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ASX Announcement
8 October 2026

REA Group Ltd 2026 Annual General Meeting Addresses and Market Update

Please see attached the addresses and presentation, including a market update, to be delivered by REA Group's Chairman and CEO at this morning's Annual General Meeting.

-ends-

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The release of this announcement was authorised by Tamara Kayser, Company Secretary.

About REA Group Ltd (www.rea-group.com): REA Group Ltd ACN 068 349 066 (ASX:REA) ("REA Group") is a multinational digital advertising business specialising in property. REA Group operates Australia's leading residential and commercial property websites – realestate.com.au and realcommercial.com.au – as well as the leading website dedicated to share property, Flatmates.com.au and property research website, property.com.au. REA Group owns Mortgage Choice Pty Ltd, an Australian mortgage broking franchise group, PropTrack Pty Ltd, a leading provider of property data services, Campaign Agent Pty Ltd, Australia's leading provider in vendor paid advertising finance solutions for the Australian real estate market and Realtair Pty Ltd, a digital platform providing end-to-end technology solutions for the real estate transaction process. REA Group also holds a controlling interest in Simplicity Loans & Advisory, a boutique brokerage with a team of finance specialists focused on commercial lending. In Australia, REA Group holds strategic investments in Simpology Pty Ltd, a leading provider of mortgage application and e-lodgement solutions for the broking and lending industries, Arealytics, a provider of commercial real estate information and technology in Australia and Athena Home Loans, a leading digital non-bank lender and one of Australia's fastest growing fintechs. Internationally, REA Group holds a controlling interest in Planitar Inc., the maker of iGUIDE, a leading 3D tour and interactive floor plan technology headquartered in Canada. REA Group also holds a 20% shareholding in Move, Inc., operator of realtor.com in the US.

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Introduction – Hamish McLennan

Good morning. I'm Hamish McLennan, Chairman of REA Group Ltd. On behalf of the REA Group Board, I'm delighted to welcome you to our 2026 Annual General Meeting.

Before we commence, I would like to acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to lands, waters and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

There is a quorum present, and I declare the meeting open, and the Notice of Meeting is taken as read.

I would now like to cover the meeting procedures that we will be using today.

How to vote online

Voting will be conducted by poll. Shareholders had the option of casting their vote before the meeting or appointing a proxy to do so on their behalf. If you haven't done so, you can vote online, as shown on the slide now being displayed, and as explained in further detail in the Online Meeting Guide that accompanied the Notice of Meeting. You can do so at any time during the meeting, as the poll is now open for voting. Voting will close shortly after the end of the meeting.

How to ask a question

To help with the smooth running of the meeting, we invite shareholders and proxy holders to submit your online questions and comments now. Further details on how to ask questions, or make a comment online, are contained in the Online Meeting Guide.

If you encounter any technical issues with the platform at any time during the meeting, please contact the share registry's online AGM support team on 1800 990 363.

In the unlikely event that technical issues prevent the meeting from proceeding as planned, REA will make announcements via the ASX and our website.

As set out in the Notice of Meeting, only shareholders and proxy holders are entitled to vote on the resolutions, ask questions or make comments. I will allow a reasonable opportunity to address questions and comments as each item of business is considered. Please ensure your question or comment is relevant to an item of business at this meeting or to the management of the company.

Shareholders will also be able to ask questions of the Company's auditor. Questions relating to customer, consumer or personal shareholder matters won't be put to the meeting. Please observe a two-question limit per item of business and keep questions short and focused to ensure as many shareholders as possible have an opportunity to ask questions.

Where questions are similar, we will aim to acknowledge those who have asked the question, but will provide a single response in order to streamline today's proceedings.

Questions or comments which do not relate to REA will not be acknowledged or addressed during the AGM.

REA Group Board of Directors
Joining me today are my fellow directors Kelly Bayer Rosmarin, Tracey Fellows, Richard Freudenstein, Michael Miller, Jennifer Lambert and Nick Dowling, and our CEO, Cameron McIntyre. Also in attendance is our Company Secretary, Tamara Kayser, as well as Alison Parker, representing the Company's auditors, Ernst & Young.

In June, we announced Kelly will retire as a Director of REA after nearly five years of service. On behalf of the Board, I want to express our sincere gratitude for Kelly's counsel, perspective and dedication. We thank Kelly warmly for her outstanding contribution and wish her every success in the future.

I would also like to take this opportunity to welcome Sally Bruce to the REA Group Board. Sally's deep experience across financial services will be particularly valuable, while her breadth of skills and experience will serve to complement and strengthen the Board. Sally will commence in November.

Agenda
Turning to our agenda for today's meeting:

- Firstly, I will provide a brief overview of REA's FY26 strategic highlights;
- Cam will then talk to our FY26 financial and operational performance, and will share a brief update on current market conditions;
- In accordance with the Notice of Meeting, we will then move into the formalities.

Chairman's address
Under the leadership of Cam and his executive team, REA Group delivered an excellent financial result with strong yield growth. The Group's performance demonstrates the ongoing strength in the core business. It also reflects our clear, long-term strategic focus and our investment in the critical relationship we have with our agent partners.

Consistent growth delivering strong shareholder returns
The chart on this slide demonstrates the significant growth in the Group's revenue and earnings. With innovation at our core, REA has consistently delivered shareholder value, as demonstrated by our strong 10-year CAGR of 11% revenue and 12% EBITDA. Over this time, REA has outperformed the ASX 200, and today, our focus on delivering consistent growth and shareholder returns, remains clear.

In FY26, our share price reflected market caution around AI, which we saw play out globally, combined with more challenging property market conditions in Australia following consecutive interest-rate rises combined with tax-policy impacts and uncertainty.

