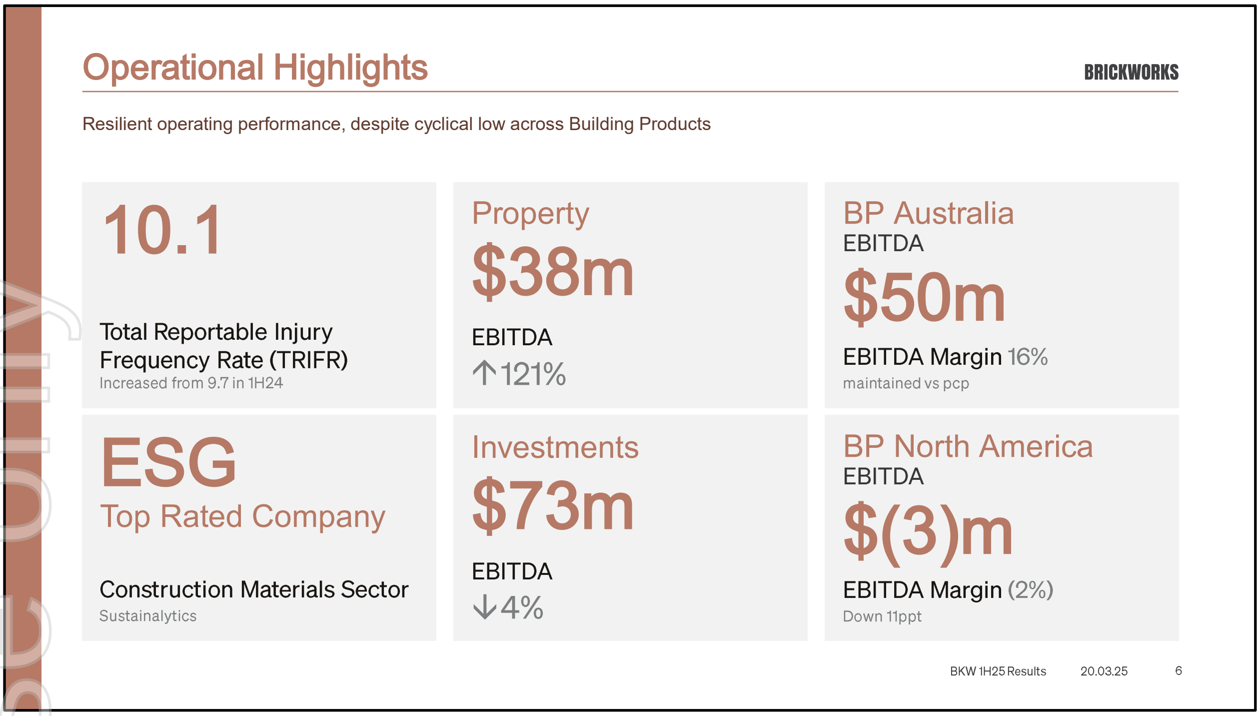
Looking beyond the short-term weakness in Building Products, we are optimistic about the future given the shortage of housing in both markets. We forecast conditions to improve in 2026 and to further strengthen from 2027 as part of the cyclical recovery.



Underlying Net Profit After Tax was $76 million compared to a loss of $37 million in the prior corresponding period. As we announced last week, we have recorded a non-cash impairment within our North American business unit which Grant will talk more about later. This has resulted in the Group recording a Statutory Net Profit After Tax of $21 million for the half year .

Group Underlying EBITDA was $148 million in the first half, compared to a loss of $40 million in the first half 2024, which was impacted by property revaluations.

Net debt increased by $39 million to $721 million, with gearing increasing slightly to 22% and operating cash flow up 11% to $59 million.



The slide on screen displays our key divisional metrics, which I will go through in more detail as I review each division.

I'm pleased to share that we have, for a second year in a row been recognised by Sustainalytics as an ESG top rated company in the construction materials sector.

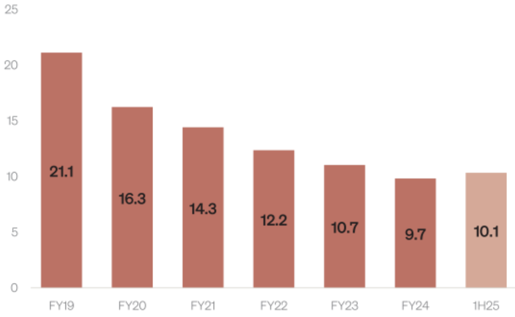
Safety

Long term decrease in workplace injuries has been achieved

- The reportable injury rate increased from 9.7 in FY24 to 10.1 during 1H25
- Sustained downward trend in injury rates across Australia and North America
- Two lost time injuries occurred during 1H25
- Continued implementation of safety management systems, technology and procedures, together with behavioural leadership and safety training programs

Total Reportable Injury Frequency Rate[1]

Injuries per million work hours



1. The FY23 TRIFR has been restated to reflect the date of injuries being incurred (rather than the treatment date).

We continue to remain focussed on improving workplace safety. The total recordable injury rate was 10.1, a slight increase in the first half, from 9.7 in the full year 24.

Across our operations there were two lost time injuries, one in Australia, in line with the prior corresponding period, and one in North America, down from two.

The improvement in injury rates across North American operations is particularly pleasing. This continues to be a key focus, as Brickworks integrates systems, technology, and leadership practices.

Only through disciplined implementation of safety management systems and procedures, together with behavioural leadership and safety training programs, can we continue to prioritise and reduce our workplace injury rate.

