



ASX release

6 August 2025

BWP RESULTS FOR THE FULL-YEAR TO 30 JUNE 2025

In accordance with ASX Listing Rule 4.3A, the following documents are attached for release to the market:

- > Appendix 4E
- > Full-year 2025 results

The following will also be released in conjunction with today's results release:

- > 2025 Annual Report
- > Full-year 2025 results investor presentation
- > BWP Group Corporate Governance Statement
- > Appendix 4G (Key to Corporate Governance disclosures)
- > Dividend/Distribution – BWP (Actual)

It is recommended that the full-year results announcement be read in conjunction with the Annual Report and accompanying ASX releases for a more detailed review of BWP's activities and financial performance for the year ended 30 June 2025 and the outlook for the year ahead.

An investor/analyst briefing teleconference call, with a question and answer session, will be held on **6 August 2025 at 8.00 am AWST** (10.00 am AEST).

The briefing will be webcast live and accessible live via our website at www.bwptrust.com.au. If you wish to join the telephone conference and Q&A session, please email investorrelations@bwptrust.com.au for registration details.

This announcement was authorised for release to the ASX by Warren Baillie, General Counsel and Company Secretary of BWP Management Limited.

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APPENDIX 4E

FINANCIAL YEAR ENDED 30 JUNE 2025

RESULTS FOR ANNOUNCEMENT TO THE MARKET

		30 June 2025	30 June 2024	Variance %
Revenue from ordinary activities	\$000	203,302	174,460	16.5
Profit before fair value movements	\$000	129,675	119,265	8.7
Gains in fair value of investment properties and derivatives	\$000	135,902	60,957	122.9
Profit from ordinary activities attributable to unitholders	\$000	265,577	180,222	47.4
Net tangible assets per unit	\$	3.98	3.79	5.0

DISTRIBUTIONS

Interim distribution paid ¹	\$000	65,643	57,943	13.3
Final distribution paid	\$000	67,427	66,143	1.9
Interim distribution paid	cents	9.20	9.02	2.0
Final distribution paid	cents	9.45	9.27	2.0

Record date for determining entitlements to the final distribution 30 June 2025

Payment date for the final distribution 27 August 2025

¹ Interim distribution is higher as a result of additional units issued in BWP Trust during the second half of the year ended 30 June 2024 as consideration for BWP Trust's acquisition of 100 per cent of the issued securities in Newmark Property REIT.

Distribution Reinvestment Plan

The Distribution Reinvestment Plan ("DRP") was in place for the interim distribution and was suspended for the final distribution for the year ended 30 June 2025.

Audit

This report is based on accounts that have been audited.

Commentary on the results for the year

The commentary on the results for the year is contained in the ASX release dated 6 August 2025 accompanying this statement.

This report should be read in conjunction with the annual financial report of the Trust and any announcements made in the period by or on behalf of the Trust in accordance with the continuous disclosure requirements of the *Corporations Act 2001* and the ASX Listing Rules.



ASX release

6 August 2025

FULL-YEAR RESULTS TO 30 JUNE 2025

The directors of BWP Management Limited, the responsible entity for BWP Trust (**BWP or the Trust**), today announced the results of the Trust and its controlled entities (collectively the **Group**) for the financial year ended 30 June 2025.

Net profit for the year ended 30 June 2025 was \$265.6 million, including \$135.9 million in net unrealised gains in the fair value of investment properties and derivatives. This compares with net profit including fair value gains of \$180.2 million in the prior year. BWP reported a full-year distribution of 18.65 cents per ordinary unit for the financial year ended 30 June 2025, an increase of 2.0 per cent on the previous year.

The operating environment for the 2025 financial year was shaped by moderating inflation, stabilising interest rates, and resilient demand for large format retail property. Retail real estate remained attractive, supported by strong supply-demand fundamentals and population growth. New development activity continued to be constrained by elevated construction costs and limited site availability which, with supply remaining low, supported high occupancy, rental growth, and asset values across the sector.