Ongoing investment in future growth and value delivery
In addition to the strength of our operational execution and financial performance, we continued to invest in future growth in FY26 with key acquisitions and strategic investments.

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Supporting our immersive consumer strategy, the Group announced a 61.5% acquisition of Canadian-based Planitar Inc, the maker of iGUIDE, in October 2025. We also increased our investment in 3D visualisation platform IMMERSIV and acquired a minority stake in property due diligence marketplace, BeforeYouBuy. Bolstering community data and insights for consumers, the Group also acquired Australian data analytics platform, Neighbourlytics.

Building on the strong foundation of our financial services business, in late FY26 REA acquired 70% of Simplicity, a boutique brokerage with a team of finance specialists focused on commercial lending.

In July 2026, we announced the sale of the remaining REA India business, Housing.com, to Aurum PropTech. Following completion of the transaction REA India increased its holding in Aurum to 24.9%. Aurum has strong capability and local market knowledge and is well placed to build on the foundations the India team has established.

Last week, we were pleased to announce REA has agreed to acquire a 35% interest in Distilled, the leading multi-vertical digital marketplace operator in Ireland and Northern Ireland. Distilled operates a portfolio of number one portals including Daft.ie, Ireland's leading residential property portal. The proposed investment represents a strategically compelling transaction for REA and its shareholders, with a disciplined entry into an attractive, high-growth market. The investment is subject to regulatory approvals and is expected to complete before the end of calendar year 2026.

And finally, the Board and I were delighted to welcome Cameron McIntyre to the CEO role in November. Cam's wealth of experience, dedication to customers, and his commitment to the growth and development of high performing teams saw him lead the business to deliver an excellent FY26 performance.

We were also pleased to welcome Andrew Cramer to the CFO role in February. This was a seamless transition into our business after Andrew's seven years at News Corp in New York.

In closing, I would like to thank the Group's Board members for their dedication to the business.

I would also like to thank our employees for their commitment to REA's continued success, and to extend my thanks to our valued shareholders for their support.

REA has a strong balance sheet and a dedicated, talented team. With a focus on continued innovation as we embrace the opportunities AI presents, the Group is well placed for continued growth.

I will now invite Cam to talk to the FY26 financial and operational performance and to provide an update on current market conditions.

CEO's Address – Cameron McIntyre
Thank you Hamish, and good morning everyone.

REA Group delivered an excellent performance underpinned by double digit yield growth.

Our unparalleled audience and proprietary data firmly position the business as a leading beneficiary of AI, and in FY26, this translated into real commercial value for the business, customers, consumers and brokers.

The Australian property market became more favourable for buyers in the last quarter as national house price growth started to moderate. Despite proposed federal taxation changes, global events and interest rate increases affecting overall sentiment, vendors continued to bring their properties to market, and national listing volumes remained in line with the prior year.

We have evolved our focus to three shared enterprise missions

We evolved our well-established strategy during the year, and we enter our next chapter of growth from a position of strength. Our strategy for the years ahead, builds on the success of our past three decades and sharpens our focus on unlocking new sources of growth.

Our purpose remains clear and that's to change the way the world experiences property, and as technology, data and AI transform the industry, we see significant opportunity to deliver even more value for consumers, customers, and brokers.

Our strategy embraces our evolving landscape, putting trust at the core, underpinned by our strengths in deep relationships, unparalleled data, and better outcomes for our stakeholders. We're focused on three enterprise-wide missions now to: reinvent property experiences, scale our growth engines and accelerate the organisation.

REA Group delivered an excellent FY26 performance

The Group results from core operations for the year saw:

- Revenue up 7% on the prior corresponding period (pcp) to $1.79 billion[1,2];
- EBITDA, excluding associates was up 12% on pcp to $1.09 billion[1,2,3];
- NPAT was up 15% to $650 million[1,2];

The Board determined to pay a final dividend of $1.73 per share. Together with the interim dividend, this represents a total dividend of $2.97 per share fully franked, an increase of 20% on pcp.

Alongside our operating performance, we maintained a disciplined approach to cost and capital management. We improved operational efficiency, and we returned capital to shareholders through our $200 million share buyback program, reflecting the financial strength and confidence we have in the business.

Record realestate.com.au audience and high-quality engagement

More people than ever visited our flagship site in FY26 with a record average of 12.7 million people each month[4], that's 5.2 million more than our nearest competitor[5].

The real value in our large-scale audience lies in the deep engagement with our consumers.

The size of our audience has continued to grow and key engagement metrics have also strengthened.

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The quality of the realestate.com.au experience and the strength of our brand ensure Australians continually return to our platform. Consumers spend more time on our platform than any other property site, and 9 out of 10 Australians who visited any residential property site visited realestate.com.au[4].

Our rich proprietary datasets fuel our AI experiences
The size of our audience and our data, fuel our AI experiences and firmly position REA as a leading beneficiary of AI.

REA has the largest and most engaged property audience in Australia. Our unique consumer intent and behavioural data that feeds into each of the proprietary datasets is highlighted on this slide.

Everyone can see our listings, but only REA can see what's underneath. Our datasets include unmatched consumer intent and behaviour, rich property records, the deepest listing and transaction outcomes, the most comprehensive agent workflow and performance data, and unique finance and affordability data.

AI Assistant and immersive experiences deeply engaging consumers throughout the property journey
Turning to our consumer experience highlights.

New AI-powered features, immersive experiences, plus rich data and new content enhanced the membership experience in FY26, and supported a 14% growth in our membership base on pcp[6].