Turning now to divisional performance and I'll hand over to Megan for the Property Review

Property – 1H25 Earnings Analysis

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Property EBITDA was up 121% on the back of stabilised capitalisation rates

- Trust rental income up 8%, with Oakdale West property leases commencing, partially offset by the sale of the M7 Assets (sold in January 2024)
- Net trust income in line with the prior corresponding period
- Buildings 4C and 4D in Oakdale West Estate reached practical completion, with the majority of development profit included in the previous financial year
- Property Sales activity continued. $9m in Property Trust sales and $3m Brickworks land sales
- Property EBITDA was up 121% on the back of stabilised capitalisation rates
  - Portfolio average cap rate stable at 5.2%

$ million	1H24	1H25	Change
Rental Income (100%)	*81*	*88*	*8%*
Borrowing & Other Costs	*(31)*	*(37)*	*(20%)*
Net Trust Income (100%)	*51*	*51*	*1%*
Net Trust Income (BKW 50%)	25	26	1%
Development Profit	48	3	(93%)
Admin and Other	(2)	(3)	(50%)
Property Trust Sales	(16)	9	152%
Brickworks Land Sales	–	3	100%
EBITDA Ex Revals	56	38	(32%)
Property Trust Revaluations	(233)	–	100%
Total Property EBITDA	**(178)**	**38**	**121%**

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Property delivered an EBITDA of $38 million for the first half, compared to a loss of $178 million in the prior corresponding period.

Trust rental income continued to increase, up 8%, with rent from new properties at Oakdale West partially offset by the reduction in rent following the sale of the M7 Assets in January 2024.

Brickworks share of Net Trust income was $26 million for the half. This result was in line with the prior period after taking into account increased borrowing costs on the back of a higher net debt balance and elevated interest rates.

During the first half, two new assets on the Oakdale West Estate, buildings 4C and 4D, reached practical completion, providing a further 37,000 square meters of fully leased area to the JV Trust. A development profit of $3 million was recorded on completion of these buildings in the current period, with the majority of development profit recognised in the previous financial year.

Land sale activities continued in the half with $9 million profit provided from the sale of a building at Wetherill Park, in New South Wales, and vacant land at Yatala, in Queensland, both from the Manufacturing Trust. A former quarry near Bowral was also sold during the half, providing $3 million in profit.

A total of 15 assets were externally valued during the half, including all properties in the Manufacturing Trust. Capitalisation rates remained stable with no significant impact on the valuation outcomes.

In February 2025, post period end, a significant milestone was achieved with the completion of Buildings 4A and 4B, the final two buildings at Oakdale West. These buildings will add 33,000 square meters to the Estate, with 17,500 square meters already leased and 15,500m^2 ready for immediate occupation. Final development profit on these 2 properties will be recognised in the second half, noting that the majority of development profit was recognised in the previous financial year.

The Oakdale West Estate, which has been under construction for over 5 years, is a significant JV Asset which will be valued at over $1.8 billion, with 375,000 square meters gross lettable area contributing a strong rental return to the Trust.

With the completion of Oakdale West, development activity is now focused on the Oakdale East 2 Estate. As seen in the photo on the screen, construction of the Amazon facility in the background is well underway, with completion expected in early FY2026, contributing development profit in the second half of this financial year. Pre-lease negotiations are underway for the next adjacent facility to be built on the pad in the foreground, which is 42,000 square meters and due to commence construction in early FY2026. This is expected to contribute to development profit in late FY2026.

Resilient demand for serviced land capable of accommodation facilities over 30,000 square meters provides the opportunity to develop the remaining 151,000 square meters of gross lettable area over the next five years.

Property Trust Asset Value

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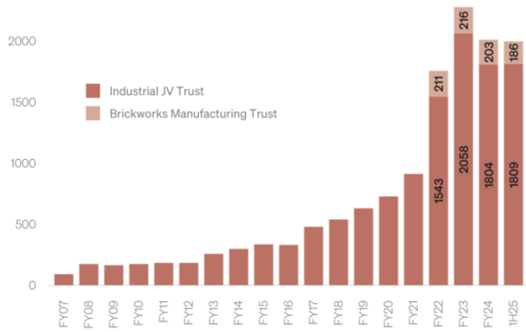
The net value of Brickworks' share of the Property Trust assets remain consistent with the prior period, reflecting Oakdale West Estate completions in the prior period and stable capitalisation rates

$million	FY24	1H25	Change
Leased properties	4,525	4,657	3%
Land under development	872	750	(14%)
Total Property Trust assets	5,397	5,407	0%
Borrowings	(1,383)	(1,418)	(3%)
Net Property Trust assets	4,013	3,989	(1%)
BKW 50% share	2,007	1,995	(1%)
Gearing[1]	*26%*	*26%*	*0%*

BKW share of Net Property Trust Assets

$ million



1. Borrowings/ Total Trust Assets

The total value of leased assets held across the Property Trust was $4.66 billion at the end of the half year.

The Trust also holds a further $750 million in land that is currently under development.

After including borrowings of $1.4 billion, total net asset value is just under $4 billion. Brickworks' 50% share of net asset value is just under $2 billion.

Gearing within the trust was 26% at the end of the period, consistent with the gearing level at 31 July 24.

Property Trust – Future Growth[1] (Existing Trust Assets)

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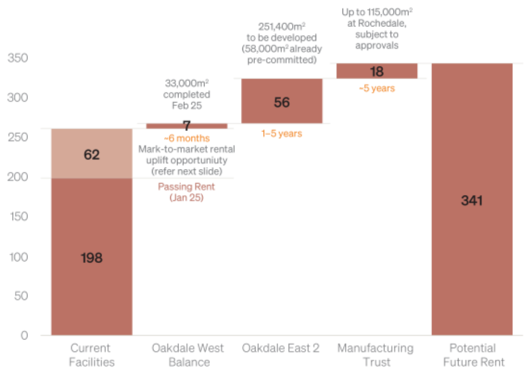
There is a considerable opportunity to increase rental income from the Property Trusts over the coming years

	GLA	Current Passing Rent		Current Market Rent	
	000m²	$/m²	$m	$/m²	$m
Current Facilities					
Western Sydney Estates	993	*164*	163	*223*	221
Rochedale Estate (Brisbane)	126	*131*	17	*160*	20
BKW Manufacturing Trust	NA		18		18
Subtotal–Current Facilities	1,120		198		260
Developments					
Oakdale West (Western Syd)	33			*223*	7
Oakdale East 2 (Western Syd)	251			*223*	56
Rochedale (Brisbane)	115			*160*	18
Subtotal-New Developments	399				82
Total	1,519				341

Potential Growth of Property Trust Rent (100%)
$ million



1. Forecasts assume market rent of $223/m² in western Sydney and $160/m² in Brisbane (Rochedale), representing management's estimate of current average market rent for Trust facilities in those locations

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Demand for warehousing space has been exceptionally high over the last four years. This surge, driven by the growth in e-commerce and increasing inventory levels, has resulted in prime face rents in Sydney increasing an average of around 21% per annum for the last three years. We estimate that the current passing rent for the Western Sydney estate within the JV Trust is now approximately 26% below average market rent.

