

# Sunland Group

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16<sup>th</sup> August 2023

The Manager  
Company Announcements  
Australian Securities Exchange

## FY23 Full Year Results

Sunland Group Limited (ASX: SDG) today announced a net profit after tax \$33.4 million (2022: \$92.6 million). The period sees the continued delivery of Sunland Group's strategy to return net asset value to shareholders<sup>1</sup> (**Strategy**). This follows the completion and settlement of its remaining projects during the financial year with the financial year's result attributable to the performance of Sunland's multi-storey segment via settlements at The Lanes Residences West Village and 272 Hedges Ave on the Gold Coast, as well as settlements in the Group's medium density housing development, Montaine Residences at Sydney.

Operating and financial highlights for the period are detailed below:

- Net profit after tax of \$33.4 million (2022: \$92.6 million);
- Earnings per share of 24.4 cents based on the number of consolidated shares on issue as at the balance date (2022: 69.5 cents);
- Directors have declared a fully franked final dividend of 11 cents per share;
- The total value of fully franked dividends attributed to this financial year is 141 cents per share (including the final dividend of 11 cents per share now declared by directors);
- Remaining projects located at 272 Hedges Avenue and Mount Annan have been completed and fully settled at year end, apart from 10 houses at Mount Annan which settled during July 2023;
- Net tangible assets per share (based on consolidated issued shares) of \$1.19 (FY22: \$2.60);
- The Group achieved a 28% development margin, exceeding the annual target of 20% return on costs;
- Strong cash flow from property settlements totalling \$255.6 million (2022: \$554.5 million).

Sunland has now completed the development of its projects and sold all undeveloped inventory. The Group has no further or active projects or material business assets.

### Development Activities

Sunland's development activities provided strong earnings this period with the completion of various housing and multi-storey projects.

During the financial year the Group settled 232 lots (2022: 328) which generated \$255.6 million (2022: \$554.5 million) in property sales revenue. The bulk of settlements occurred for multistorey apartment projects at The Lanes Residences West Village and 272 Hedges Ave (QLD).

The Residential Housing and Urban Development segment generated revenues through settlements at Montaine Residences (NSW).

<sup>1</sup> As initially announced to the ASX on 20 October 2020 and further updated 30 September 2022 and 22 June 2022

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The Group exceeded its targeted development margin of 20%, with a return on cost for the period of 28% across its residential development portfolio (excludes marketing costs, which are expensed ahead of recognising revenue - refer segment report for further explanation).

## Capital Management and Dividends

Sunland directors will manage capital requirements to satisfy remaining obligations including staff salaries, employee entitlements, necessary operating expenses, maintenance of completed projects, defects rectification as required by law, contingent liabilities, and costs that may crystallise as the Strategy is completed (**Operating and Strategy Costs**).

Directors have declared a fully franked final dividend of 11 cents per share to be paid 20 September 2023. This is consistent with distribution guidance provided by directors in the ASX release 22 June 2023 which also included a proposed capital distribution of 90 cents per share. The distribution of capital will require shareholder approval and Sunland is seeking advice from its legal and taxation advisors in respect to this payment ahead of issuing detailed information to shareholders through the Notice of Meeting.

This announcement has been authorised by the Board of Directors.



**Grant Harrison**  
**Company Secretary**