Powered by our proprietary data, the new AI Assistant experience enables members to ask us anything about property during their search. Consumers can discover properties, check affordability, evaluate, compare, and take action. And ultimately, the AI Assistant experience will support the delivery of more valuable leads to our customers.

Property seekers are increasingly seeking more immersive and informative search experiences. Our visualisation strategy is designed to deeply engage consumers in our content. The upload of iGUIDE 3D tours is accelerating and 180 cameras landed in market in FY26. The feedback from customers continues to be positive, particularly around the superior experience with a near-zero load time for iGUIDEs on our platform.

Premium advertising products, and innovative tools and services driving customer value
Turning now to customers.

Customers continued to recognise the value in our premium products, and we achieved record Premiere+ penetration in FY26.

The video hub on our app home screen now includes listing videos. This is a powerful and high exposure engagement feature for Premiere+ and Luxe listings, and was a key component of FY27 re-contracting.

Our audience extension offering, Audience Maximiser, puts listings in front of active buyers wherever they browse online and penetration more than doubled on pcp.

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In the fourth quarter we commenced the rollout of a new agentic chat capability in our self-service Ignite platform called Campaign Assist. The feature combines consumer intent and PropTrack powered AVM data to provide customers with strategic recommendations to boost the performance of a listing.

Enhanced brand exposure and access to exclusive products and tools underpin the value of our top tier Pro subscription. Agency groups continue to recognise this with several customer groups signing enterprise-wide Pro agreements.

Underpinning value for all customers is access to our Ignite platform and monthly active users increased 17%[7].

Strong results delivered in commercial and financial services

Our commercial platform delivered record audiences with 2.9 million Australians visiting the platform on average each month[8].

New experiences, features, and engaging content supported audience growth including points of interest maps on listings, new demographic data and the integration of iGUIDE.

Our top tier commercial product, Elite Plus, achieved record penetration. Customers recognised the increasing value of Ignite with 109% pcp growth in monthly active users[9].

Product innovation and brand investment supported good revenue growth in our Financial Services business.

Enhancements to the finance experience on our platform supported the delivery of quality leads to Mortgage Choice brokers with settlements from REA leads up 30% on pcp[10].

Continued investment in our core broking platforms and in AI training and tools, delivered greater value too, with 50% of our brokers now using AI agents to efficiently automate processes[11].

Committed to sustainable business practices

REA Group is committed to sustainable business practices, and we were pleased to make progress towards our sustainability goals in FY26. Our efforts were recognised with a consistent MSCI ESG rating of AAA.

In a bid to tackle the growing homelessness issue faced by many Australians, in partnership with the property industry, in FY26 we launched A Home for All Foundation. In its inaugural year, the Foundation raised $1m with funds distributed to four organisations supporting people experiencing homelessness due to domestic and family violence.

REA's people are at the heart of our organisation, and we're committed to fostering a diverse and high-performance culture. We were delighted to be recognised as Australia's third best workplace by Great Place to Work, and we also achieved a strong employee engagement score of 85%.

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Market update
Before we move to the formalities of the meeting, I'd like to touch briefly on current market conditions.

Interest rates are the biggest factor contributing to market uncertainty at the moment. Further price falls are likely over the coming months as last week's interest rate rise, tax changes and the cumulative impact of higher borrowing costs weigh on buyer demand. However, resilient employment, limited forced selling and homeowner equity buffers, along with ongoing constrained supply, should put a floor under the falls we see.

As interest rates stabilise in the coming months, we expect consumer confidence to improve, and buyer activity to pick up.

National listings volumes resilient despite challenging market conditions
Looking at listings, Melbourne and Sydney led new listing volumes in FY26 but we've started to see Brisbane, Perth and Adelaide outperform. We continue to see a two-speed market with the smaller capitals offsetting the quieter conditions in Melbourne and Sydney in Q1.

National new listings were down 2% in Q1 on pcp[12], which is in line with the guidance we gave at our full year result. Despite the decline, listings remain comparable with long-term averages.

REA Group will announce its first quarter financial results in November.

REA Group Executive Leadership Team
In closing, I would like to thank REA's Executive Leadership Team for their commitment to our business. We were delighted to welcome Andrew Cramer and Katrina Konstas to the business as our new CFO and Chief Commercial and Marketing Officer, and Jonathan Swift to the executive team as Chief Product Officer. We also recently farewelled our former Chief Commercial and Marketing Officer Kul Singh, and I would like to thank Kul for his contribution over his 11 years with the business.

I would also like to express my thanks to Hamish our Chair, and our Board of Directors for your ongoing counsel and support throughout my first year with the business.

Finally, I would like to thank our employees, customers and brokers for their valuable contribution and partnership over the last 12 months.

REA has entered the new financial year with a healthy balance sheet, strong product pipeline, sustained strength in our core business and a talented team doing an excellent job.

I will now hand back to Hamish to continue with the formalities.

Thank you.

[1] Revenue, EBITDA, Net profit after tax, Free Cash Flow, Earnings per share – refer to glossary for definitions.
[2] Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. Includes India, which is presented as a discontinued operation in the statutory (reported 4E) results unless otherwise stated.
[3] EBITDA is excluding contributions from associates.
[4] Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Residential Property Search Category, Brand Group, Realestate.com.au, Audience (000's).
[5] Ipsos iris Online Audience Measurement Service, Jul 2025 – Jun 2026 (average), p14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, realestate.com.au vs Domain, Audience (000's).
[6] REA internal data, monthly logged-in members, Jul 2025 – Jun 2026 (average) vs. Jul 2024 – Jun 2025 (average).
[7] REA internal data, Jul 2025 – Jun 2026 (average) vs. Jul 2024 – Jun 2025 (average).
[8] Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Commercial Property Search Category, Brand Group, realcommercial.com.au, Audience (000s).
[9] REA Internal data, Jun 2026 vs. Jun 2025.
[10] REA Internal data, Jul 2025 – Jun 2026 vs Jul 2024 – Jun 2025.
[11] REA Internal data, Jun 2026.
[12] PropTrack national new Buy listings.