Including the Brickworks Manufacturing Trust, the current annualised rent across our portfolio is $198 million.

At current market rates, the rent potential of Property Trust assets once fully developed is around $341 million.

This includes a mark-to-market rental uplift on currently leased assets of $62 million.

In addition, the existing development pipeline will deliver around $82 million in new rent. This includes:

- $7 million from the completion of Oakdale West, to be realised over the next 6 months as this Estate is now complete,
- $56 million in rent is expected from Oakdale East Stage 2. This will be realised over the next five years as this estate is built out; and
- $18 million in rent from the longer-term development opportunity at Rochedale

Realisation of Mark-to-Market Rental

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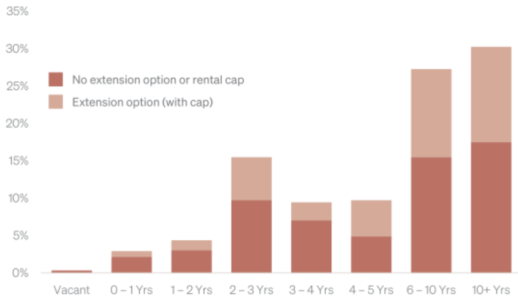
The mark-to-market rental uplift within the Industrial JV Trust will be realised progressively over time, based on the lease profile

- Industrial JV Trust weighted average lease expiry (WALE) is 7 years
- Mark-to-market increase on existing facilities (+$62 million) will be progressively realised
- ~30% of uplift to be achieved within next five years
  - Represents lease expiries within that timeframe with no extension option or rental cap
- An additional 15% of leases (by rent) expire within the next five years, but have an extension option with a rental cap (rental cap typically 5% or 10%)
  - Uplift on these leases will depend on whether the tenant exercises the extension option

Lease Expiry Profile (Industrial JV Trust)

% of rent



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Looking more closely at the significant mark-to-market rental opportunity of existing leased facilities and the expected timing of this uplift.

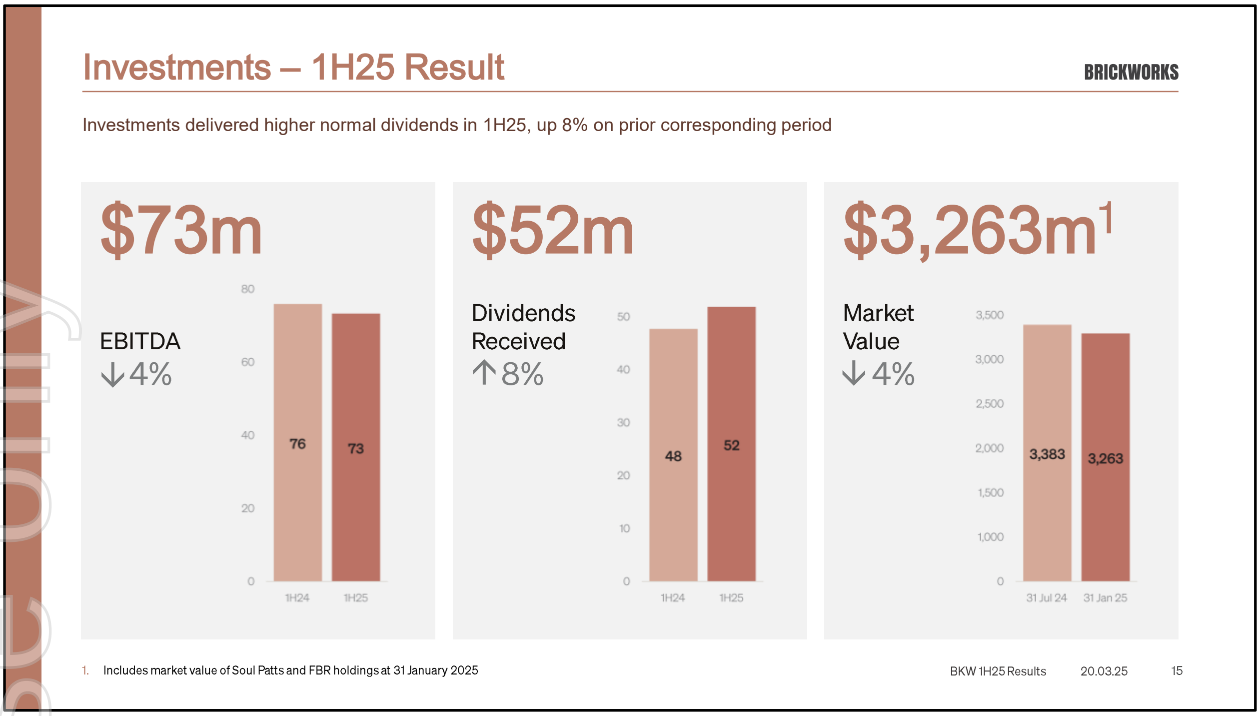
The chart on screen shows the lease expiry profile of the Industrial JV Trust.

This shows that around 30% of the uplift can be achieved within the next five years. This is the sum of the dark brown columns on the chart within that time period, representing vacancies and leases that do not have extension options and rental caps. As such, these leases should revert to market rent at the end of the current lease term.

An additional 15% of leases (by rent) expire within the next five years, but have an extension option with a rental cap.

The uplift on these leases will depend on whether the tenant exercises the extension option.

I will now hand over to Mark.



Turning to Investments, which includes a 25.65% interest in Soul Patts and a 14.46% interest in FBR Limited.

Investments delivered an underlying contribution of $73 million for the year, down 4%.

During the half normal cash dividends of $52 million were received from Soul Patts, up 8% on the prior corresponding period.

The combined market value of our investments was $3.263 billion at the end of January, down 4%.

