

## ASX MARKET & MEDIA ANNOUNCEMENT

27 July 2015

### FINBAR FORECASTS ~\$25.5 MILLION PROFIT FOR FY15 WITH RECORD CASH POSITION AND PRE-SALE CONTRACTS

- Finbar forecasts net profit of ~\$25.5 million for FY15.
- Record cash position of ~\$69 million to fund working capital and future growth.
- Largest level of pre-sale contracts in Finbar's history totalling ~\$400 million.
- Finbar continues to achieve steady sales across all projects being marketed.
- Final dividend of \$0.06 per share declared.

**Perth, 27 July 2015:** Western Australia's leading apartment development company, Finbar Group Limited (ASX: FRI) (**Finbar or the Company**) is pleased to report that it is forecasting a full year profit after tax of approximately \$25.5 million for the financial year ended 30 June 2015 (**FY15**). This result represents a solid year of profitability in a year where the timing of the construction and completion cycle provided less assistance to the reported net profit.

Finbar completed FY15 with a record financial year end cash position of approximately \$69 million. This record cash position ensures the Company is well capitalised to fund its current pipeline of large scale projects where construction is underway. Finbar is also preparing to launch the sales of the Company's largest single stage project to date, the 38 level Civic Heart project located in South Perth with an end project value of more than \$400 million.

Commenting on the profit guidance today, Managing Director Darren Pateman said, "FY15 has been a respectable year for Finbar with second half completions of the Subi Strand and Toccata projects bolstering our full year results. Nonetheless, each project completed this financial year has stood on its own merits by achieving a strong profit margin and contributing to the Company's overall profitability.

"Furthermore, even after the recent settlements of the majority of units at Toccata and Subi Strand, we are delighted to report Finbar is holding pre-sale contracts of totalling \$402 million compared to \$239 million in FY14. This figure represents more than a 65% increase on the previous financial year end and is now the largest pre-sale level in the Company's history which will underpin our future earnings growth."

Finbar commenced construction on the Linq, Unison on Tenth, and Aurelia projects during the second half of the financial year to join the Norwood, Arbor North, and Concerto projects, also under construction.

The Company is still achieving steady sales progress across all projects being marketed, despite the softer local market conditions, and is continuing to assess a steady deal-flow of new acquisition opportunities.

“With our strong balance sheet, projects under construction, and record pre-sale levels, we are very well positioned to continue reviewing our most favoured new opportunities and this provides us with the confidence to commence new projects to meet our medium to long term growth ambitions,” Mr Pateman added.

As a result of another successful financial year, Finbar announced today a final dividend of 6 cents per share. Combined with the 4 cent interim dividend paid in April 2015, this dividend maintains an annual dividend of 10 cents per share for FY15.

Full dividend details are contained in a separate announcement today.

For further information, please visit [www.finbar.com.au](http://www.finbar.com.au) or contact:

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Finbar Group Limited, its controlled entities and its jointly controlled entities, is a property development company whose core business lies in the development of medium to high density residential apartments and commercial property within the Perth Metropolitan Area and the Pilbara within the State of Western Australia.