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Annual General Meeting

8 October 2026 9.00am (AEDT)

Changing the way the world experiences property

REA Group

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Introduction

Hamish McLennan
Chairman

How to vote online

1

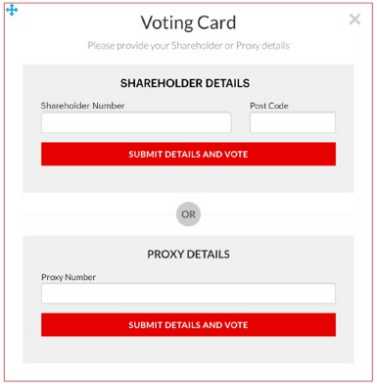
Click on **Get a Voting Card** on the top or bottom of your screen.

2

Enter your Shareholder Number and Post Code or Proxy Number and click **Submit Details And Vote.**

3

Fill out your voting card for each item of business by clicking **Partial Vote** or **Full Vote,** then **Submit Vote**



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If you experience any technical difficulties, please call the help line on **+61 1800 990 363**

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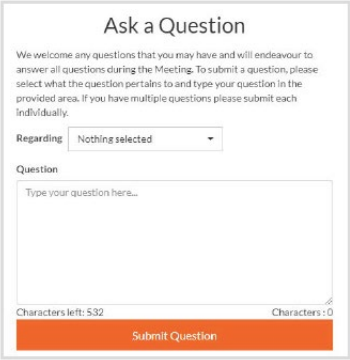
How to ask a question

1

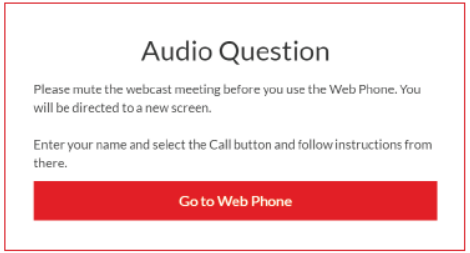
Click on **Ask a Question** on the top or bottom of your screen.

2

Written questions: Select the relevant topic from the drop-down menu and type your question in the space provided. When ready, click on **Submit.**



Audio questions: Click on **Go to Web Phone**, type in your name and hit the green call button. Select **Start Call**. Press ***1** on your keypad to ask a question.



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REA Group Board of Directors

Hamish McLennan
Chairman
Non-executive Director

Cameron McIntyre
Chief Executive Officer
Executive Director

Nick Dowling
Independent
Non-executive Director

Tracey Fellows
Non-executive Director

Richard Freudenstein
Non-executive Director

Jennifer Lambert
Independent
Non-executive Director

Michael Miller
Non-executive Director

Kelly Bayer Rosmarin
Independent
Non-executive Director

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Agenda

01 Chairman's Address

02 CEO's Address

03 Items of business

04 Q&A

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Chairman's Address

Hamish McLennan
Chairman

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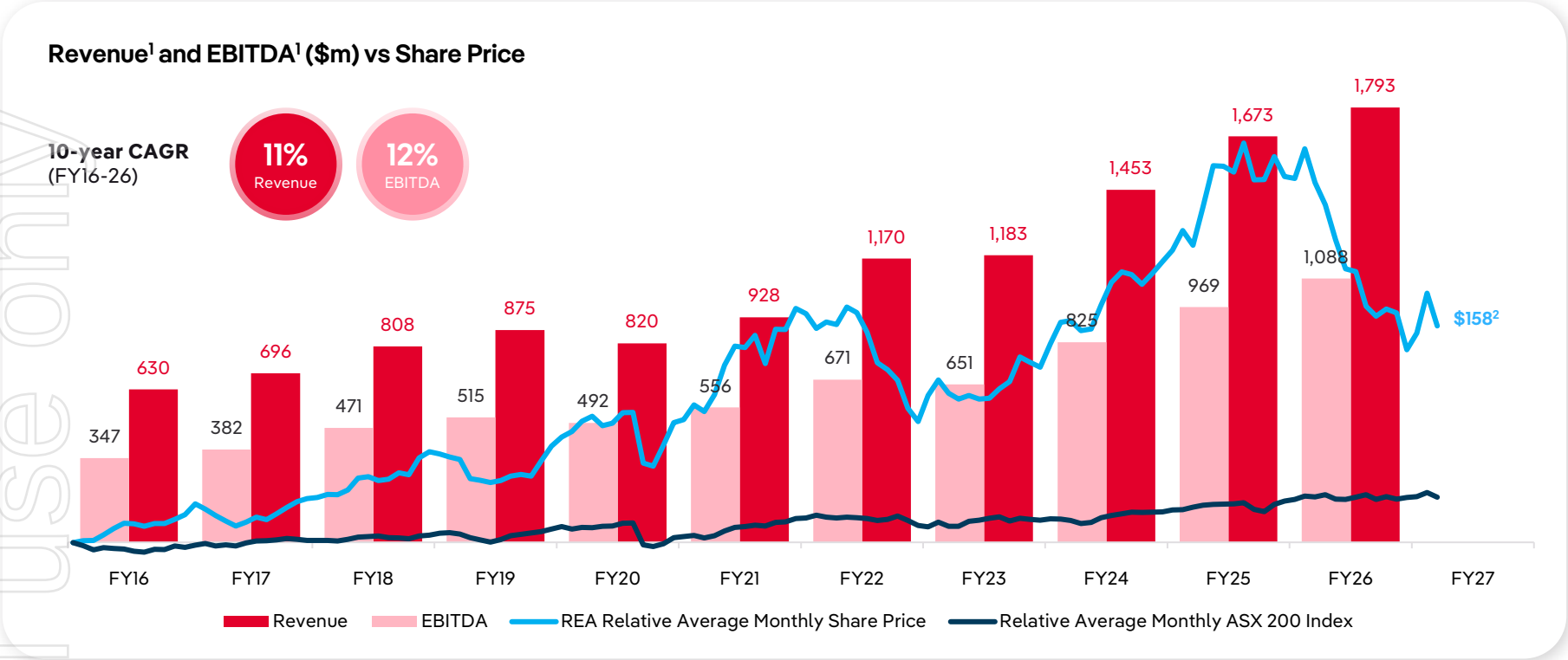
Consistent growth delivering strong shareholder returns