Major Shareholder in Soul Patts (ASX: SOL)

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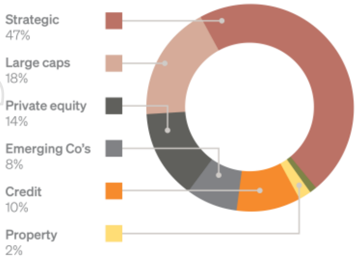
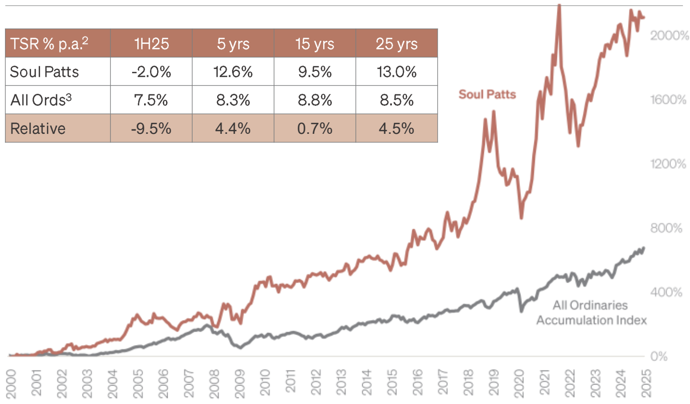
Brickworks is the largest shareholder in Australia's largest publicly listed investment house

Soul Patts Asset Exposure[1]



Soul Patts Total Shareholder Returns

TSR % p.a.[2]	1H25	5 yrs	15 yrs	25 yrs
Soul Patts	-2.0%	12.6%	9.5%	13.0%
All Ords[3]	7.5%	8.3%	8.8%	8.5%
Relative	-9.5%	4.4%	0.7%	4.5%



1. As at 31 January 2025
2. Investment period shown is to 1 Feb 2020 – 31 Jan 2025. Includes dividends re-invested
3. All Ordinaries Accumulation Index

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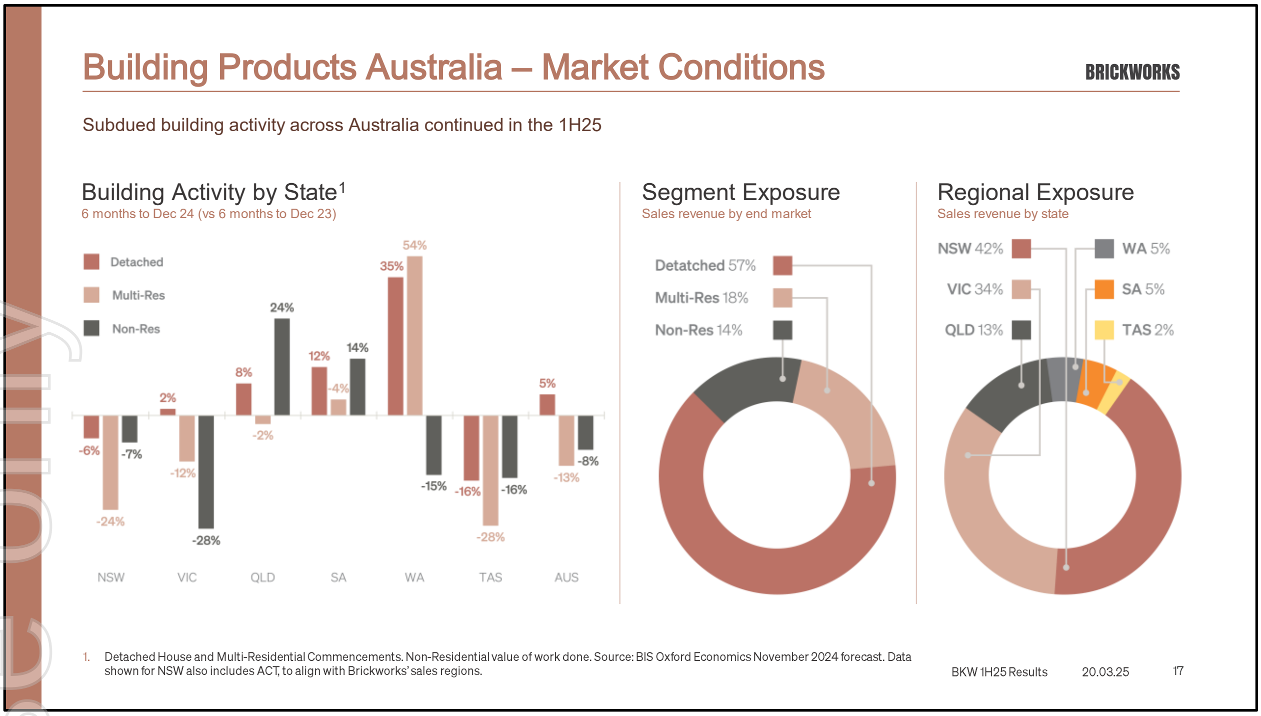
Our shareholding in Soul Patts dates back to 1968. Soul Patts is now Australia's leading publicly listed investment house with a broad asset exposure as shown by the chart on the left of screen.

Soul Patts has delivered strong returns, with annualised total returns including dividends of 13.0% per annum for the past 25 years. This represents outperformance of 4.5% per annum versus the ASX All Ordinaries Accumulation Index.



Now turning to Building Products Australia.

Residential commencements continue to be at historically low levels particularly in our key markets of New South Wales and Victoria. The multi residential segment has been particularly soft, down 24% in New South Wales and 12% in Victoria and remains at historically low levels, following several years of decline. Current activity levels in this sector remain the weakest since 2012.

Building activity continues to be subdued with extended approval timelines and higher costs. As a result, the usage of bricks, masonry, and roof tiles on-site is now typically lagging commencements by six months or more.

Non-residential building activity has varied significantly across the country, comparing the last 6 months with the prior corresponding period, we have seen increases in South Australia and Queensland offset by declines in Victoria and New South Wales.

