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ASX Release
7th August 2026

MARKET UPDATE - RESPONSE TO MEDIA SPECULATION

The Agency Group Australia Limited (ASX: AU1) (**AU1** or **the Company**) refers to media speculation in the Australian Financial Review (**AFR**) on 5 August 2026 in relation to a potential transaction involving the Company and Aura Group.

The Company did not authorise, provide or contribute to the information contained in the article.

AU1 confirms that it has had discussions with Aura Group Holdings Pte Ltd (**Aura Group**) and other parties in relation to setting up and managing the Company's rent roll fund and financing opportunities for rent roll acquisitions, which has been previously communicated to the market in ASX announcements and market updates. Those terms have not been finalised and there is no certainty that the discussions will progress or result in a transaction.

The Company also confirms that those discussions with Aura Group evolved to a potential transaction under which Aura Group has made a confidential, non-binding, conditional proposal regarding a scrip-for-scrip merger based on a current indicative transaction price of $0.04 per AU1 share based on a valuation of Aura Group which remains in discussion between the parties and is subject to Aura Group's listing on the ASX (**the Proposal**). After due consideration and acting in the interests of all shareholders, the Board has provided Aura Group with a period of exclusivity to conduct due diligence and progress relevant transaction documentation.

The Proposal is also subject to a number of other conditions, including negotiation and execution of definitive documentation between AU1 and Aura Group and completion of satisfactory, mutual due diligence, regulatory approvals as well as other customary conditions. No timeline for the proposal has been confirmed, and the discussions continue to evolve due to market conditions. The Proposal remains incomplete and subject to further consideration and negotiation. No binding transaction agreement has been entered into and there is no certainty that discussions will lead to any transaction or definitive agreement.

AU1 shareholders do not need to take any action in relation to the Proposal.

The Company will make a further announcement in the event of any material developments in accordance with its continuous disclosure obligations.

ENDS

Announcement authorised for release by the Board of The Agency Group Australia Ltd

If you require further information, please contact:

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