(1) Results are from core operations, include discontinued operations and presentation has been adjusted in earlier years for consistency. (2) Share price at 30 September 2026.

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Ongoing investment in future growth and value delivery

realestate.com.au
Flatmates
Ignite
realcommercial.com.au
property.com.au
IMMERSIV
Agtuary
Campaign Agent
simpology
REALTAIR
PropTrack
ATHENA
realtor.com
Arealytics
Mortgage Choice
Jitty

FY26 new investments

iGUIDE
Beforeyoubuy
neighbourlytics
SIMPLICITY LOANS & ADVISORY

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CEO's Address

Cameron McIntyre
Chief Executive Officer

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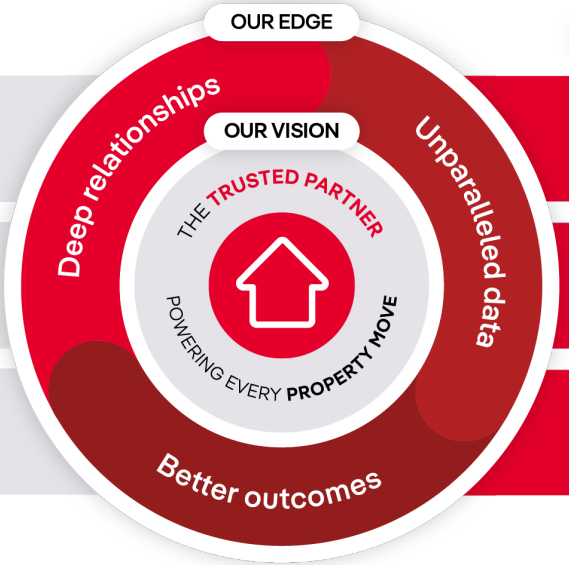
REA Group

We have evolved our focus to three shared enterprise missions

OUR PURPOSE To change the way the world experiences property

WHO WE SERVE

- Consumers
- Customers
- Brokers



OUR MISSIONS

- **Reinvent** property experiences
- **Scale** our growth engines
- **Accelerate** the organisation

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REA Group delivered an excellent FY26 financial performance

Revenue[1, 2]	EBITDA[1, 2, 3]	Net profit after tax[1, 2]	Reported net profit after tax[1, 4]
+7%	+12%	+15%	-19%
$1,793m	$1,088m	$650m	$552m
$1,730m (+12%) excl. India	$1,121m (+12%) excl. India	$682m (+14%) excl. India	$673m (-5%) excl. India

+3%	+20%	+15%	
61%	$2.97	$4.93	$200m
Operating EBITDA[1, 2, 3] margin	Dividend per share, FY26 full year	Earnings per share[1, 2]	On-market share buy-back concluded, over 1.25m shares purchased
		$5.17 (+14%) excl. India	

(1) Revenue, EBITDA, Net profit after tax, Free Cash Flow, Earnings per share - refer to glossary for definitions. (2) Financial results from core operations: reported results adjusted for significant non-recurring items. Refer to glossary for definition. Includes India, which is presented as a discontinued operation in the statutory (reported 4E) results unless otherwise stated. (3) EBITDA is excluding contributions from associates. (4) Statutory (reported 4E) results.

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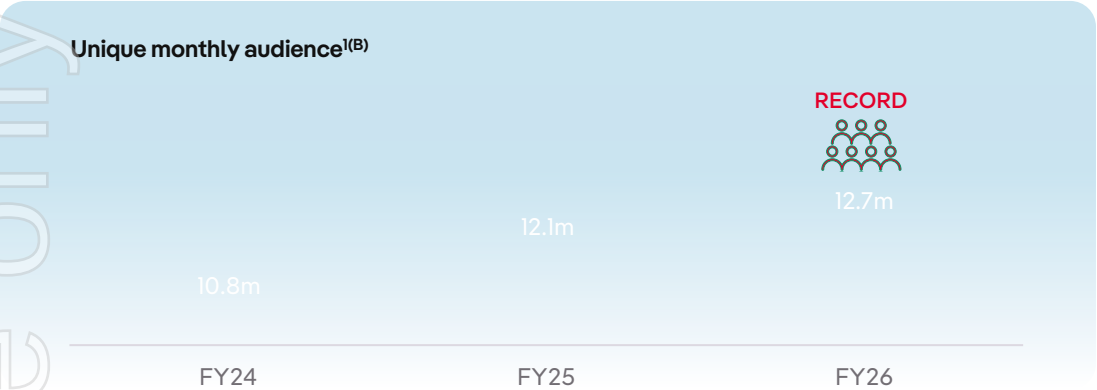
Record realestate.com.au audience[1(A)] and high-quality engagement