Building Products Australia 1H25 Result

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Building Products Australia EBITDA margins maintained in 1H25, despite housing approvals remaining at a cyclical low

- Soft building activity in key markets
- EBITDA margin maintained
- Continued focus on business streamlining and cost control
- Strong pipeline of product innovation including Thin Brick cladding systems

$ million	1H24	1H25	Change
Revenue	323	321	(1%)
EBITDA	52	50	(4%)
EBIT	**23**	**22**	**(2%)**
EBITDA margin	16%	**16%**	–

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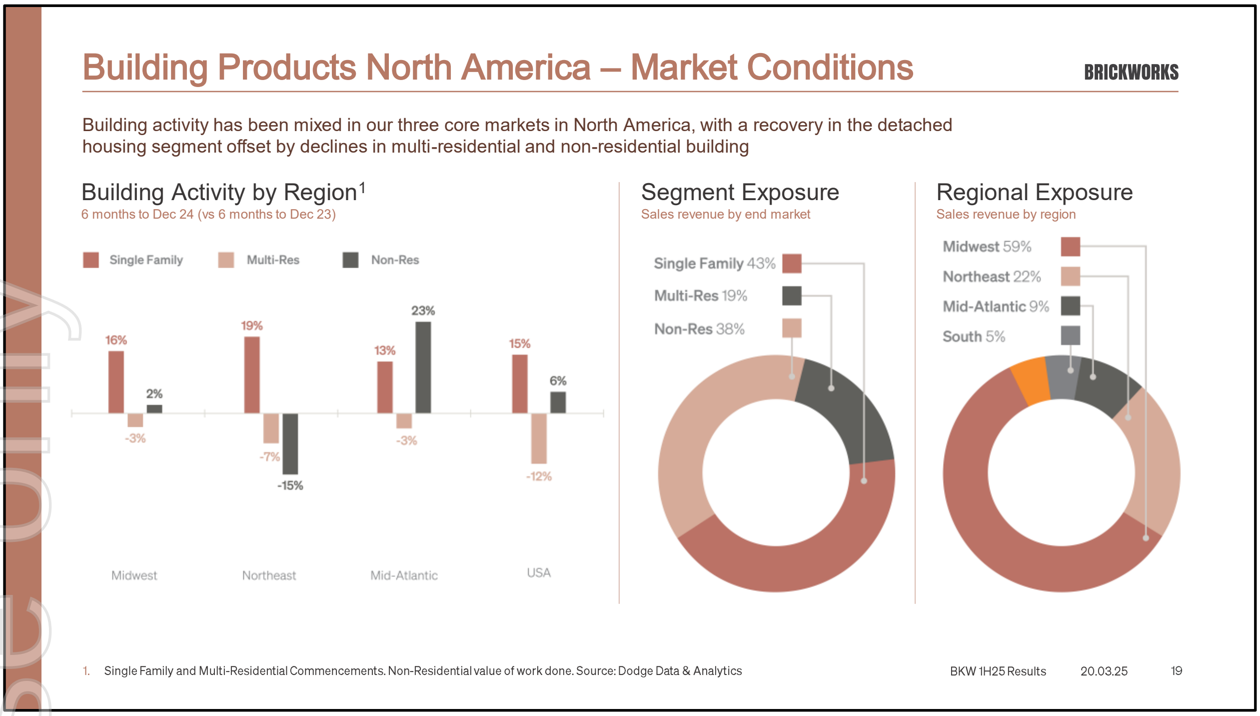
Revenue for the half year was down 1% to $321 million. EBIT from continuing operations was $22 million and EBITDA was down by 4% to $50 million, resulting in an EBITDA margin of 16% which was in line with the prior corresponding period.

Despite the lower sales volume, margins were maintained as a result of the implementation of price increases, focus on cost control and ongoing productivity improvements. The business continues to benefit from operational efficiencies generated over the past 12 months by consolidating Austral Bricks and Austral Masonry into one operating division, restructuring of Bristile Roofing and continuing to focus on cost control across the business.



Building activity in the United States has been mixed during the period, varying significantly by region and segment.

The Midwest, Northeast and Mid-Atlantic regions make up around 90% of sales. 57% of product is supplied into the non-residential and multi-residential segments, with the Northeast region being the largest market in these two segments. Both the non-residential and multi-residential segments are characterised by a higher proportion of premium products and typically attract higher margins than the more competitive single-family residential segment.

In the Midwest region, which is Brickworks North America's single largest market, building activity was down 3% in the multi-residential segment and activity in the non-residential segment was slightly up 2%. Although the single-family market was up 16% in the period, this segment for Brickworks is typically dominated by lower margin sales in a highly competitive market that is still subject to oversupply.

Similarly in the Northeast region, the key multi-residential and non-residential segments were both down 7% and 15% respectively, compared to the prior corresponding period. While the single-family market was up, typically bricks have a smaller wall share in this region.

In the Mid-Atlantic region, building activity was mixed, with commencements up 23% in the non-residential segment and the single-family segment was up 13%. Multi-residential construction activity was down 3%.

Although building activity in the non-residential sector showed some signs of improvement, a large pipeline of work remains in the design phase and is not yet contracted highlighting some pockets of strength. However overall activity remained subdued due to regulatory, permitting, financing, and weather delays.

Building Products North America 1H25 Result

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Building Products North America earnings down reflecting continued challenging conditions in core regions, accelerated plant shutdown program to manage inventory and disruption to available product lines in the Brickworks Supply stores

- Challenging market conditions with corresponding impact to earnings
- Reduced plant efficiency
- Disruption to available product lines in Brickworks Supply stores
- Continued focus on business streamlining and cost control
- Plant upgrade program complete
  - Rocky Ridge plant commissioned
  - Adel plant new packaging line installed

$ million	1H24	1H25	Change
Revenue	224	194	(13%)
EBITDA	21	(3)	(115%)
EBIT	**6**	**(15)**	**(360%)**
EBITDA margin	**9%**	**(2%)**	**(122%)**

1. An average exchange rate for each half year period is used to convert from US$ to AU$. The conversion rates used are: 1H25 US$0.65; 1H24 US$0.65.

Sales volume in Building Products North America was significantly lower during the period with sales revenue of $194 million (down 13%).

EBITDA for the half was a loss of $3 million and EBIT was a loss of $15 million.

A significant driver of the negative performance during the half was a faster than anticipated decline in market conditions in core regions, coupled with unusually extreme winter weather conditions in our key regions in the latter part of the half impacting shipments.

Strong competition in the retail segment has resulted in some loss of market share at the company owned Brickworks Supply store network. In addition, earnings contribution was lower in all regions due to project delays and disruption to available product lines in the Brickworks Supply stores.