Investor interest in large format retail assets strengthened. This was reflected in an increase in transaction activity, including Bunnings Warehouse transactions completed in the 2025 financial year, with capitalisation rates compressing and valuations increasing.

In this environment, BWP achieved continued portfolio rent growth, including the contribution of the Newmark Property REIT (**NPR**) off-market takeover acquisition completed in June 2024. Rent growth more than offset higher finance costs associated with higher interest rates and higher debt levels.

BWP continued to make progress on optimising the portfolio during the year. Development activity advanced at key sites, with development approval received for Fountain Gate, Victoria and further planning progress made at Noarlunga, South Australia. Efforts to repurpose and re-lease properties vacated by Bunnings also continued, supporting rental income and asset utilisation, with the re-leasing of Northland, Victoria secured during the year.

During the year, in support of profitable growth, agreement was reached with Bunnings (subject to development approval and completion of legal documentation) for a \$14.0 million expansion of the Pakenham, Victoria warehouse. An agreement was also reached with an unrelated third party tenant for an \$11.0 million redevelopment and car showroom expansion at Midland, Western Australia.

Reflecting its focus on portfolio renewal, during the year BWP continued to progress sales campaigns for the ex-Bunnings Warehouse at Port Kennedy, Western Australia, and Morley, Western Australia.

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On 27 June 2025, BWP and Wesfarmers Limited (**Wesfarmers**) signed an Implementation Deed to enable a proposal to be put to Investors comprising three components:

1. the internalisation of the management functions of BWP (**Internalisation**);
2. restructuring the terms of 62 Bunnings Leases within the BWP property portfolio (**Lease Reset and Extension**); and
3. store expansion expenditure commitments and network upgrade expenditure commitments at certain Bunnings sites within the BWP property portfolio (**Capital Expenditure Commitments**)¹,

where, collectively, the Internalisation, Lease Reset and Extension, and Capital Expenditure Commitments comprised the **Transaction**.

Unitholders approved the Transaction at an Extraordinary General Meeting ("EGM") held on 28 July 2025, with completion achieved on 1 August 2025. The Transaction has secured continued exposure to Bunnings as BWP's largest tenant, and established an aligned, cost-efficient, internally managed real estate investment group with significant lease tenure.

The results included in this ASX release do not take into account any effects of the Transaction as it occurred subsequent to year end.

¹ The Capital Expenditure Commitments are subject to development approvals, board approvals and completion of legal documentation.



2024/25 FULL-YEAR PORTFOLIO HIGHLIGHTS

- > Like-for-like rental growth of 3.0 per cent for the 12 months to 30 June 2025 (4.2 per cent in the prior year), which incorporates the average inflation on Consumer Price Index ("CPI") linked leases of 2.7 per cent
- > 24 market rent reviews (including 12 Bunnings Warehouse properties) finalised during the year, with rents increased 3.3 per cent on prevailing rent
- > Total income for the year ended 30 June 2025 was \$203.3 million, up 16.5 per cent on the previous year
- > Final distribution of 9.45 cents, bringing the full-year ordinary distribution to 18.65 cents, an increase of 2.0 per cent on the prior corresponding period
- > Taking into account green electricity purchased and ACCUs surrendered during the period, the Group's net Scope 2 emissions position for the year ended 30 June 2025 was zero tonnes CO₂e
- > Weighted average cost of debt was 4.4 per cent for the year and 4.3 per cent at year end
- > Weighted average lease expiry ("WALE") of 4.5 years at 30 June 2025 which compares to 3.8 years at 30 June 2024
- > Weighted average capitalisation rate for the portfolio at 30 June 2025 was 5.40 per cent (December 2024: 5.43 per cent; June 2024: 5.54 per cent).
- > Portfolio 98.6 per cent leased (99.1 per cent in the prior year)
- > Net tangible assets of \$3.98 per unit at 30 June 2025 (2024: \$3.79 per unit), up 5.0 per cent on the previous year
- > Gearing (debt/total assets) of 21.6 per cent at 30 June 2025 (21.5 per cent at 30 June 2024)