Australia's **#1 address in property** realestate.com.au

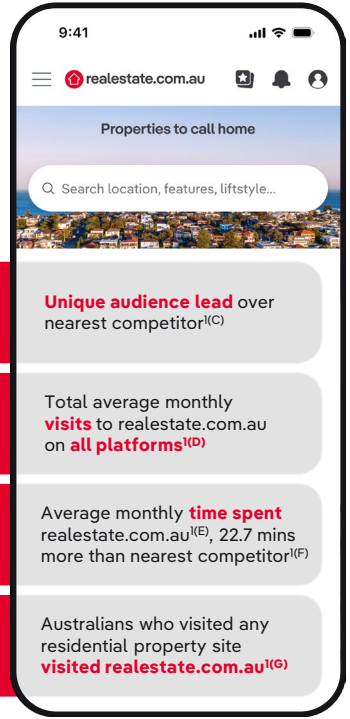


+14% YoY Active realestate.com.au members[2]

5.2m Properties tracked by their owner, +15% YoY[3]

2.5m Average monthly buyer enquiries, +8% YoY[4]

+22% YoY Seller leads delivered to customers[5]



5.2m	**Unique audience lead** over nearest competitor[1(C)]
146.4m	Total average monthly **visits** to realestate.com.au on **all platforms**[1(D)]
36.4 mins	Average monthly **time spent** realestate.com.au[1(E)], 22.7 mins more than nearest competitor[1(F)]
9 out of 10	Australians who visited any residential property site **visited realestate.com.au**[1(G)]

(1) Refer to page 30 for audience metric sources. (2) REA internal data, monthly logged-in members, realestate.com.au, Jul 2025 - Jun 2026 (average) vs. Jul 2024 - Jun 2025 (average). (3) REA internal data, Jun 2026 vs. Jun 2025. (4) Adobe Analytics, internal data, Jul 2025 - Jun 2026 (average) and vs. Jul 2024 - Jun 2025 (average). (5) REA internal data, Jul 2025 -Jun 2026 vs. Jul 2024 - Jun 2025.

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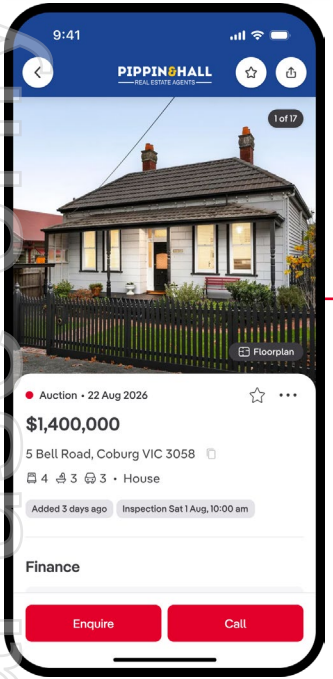
Our rich proprietary datasets fuel our AI experiences

What everyone else sees



What REA sees

Rich property record
- 30+ years campaign history
- Owner-contributed updates
- PropTrack AVM & estimates
- Insights from immersive media

Listing & transaction outcomes
- Deepest on-market coverage
- Live campaign performance
- Auction, sale & rental outcomes
- Buyer & seller attribution

Consumer intent & behaviour
- Search, save & inspect activity
- On-platform enquiries & actions
- Lifelong member signals
- Largest view of demand

Finance & affordability
- Home loan enquiries & leads
- Consumer affordability signals
- Mortgage Choice loans
- Owner loan tracking

Agent workflow & performance
- Daily agent workflows (Ignite)
- Agency product usage & spend
- On-platform ratings & reviews
- Prospecting signals

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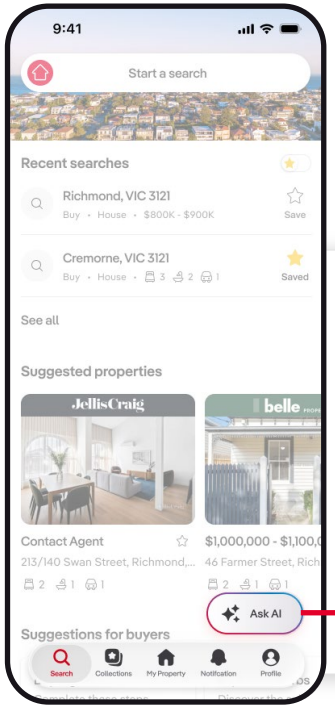
AI Assistant and immersive experiences deeply engaging consumers throughout the property journey



21% of AI Assistant sessions convert to a high-value action[1]

1 in 3 buyers say video and 3D tours make them more likely to inspect a property[2]

AI Assistant

A property companion powered by REA's deep, rich data:

- Answer questions
- Explore and compare options
- Guidance towards useful next steps
- Accelerate buyer progress

Ask AI

Immersive experiences

Visualisation strategy underpinned by immersive experiences:

- **iGUIDE rollout** accelerating with rapid adoption
- **Personalised social media-style video hub** delivering the right content at the right time

(1) REA internal data, 11 Jun 2026 – 30 Jul 2026. (2) realestate.com.au Residential Audience Pulse survey, April 2025.