Brickworks Supply primarily operates in the Midwest region and supplies both Company manufactured, and third party produced bricks. In the Midwest, the consolidation from six Glen-Gery plants to three (completed in 2023) and the strategy to transition to more Company manufactured bricks, has resulted in some disruption to short-term product availability for customers. This disruption is expected to be resolved as brick production and third-party products are realigned with market demand.

As a consequence of the lower sales volumes, manufacturing plants were slowed or taken offline to manage the lower demand levels and to control inventory. Four out of eight plants were shutdown for periods of six to eight weeks at a time during the half, compared to the previous corresponding period where no plants were taken offline. Our production was 15% lower during the period which has caused a reduction in plant efficiency and higher unit manufacturing costs, resulting in a significant decline in EBITDA margin.

The Glen-Gery six-year plant rationalisation program is now complete. During the period, commissioning at the Rocky Ridge plant in Maryland was finalised, and brick shipments have commenced to the local and UK markets. A new packaging line was installed at the Adel plant in Iowa, driving further productivity improvements at this important Midwest residential brick plant.

Brickworks' fleet of plants and Brickworks Supply store network in North America are now well placed to take advantage of the anticipated market recovery over the medium term.

Section 03

Financials

Grant Douglas

I'll now hand over to Grant to take you through the financials.

Financials – P&L

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Underlying NPAT up 308%

- Total revenue down 6%
  - Soft condition across Building Products
- Underlying EBITDA $148 million up 472%
  - Significant property revaluations in pcp
- Borrowing costs consistent with the pcp
- Income tax benefit of $8 million
  - Utilisation of unrecognised capital tax losses
- Significant items $55 million (after tax)
  - Predominantly related to the impairment of Brickworks North America CGU

$ million	1H24	1H25	Change
Total Revenue	547	516	(6%)
Total Underlying EBITDA	**(40)**	**148**	**472%**
Depreciation & amortisation	(44)	(40)	(10%)
Underlying EBIT	**(84)**	**108**	**228%**
Borrowing costs	(39)	(40)	(1%)
Underlying income tax	87	8	(91%)
Underlying NPAT (from continuing operations)	**(37)**	**76**	**308%**
Significant items & discontinued operations	(15)	(55)	256%
Statutory NPAT	**(52)**	**21**	**141%**

Thankyou Mark.

Group Underlying EBITDA was $148 million in the first half, compared to a loss of $40 million in the 1H24, which was significantly impacted by property revaluations.

After depreciation and amortisation, the underlying Group EBIT was $108 million.

Total borrowing costs were $40 million, consistent with the same period last year, and there was a tax benefit of $8 million primarily due to utilisation of previously unrecognised capital tax losses. This resulted in an underlying net profit after tax from continuing operations of $76 million.

Significant items decreased Net Profit After Tax by $55 million. This resulted in a statutory net profit after tax of $21 million for the half year.

The key significant item in this period relates to a non-cash impairment of $55 million (net of tax) based on AASB 136, impacting the carrying value of right-of-use assets and plant and equipment. This consists of the impairment we announced to the market last week in relation to the Brickworks North America Cash Generating Unit.

This business has been impacted by a faster than anticipated decline in market conditions driving a 13% reduction in revenue compared to the prior corresponding period. In addition, strong competition in the retail segment has resulted in some loss of market share at the company-owned Brickworks supply store network as Mark discussed earlier. The resultant reduced demand has necessitated plant shutdowns during the period to control inventory levels, causing reduced plant efficiency and higher unit manufacturing costs. The subdued building activity and scaled back production will delay the realisation of further benefits expected from plant rationalisation and upgrades completed in recent years.

1H25 Underlying EBITDA Bridge

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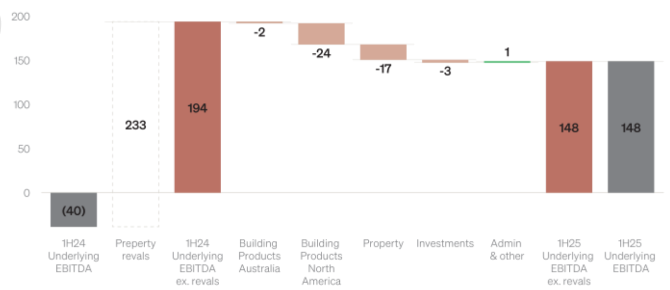
Earnings impacted by timing of development profits in Property and lower earnings from Building Products in North America

EBITDA Bridge – 1H25 v 1H24

$ million



Underlying EBITDA ($m)	1H24	1H25	Change
BP Australia	52	50	(4%)
BP North America	21	(3)	(115%)
Property ex revaluations	55	38	(32%)
Investments	76	73	(4%)
HO / Other Expenses	(11)	(10)	7%
Underlying EBITDA ex Property Revaluations	194	148	(24%)
Property revaluations	(233)	-	100%
Underlying EBITDA	**(40)**	**148**	**472%**

The slide on screen provides further detail on underlying earnings across the Group.

The property revaluations were a large negative in 1H24 distorting relative performance between the periods.

Across the operating divisions, Building Products Australia EBITDA margin held steady with EBITDA down 4%. The Building Products North America result was down and recorded an EBITDA loss of $3 million.

Within Property, net trust income was relatively steady compared to the prior year, while lower development profits were recorded in the 1H25 with the majority of development profit related to Oakdale West Estate recognised in the previous financial year and development profit related to the first Oakdale East Stage 2 warehouse due in the second half of this financial year.

Investments earnings were slightly down on the previous corresponding period.

Financials – Cash Flow

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- Increase in operating cash flow, primarily due to
  - Increased dividends and distributions
  - Improvement in working capital movement relative to the prior corresponding period
  - Offset by a reduction in Building Products EBITDA
- Focussed on reducing capital expenditure
  - Major capital program now completed
- Dividend payments of $66 million

$ million	1H24	1H25
Statutory net profit after tax	**(52)**	**21**
Depreciation, amortisation	44	40
Impairment of assets	4	74
Non-cash revaluations and development profits within Property Trust	185	(3)
Share of loss/(profits) of associates not received as dividends	(31)	(37)
Other changes in tax provisions	(86)	(8)
Non-cash (gain)/loss on deemed disposal	–	(18)
Other items	(10)	(10)
Operating cash flow	**54**	**59**
Property Trust asset sales	117	26
Capital expenditure	(37)	(21)
Dividends paid	(64)	(66)

Turning to cashflow.

