



Victory Offices

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ASX Release

28 January 2022

CHAIR'S ADDRESS – ANNUAL GENERAL MEETING

Before we commence the formal part of the meeting, I will provide a brief overview of the 2021 year which will be followed by a broader business presentation from our CEO and Managing Director, Dan Baxter. After this we will conduct the formal business of the meeting and then open the floor to any questions.

Victory Offices has been encouraged by the substantial easing of restrictions associated with the COVID-19 pandemic and the progress towards rebooting the Australian economy. Whilst it has taken longer than anticipated, the green shoots of growth and opportunity are gradually being witnessed. The Board and I remain cautiously optimistic that the rollout of vaccines will aid business and consumer confidence to return to the office in the shorter term and look forward to the second half of FY22 being a significant improvement on what we have all experienced across the economy these past 24 months.

It is no surprise that the 2021 financial year, and indeed the first half of FY22, has been a time of significant challenge and change for the Company. As has been the case for many businesses, Victory Offices has been significantly impacted by the restrictions imposed by COVID-19 and the continued government lockdowns to our business.

Continued or further interruptions to economic conditions due to COVID-19 would likely impact the Company's ability to return to profitability.

We have continued to ensure a strong focus on capital management. In June 2021 shareholders approved a placement for the issue of \$15 million of shares to the CEO and Managing Director to strengthen the balance sheet and fund working capital requirements as we navigate and look to stabilise the business through continued uncertainty associated with the pandemic.

To maintain the highest standards of corporate governance the Board commenced a search for a fourth independent non-executive director in the first half of FY22 and announced the appointment of Ms Kelly Humphreys in December 2021. Ms Humphreys brings a broad skillset to the Board, both as a senior executive and director and I am confident that we will benefit from her commercial experience, ability to deliver growth and improved performance and her depth of corporate governance expertise as we navigate through FY22.

The Board appointed Mr Keith Pollocks as Chief Financial Officer in January 2022 following an extensive search. Mr Pollocks brings a wealth of experience in capital funding, M&A, transformation, and leading



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high performing finance teams in public listed environments, and we are very pleased to have him on the executive team.

Whilst we are operating in a mature market, we continue to believe that flexible workspaces are strategically important to the way the world does business in the future. This view is supported by independent industry studies. Recovery is expected to take longer than initially anticipated, in parallel with recovery in the Australian economy.

We are continuing to pursue other avenues to diversify risk, innovate and strengthen the balance sheet to ensure the long-term viability of the business as we navigate through these challenging and uncertain times.

In the absence of any further lockdowns and restrictions, we remain confident of a steady increase in occupancy during the second half of FY22. We are anticipating a gradual increase in occupancy in line with industry studies that draw attention to modified work environments and flexible employment attitudes. The service offering from Victory Offices will become a more attractive and efficient model as businesses determine their future workplace options and structure.

We are committed to the challenge of navigating through the remainder of FY22 with a view towards returning to profitability and growth in FY23.

I'd like to take the opportunity to thank my fellow Directors, Dan, the executive management team, the entire Victory team and you, our shareholders. We thank you all for your support and I look forward to continuing to serve you as Chair of our business.

END

For further information contact:

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About Victory Offices Limited

Victory Offices Limited are the industry leaders in providing premium office spaces across Australia, specialising in providing a vast range of flexible workspace solutions to all business sizes. Continually recognised for service excellence and innovation, Victory Offices Limited strategically expand their portfolio of locations in premium Grade A buildings across Melbourne, Sydney, Brisbane, Perth and Canberra.

Victory Offices Limited are a customer centric business that is built and developed around the Members of the Victory Community and seek to 'incubate' each and every Member throughout their journey by truly exceeding the benchmark and their expectations of partnering with a leading flexible workspace solution.