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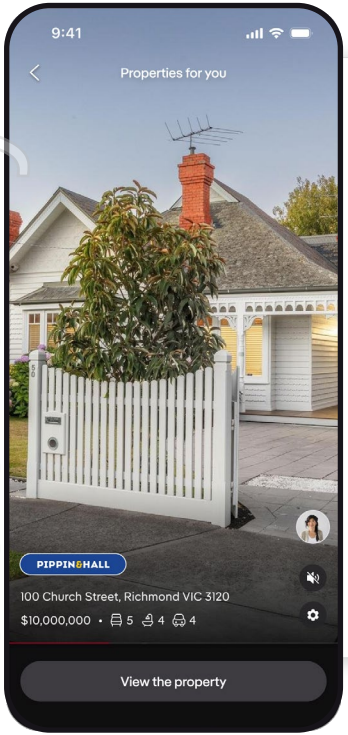
Premium advertising products, and innovative tools and services driving customer value



Premiere+

- **Record Premiere+ penetration**
- Premiere+ and Luxe listing **videos on app home screen**

2.9m video hub views since launch[1]

Audience Maximiser

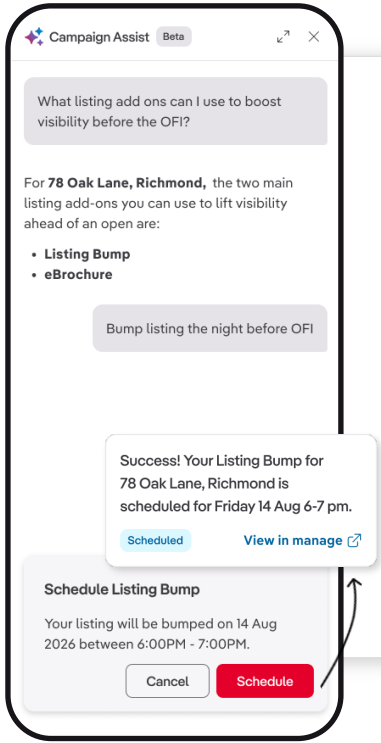
- **Record penetration** with new features and pricing options

105% more views on average[2]

Luxe

- **Additional Luxe value underpinning penetration**

48% more high intent actions[3]



Campaign Assist Launch

New AI-led tool trained by **proprietary campaign and market data**

Pro Strength in customer partnerships

Customers with Pro more than **doubled YoY**[4]

Pro Superior brand exposure supporting seller leads

Agents with Pro received **88% more seller leads** than agents without it[5]

Ignite

+17% YoY increase in average monthly active users[6]

(1) REA internal data, Nov 2025 - Jun 2026. (2) REA internal data, Premiere+ with Audience Maximiser listings compared to Premiere+ listings alone. Jul 2025 – Jun 2026. (3) REA internal data, compared to Premiere+ listings without Luxe. Jul 2025 – Jun 2026. (4) REA Internal data Jun 2026 vs. Jun 2025. (5) REA Internal data Jan 2025 – Dec 2025. (6) REA internal data, Jul 2025 - Jun 2026 (average) vs. Jul 2024 - Jun 2025 (average).

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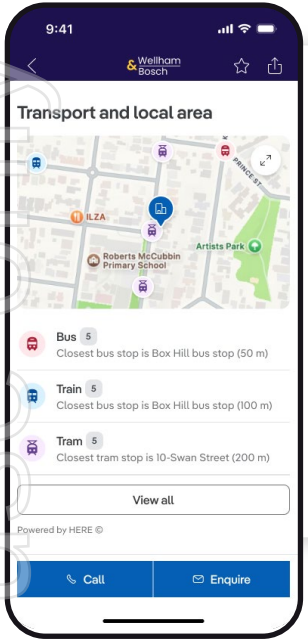
Strong results delivered in commercial and financial services

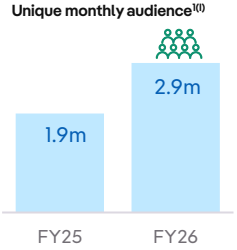
realcommercial.com.au



Australia's **#1 commercial property website**[1(H)]

Enhanced consumer experiences supporting record audiences

- New points of interest on listings on maps
- New demographic data on listings
- More immersive experiences driving engagement including iGUIDE integration

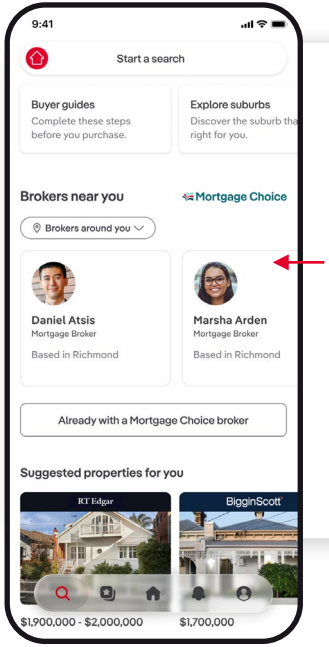


Customer highlights

- Record Elite Plus penetration
- Strong uptake of Elite Plus unlimited
- +109% YoY monthly active Ignite users[2]

Mortgage Choice

part of realestate.com.au



Revenue growth, productivity and value delivery supported by product innovation and brand investment

- Submission volumes **increased 15% YoY** and **settlements up 13%**
- High-quality leads from realestate.com.au with **settlements from REA leads up 30% YoY**[3]
- **More than 50%** of brokers are utilising AI agents powered by REA's proprietary data to **support productivity**[4]
- **Brokers saving up to 4 hours** per complex policy query with **new AI agentic-led policy search feature**[4]

(1) Refer to page 30 for audience metric sources. (2) REA internal data, Jun 2026 vs. Jun 2025. (3) REA Internal data, Jul 2025 – Jun 2026 vs Jul 2024 – Jun 2025. (4) REA Internal data, Jun 2026.

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Committed to sustainable business practices

Sustainability ratings and recognitions received

FTSE4Good

- A consistent MSCI ESG AAA rating
- S&P Corporate Sustainability Assessment, with ESG Score well above the peer group average.