Operating cash inflow for the period was $59 million, up 11% from $54 million in the 1H24. Higher cash generation was primarily due to increased dividends and distributions and improved working capital movements relative to the same period last year, and were impacted by a reduction in building products EBITDA.

Capital expenditure was reduced to $21 million, compared to $36 million in the 1H24 and included projects at the Rocky Ridge and Adel plants in North America. The Company has now completed its major capital expenditure program that has been underway for the last six years.

Dividend payments of $66 million were made during the period.

Financials – Key Indicators

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1.	Net debt	**Available liquidity** ▪ Gearing (net debt to equity) 22% (20% at 31 July 24) ▪ Banking covenant gearing 16% (covenant 40%)
2.	Capital Expenditure	**Significantly reduced capital expenditure program as major capital upgrade program completes** • Capex $21 million ($36 million in pcp)
3.	Asset Backing	**Strong asset backing driving delivery of consistent earnings over the long term** ▪ Market value of Soul Patts holding $3.23bn at 31 Jan 25 (carrying value $2.24bn) ▪ Property Trust NTA $1.99bn at 31 Jan 25 ▪ Building Products assets to deliver increased operating leverage as markets recovers
4.	Dividends	**Focused on delivering sustainable dividends to shareholder** ▪ 25 cents per share interim fully franked dividend, up 4%

BKW 1H25 Results 20.03.25 25

Looking now at a range of key financial indicators.

Net debt increased to $721 million, up by $39 million over the period. Our available liquidity remains strong, with a balance sheet gearing ratio (net debt to equity) at 22%, up from 20% as of 31 July 2024. Importantly, our banking covenant gearing is at 16%, well below the covenant limit of 40%, which gives us significant financial flexibility.

Our asset backing continues to drive the delivery of earnings over the long term. As of 31 January 2025, the market value of our Soul Patts holding is $3.23 billion, compared to a carrying value of $2.24 billion. Our Property Trust's Net Tangible Assets (NTA) stand at $1.99 billion as of 31 January 2025, plus we retain 3 parcels of land held within Building Products that are identified for potential development. Based on independent market valuations, these development sites have a current "as is" value of $219 million. Further underlining the stability and value we are building.

Additionally, our Building Products assets are well-positioned to deliver increased operating leverage as market conditions recover.

Our priority continues to be on maximising cash generation across the group. We remain focused on delivering sustainable dividends to our shareholders and building long-term value.

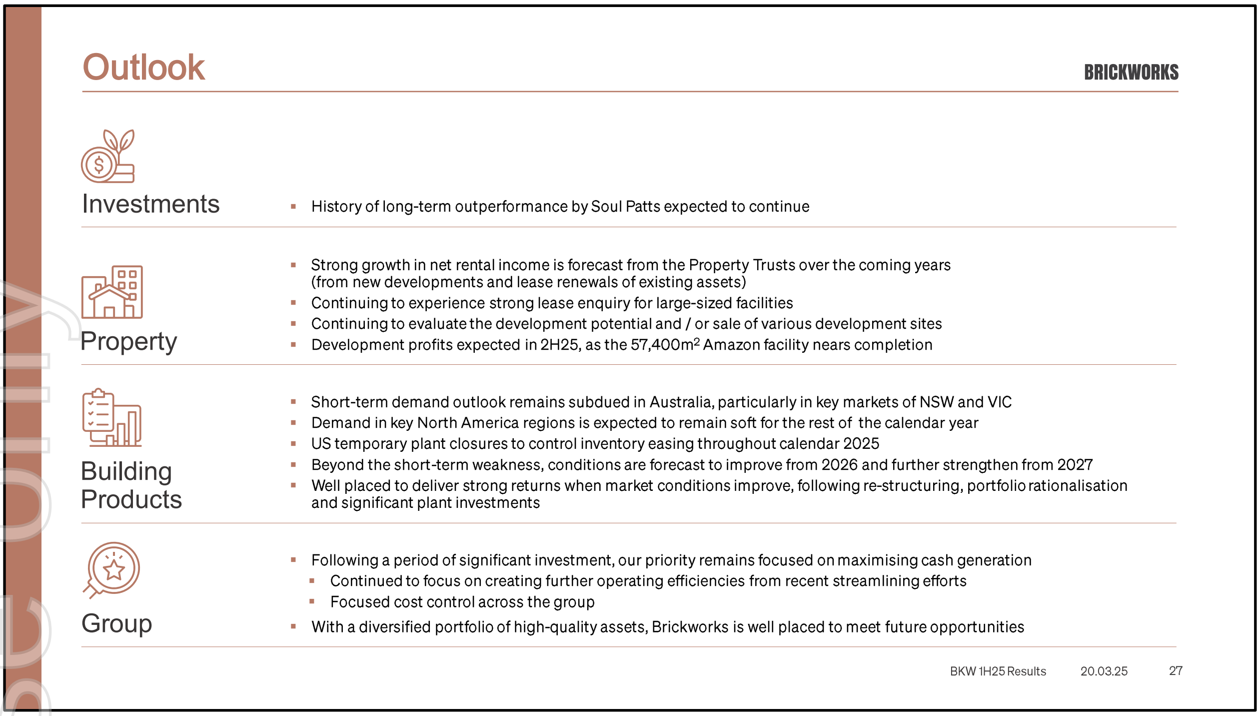
I will now hand back to Mark to discuss the outlook.

Section 04

Outlook

Mark Ellenor

Thankyou Grant.



Our investment in Soul Patts is expected to continue to deliver a stable and growing stream of earnings and dividends over the long term.

Structural trends towards e-commerce and the digital economy will continue to drive demand for our prime industrial facilities for many years to come. We expect strong growth in net rental income from the Property Trusts over the coming years from new developments and lease renewals of existing assets. We continue to progress our new developments and to identify opportunities within our portfolio. In the immediate term we expect development profits in 2H25 from the Amazon facility which is expected to be completed in early FY2026.

