

MODULAR HOUSING PROJECT SUPPLEMENTARY INFORMATION

SUPPLEMENTARY ASX ANNOUNCEMENT

2nd July 2026

Supplementary Information: BuildMart Modular Project

This announcement supplements **BauMart Holdings Limited (ASX: BMH)** ("BauMart" or the "Company") announcement dated 30 June 2026 regarding the commencement of modular housing supply under BuildMart Modular (the Original Announcement).

Background

As previously advised, four modular home units sourced by BuildMart Modular arrived at Fremantle Port at the beginning of June 2026 and have since been delivered to the project site and positioned for installation and assembly. Commissioning is anticipated during the first quarter of Financial Year 2027, subject to customary construction, regulatory and site conditions.

Supply model and BauMart's role

BauMart's role in the project is as the lead in sourcing and procuring the modular housing solution, consistent with the Company's core sourcing, procurement and supply chain capabilities. Under the supply model, BauMart procures the modular units from the modular supplier and on-sells them to CU Building Group, an independent, locally licensed builder with an established track record. That builder in turn engages its own contractor to install and assemble the units on site.

Over the last twelve months, the BauMart team has worked diligently to identify and establish a strong supply chain and network of suppliers, with a particular focus on compliance with Australian building regulations and the procurement of high-quality materials, supporting a time efficient construction model that offers a value for money, cost-effective housing solution. This work reflects the Company's broader business strategy of sourcing and procuring modular solutions as a core capability.

The project is being undertaken as a pilot initiative within the building industry, intended to prove the concept and to allow the Company to assess the economic and financial impact of the modular solution in an Australian setting. Should the initiative prove successful, the Company intends to more actively market its modular sourcing and procurement capabilities and solutions to other builders over time.

The BuildMart Modular solution

BuildMart Modular is an innovative housing solution manufactured to Australian Standards and compliant with applicable Australian specifications. The solution draws on suppliers with an established track record in modular construction internationally, and is positioned as a

value for money, time efficient model for the construction, installation and assembly of quality housing. This maiden project is intended to demonstrate these attributes.

Pricing and financial impact

The unit pricing of the modular homes has been negotiated on arm's length terms and remains commercial in confidence, as its disclosure would prejudice the Company's commercial position in future procurement. The Company does not consider that the omission of unit pricing impairs the market's ability to assess the impact of the project on the Company, which is set out below.

The pilot comprises four modular units and is expected to generate operating profit of approximately \$80,000 to the Company, which is expected to be recognised in the financial year ended 30 June 2026 (FY26). The Company is expecting payment during Q1 of FY27.

Should the Company progress further BuildMart Modular opportunities of a scale that could have a material effect on the price or value of its securities, it will assess and disclose the relevant information in accordance with its continuous disclosure obligations at the appropriate time.

Outlook

Beyond the immediate project, the process undertaken has enabled BauMart to build meaningful internal capability in the sourcing and procurement of modular housing. The Company sees this capability as well placed to contribute to addressing challenges in the current housing market, particularly in the area of affordable housing, as opportunities emerge.

The Company looks forward to updating shareholders on the progress of BuildMart Modular as the project advances.

This announcement was authorised by the Board of BauMart Holdings Limited.

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About BauMart Holdings Limited

BauMart Holdings Limited (ASX: BMH) is an Australian public company listed on the Australian Securities Exchange. The Company's origins lie in securing distribution partnerships with suppliers of building materials, together with the investment in and leasing of construction-related equipment and assets. Since its listing in June 2015, the Company has diversified its business across a broad range of divisions including, but not limited to:

- sourcing, procurement and end-to-end supply chain services for the building and construction sector;
- supply and distribution of building materials and industrial products;
- modular and offsite housing solutions;
- investment, leasing and related asset-based services; and
- other managed services.

Headquartered in Perth, BauMart combines a robust network of suppliers, project partners and supporting infrastructure with a disciplined investment approach. This dual capability, spanning both supply chain delivery and asset investment, positions the Company to grow its core sourcing and procurement services while pursuing emerging opportunities in modular housing and modern methods of construction.