Best Workplaces™ Great Place To Work. AUSTRALIA 2025

Best Workplaces™ for Women Great Place To Work. AUSTRALIA 2026

Best Workplaces™ in Technology Great Place To Work. AUSTRALIA 2025

age TOP Graduate Employers 2026

WORK180 Endorsed Employer For all women 2025

Progress towards sustainability goals

- REA Group named the country's third best workplace by Great Place to Work Australia
- 85% employee engagement score
- 49.8% female representation in the workforce
- Female representation in leadership roles increased YoY to 46.5%
- REA-backed and property industry-led, A Home for All Foundation, raised more than $1 million to help combat homelessness
- The Group's total emissions across Scope 1, 2 & 3 decreased by 21% YoY

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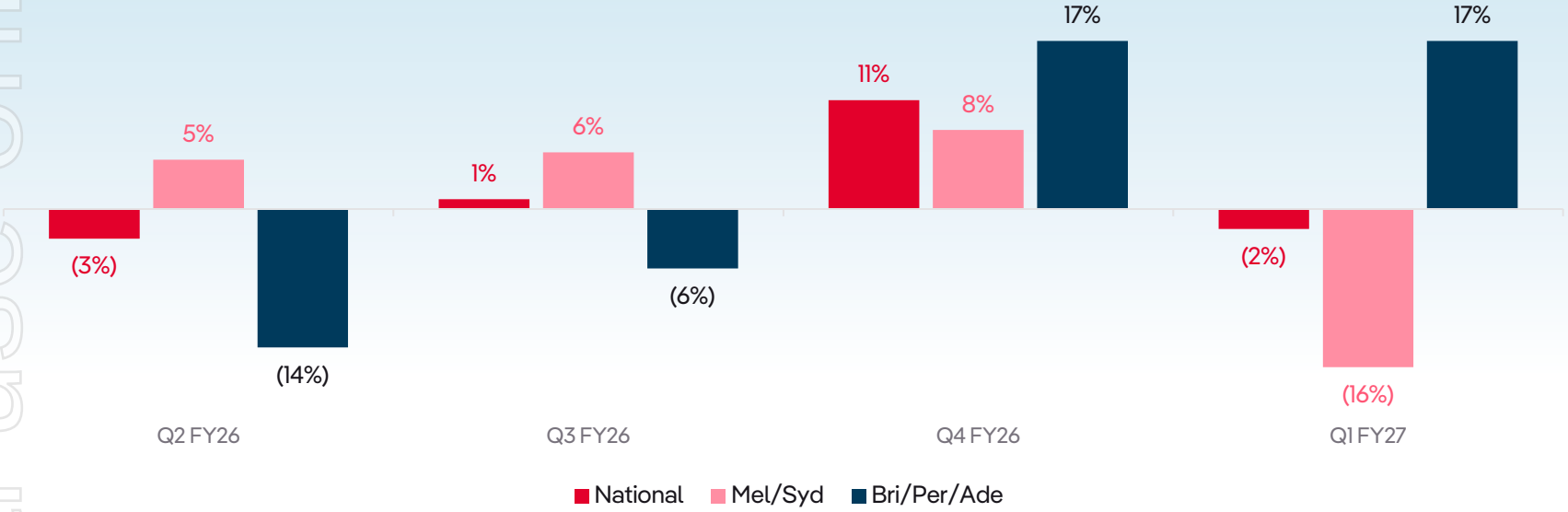
Market update

National listings volumes resilient despite challenging market conditions

National new Buy listings are in line with expectations, down 2% in Q1 on pcp. Brisbane, Perth and Adelaide are outperforming and offsetting the quieter conditions in Melbourne and Sydney.

Quarterly new Buy listings vs prior year[1]



(1) PropTrack national new Buy listings.

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REA Group Executive Leadership Team

Cameron McIntyre
Chief Executive Officer

Andrew Cramer
Chief Financial Officer

Jonathan Swift
Chief Product
and Audience Officer

Anthony Waldron
Chief Executive Officer
Financial Services

Tamara Kayser
Chief Legal Officer and
Company Secretary

Katrina Konstas
Chief Commercial and
Marketing Officer

Steve Maidment
Chief Technology Officer

Elisa Nerone
Chief People and
Sustainability Officer

Jane Cohen
Chief Strategy Officer

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Glossary

Cash	Cash includes cash and cash equivalents.
EBITDA	Earnings before Interest, Tax, Depreciation and Amortisation excluding contribution from associates.
Earnings per share	Basic earnings per share attributable to the ordinary equity holders of the company.
Financial results from core operations	Financial results/highlights from core operations exclude significant non-recurring items such as M&A related activity (including gains/(losses), transaction and integration costs), impairment reversal/(expense), revaluation of financial assets, restructuring costs, retrospective adjustment to provisions reflecting recent changes to India's employee entitlement laws, and share of associate non-core costs. Prior year also includes release of historic tax provisions.
Revenue	Revenue is defined as revenue and other income from property and online advertising and revenue from Financial Services less expenses from franchisee commissions.
Net profit after tax	Net profit attributable to owners of parent.

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Audience metric sources

A	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au, Audience (000's).
B	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), Jul 2024 - Jun 2025 (average), Jul 2023 - Jun 2024 (average) P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au, Audience (000's).
C	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au vs. Domain, Audience (000's).
D	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au, Monthly Visits (000's).
E	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au, Avg. Mins PP.
F	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Realestate.com.au vs. Domain, Avg. Mins PP.
G	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Residential Property Search Category, Brand Group, Realestate.com.au, Audience (000's).
H	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026, P14+, PC/laptop/smartphone/tablets, text only, Commercial Property Search Category, Brand Group, Audience (000's).
I	Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average) vs. Jul 2024 - Jun 2025 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, realcommercial.com.au Audience (000s).

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