Our Building Products business in Australia and North America continue to face challenges in the short term, with subdued building activity across most of our key markets for the remainder of the calendar year. In the US, temporary plant closures to control inventory are expected to ease throughout the remainder of the calendar year. Looking beyond the short-term weakness, conditions are forecast to improve from 2026 and further strengthen from 2027.

While positive projections exist, industry wide factors such as labour shortages, material cost increases, elevated interest rates and market uncertainties necessitate cautious optimism.

We remain well placed to deliver strong returns when market conditions improve, following our re-structuring, portfolio rationalisation and significant plant investments.

Our priority remains focused on maximising cash generation and cost control across the group.

With a diversified portfolio of high-quality assets, Brickworks is well placed to continue delivering long-term value to its shareholders

Thank you. We will now take questions.

Section 05

Questions


Mark Ellenor


Grant Douglas


Megan Kublins

Section 06

Appendix

Dividends

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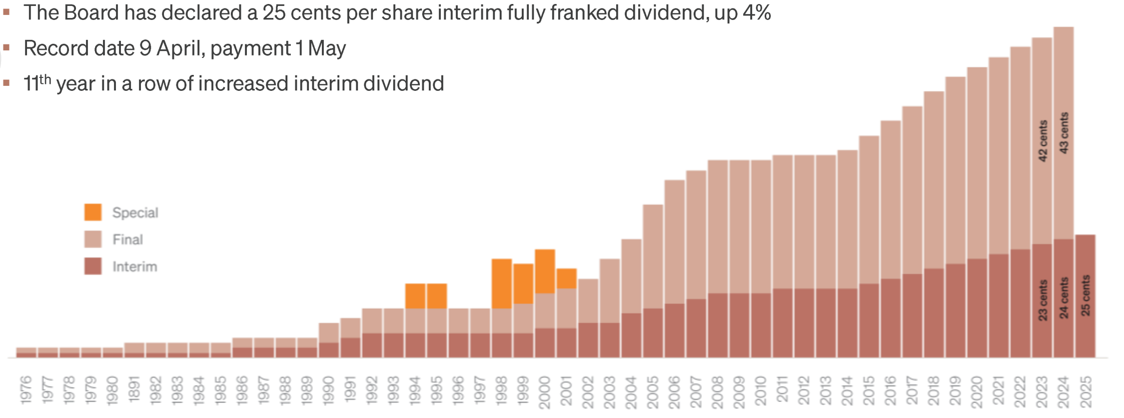
Brickworks' interim dividend 25 cents per share

Brickworks Dividend History

Cents per share

- The Board has declared a 25 cents per share interim fully franked dividend, up 4%
- Record date 9 April, payment 1 May
- 11th year in a row of increased interim dividend



Total Shareholder Returns

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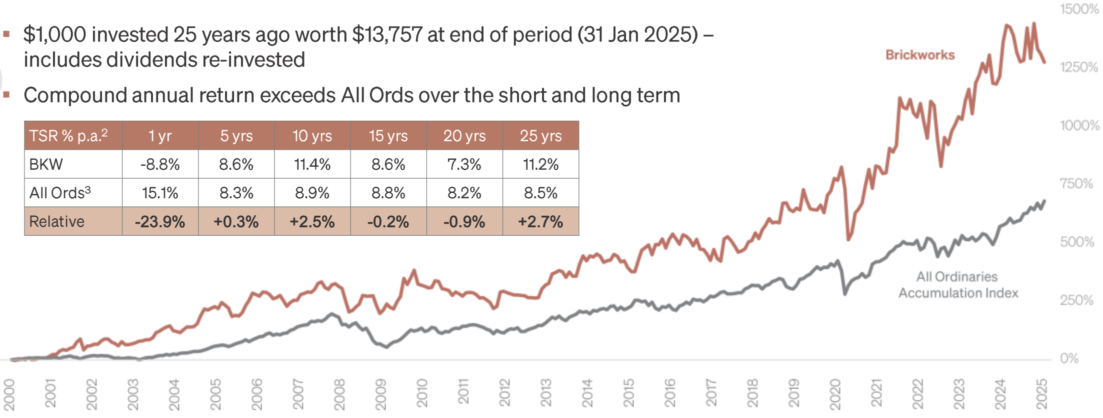
Brickworks has delivered value over the long term to its shareholders

Total Shareholder Return (25 Years)[1]

- $1,000 invested 25 years ago worth $13,757 at end of period (31 Jan 2025) – includes dividends re-invested
- Compound annual return exceeds All Ords over the short and long term

TSR % p.a.[2]	1 yr	5 yrs	10 yrs	15 yrs	20 yrs	25 yrs
BKW	-8.8%	8.6%	11.4%	8.6%	7.3%	11.2%
All Ords[3]	15.1%	8.3%	8.9%	8.8%	8.2%	8.5%
Relative	**-23.9%**	**+0.3%**	**+2.5%**	**-0.2%**	**-0.9%**	**+2.7%**



1. Investment period shown is 31 Jan 2000 – 31 Jan 2025. Includes dividends re-invested.
2. Total shareholder return to 31 Jan 2025, assuming dividends re-invested.
3. All Ordinaries Accumulation Index

Financials – Significant Items

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- An impairment loss of $55 million was recognised related to Building products North America CGU
- $13 million in legal costs associated with the ongoing proceedings filed against BCG (Australia) Pty Ltd and Midland Bricks Pty Ltd
- A $17 million benefit relating to significant items from Soul Patts
- $9 million gain on Soul Patts deemed disposal
- A $10 million tax cost arising from the carrying value of Soul Patts
- Other costs include plant commissioning, Austral Precast exit activities, advisory and IT implementation costs

$ million	Gross	Tax	Net
Impairment of non-current asset	(74)	19	(55)
Legal Costs	(13)	–	(13)
JV dissolution and acquisition costs	(3)	–	(3)
Other costs	–	(1)	(1)
Soul Patts gain on deemed disposal	18	(9)	9
Soul Patts significant items	17	–	17
Soul Patts income tax expense	–	(10)	(10)
Total	(55)	–	**(55)**

Disclaimer

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The Board has authorised the release of this announcement to the market

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Thank you

BRICKWORKS

Sydney
Tel. 02 9611 4216
Lvl 9, 60 Carrington St
Sydney NSW 2000

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