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AEG Executes Elm Grove Heights Management Rights Agreement

31 August 2026

Aland Equity Group Limited (ASX: AEG) (**AEG** or **Company**) is pleased to announce that its wholly owned subsidiary, Aland Equity Land Pty Limited (**AE Landco**), has executed the Management Rights Agreement (**MRA**) for the 56 residential Lots comprising the Elm Grove Heights Land Release in Bungendore, replacing the previously announced Heads of Agreement.

Highlights

- Management Rights Agreement executed for 56 residential Lots at Elm Grove Heights, Bungendore
- Estimated Fund income of approximately $75,000 per Lot after all costs, with AEG entitled to 100% of Fund investment returns and fees
- Marq Trustees engaged to act as independent trustee of the Fund
- Sales and marketing campaign scheduled to commence in late September 2026

Managing Director, Mr. David Nolan commented:

"Elm Grove Heights is expected to deliver the first revenues from AEG's property funds platform and generate significant revenues and profitability in FY27."

"We are excited to commence the sales campaign in late September, with Cowra expected to launch shortly and Chinnerys to follow, building a pipeline of Fund income and funds management revenue."

Management Rights Agreement

The MRA formalises the capital-light investment model for Elm Grove Heights and replaces the binding Heads of Agreement previously announced by AEG.

Under the MRA, AE Landco has the exclusive right to manage the subdivision, marketing and sale of the 56 Lots and receive the agreed fee from the sale of each Lot. AE Landco may appoint a nominee to assume its rights and obligations under the MRA.

AEG has engaged Marq Trustees to act as independent trustee of the Fund, with the Fund establishment documentation currently being prepared. AEG will act as Investment Manager. Following establishment, AE Landco intends to appoint the Fund as its nominee under the MRA.

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The Fund will not acquire the land upfront and will have no responsibility for the development or construction of the Lots. It will fund agreed council contributions and marketing costs and receive the agreed fee from each Lot sale. After funding and other costs, the balance will represent Fund income.

Based on current assumptions, estimated Fund income will be approximately $75,000 per Lot after all costs. As AEG will own 100% of the Fund, AEG will be entitled to 100% of the Fund investment returns, in addition to funds management fees.

AEG’s investment in 100% of the units in the Fund will be fully funded from a third party debt facility which will secured against the Land and non-recourse to AEG.

Sales and Marketing

A comprehensive sales and marketing strategy for Elm Grove Heights is being finalised, initially targeting buyers in Canberra and surrounding regional markets. The campaign is scheduled to commence in late September 2026.

This announcement has been authorised for release by the Board of Aland Equity Group Limited.

For further information

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Summary of Key Terms of Management Rights Agreement

Parties

- Aland Equity Land Pty Limited, a subsidiary of AEG (**AE Landco** or **Manager**)
- Elmslea Land Developments Pty Limited (ACN 066 447 265) as trustee for Elmslea Land Development Unit Trust No. 2 (**ELD**)

Land and Lots

- The agreement relates to Stages 2B-1 and 2B-2 of Elm Grove Estate, Bungendore, comprising 56 residential Lots.
- ELD will continue to own the Land and Lots until each Lot is sold to a purchaser. AE Landco does not acquire any legal or beneficial interest in the Land.

Management Rights

- AE Landco has the exclusive right during the Term to perform the management services in relation to the Land.
- The services include arranging satisfaction of the outstanding conditions of the Development Approval, including payment of the Council Contributions, arranging subdivision of the Land and coordinating the sales and marketing process.
- AE Landco may nominate another person, including the Fund, to be substituted as Manager and assume its rights and obligations under the agreement.

Fee and Sales Proceeds

- ELD will pay AE Landco a fee of $140,000 (excluding GST) for each Lot sold.
- Until the Finance has been fully repaid, after payment of GST, sales commissions and direct sale costs, the balance of Sale Proceeds will be paid to AE Landco and applied towards repayment of the Finance, with any remaining balance retained by AE Landco.
- Following repayment of the Finance, the Sale Proceeds will be distributed between AE Landco and ELD in accordance with the agreed payment waterfall.

Funding and Security

- AE Landco is responsible for financing the cost of performing the services, whether through external finance, investor funds or otherwise.
- ELD must, if requested, grant limited recourse mortgages over the relevant Land to the financier. Recourse under those mortgages is limited to the mortgaged Land and proceeds from sale of the Lots.

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Power of Attorney

- ELD will grant AE Landco, and any nominee appointed under the MRA, an irrevocable power of attorney to take actions in ELD's name necessary to give effect to the rights under the MRA.

Term

- The initial term is 24 months, with AE Landco having the right to extend the term once for a further 12 months.

Conditions Precedent

- The agreement is conditional upon the relevant ASX and AEG shareholder approvals to be satisfied on or before 31 December 2026.