FINANCIAL SUMMARY

Year ended 30 June				2025	2024
INCOME & EXPENSES					
Total income	\$m			203.3	174.5
Total expenses	\$m			(73.6)	(55.2)
Profit before fair value movements	\$m			129.7	119.3
Amounts released from undistributed income reserve	\$m			3.4¹	5.2 ²
Distributable amount for the period	\$m			133.1	124.1
Management expense ratio ³ (annualised)	%			0.66	0.66
PORTFOLIO VALUATION & DISTRIBUTION					
Property and derivative revaluation gains/(losses) ⁴	\$m			135.9	61.0
Net profit including fair value movements	\$m			265.6	180.2
Number units on issue	m			714	714
Distribution per ordinary unit	interim	cents		9.20	9.02
	final	cents		9.45	9.27
	total	cents		18.65	18.29
Number of unitholders				29,797	23,754
Unit price at 30 June	\$			3.52	3.46
INVESTMENT & CASH GENERATION					
Capital expenditure	\$m			24.8	41.9
Acquisitions of investment properties	\$m			-	572.0
Free cash flow	\$m			94.4	105.6
CAPITAL STRUCTURE					
Total assets	\$m			3,745.9	3,586.3
Borrowings	\$m			808.2	771.6
Unitholders' equity	\$m			2,839.6	2,707.6
Net tangible assets	\$ per unit			3.98	3.79
Weighted average cost of debt	% pa			4.4	4.4
Weighted average cap rate	%			5.40	5.54
Gearing (debt to total assets)	%			21.6	21.5

Figures above are subject to rounding

¹ Being \$0.1 million in capital profits and \$3.3 million to offset one-off transaction costs.

² Includes \$3.4 million for the release of the preacquisition NPR distribution received.

³ Expenses other than property outgoings and borrowing costs as a percentage of average total assets.

⁴ It should be noted that all property valuations as at 30 June 2025 did not take into account the anticipated effects of the Lease Reset and Extension component of the Transaction as approved by unitholders on 28 July 2025, which is expected to increase the property valuations by \$49.9 million, reflecting an eight basis point compression in BWP's weighted average capitalisation rate to 5.35 per cent.



Income and expenses

Total income for the year to 30 June 2025 was \$203.3 million, 16.5 per cent above last year. Rental and other property income was \$29.0 million higher, largely due to the full year contribution of income from the NPR acquired properties, along with annual increases in rent.

Finance costs of \$35.0 million were 37.7 per cent higher than last year due to a higher level of average borrowings (36.2 per cent higher than the previous year at \$799.9 million compared with \$587.5 million), which was largely due to NPR debt acquired as part of the acquisition in March 2024. The weighted average cost of debt for the year (finance costs as a percentage of average borrowings) was 4.4 per cent which was in line with the previous year.

Other operating expenses, excluding one-off transaction costs of \$3.3 million relating to the internalisation, were 25.4 per cent higher than the previous year at \$14.0 million (\$11.2 million in the previous year), largely due to increases in land tax payable, other property outgoings and insurance premiums relating to the NPR portfolio. The management expense ratio for the year ended 30 June 2025 (expenses other than property outgoings and borrowing costs as a percentage of average total assets) was in line with the previous year at 0.66 per cent. The management fee payable for the year increased 14.6 per cent from \$18.6 million to \$21.3 million, largely due higher property valuations throughout the year and a full year of management fees payable relating to the NPR assets.

Net profit and financial position

For the year ended 30 June 2025, net profit was \$265.6 million, including \$135.9 million in net unrealised gains in the fair value of investment properties and derivatives. This compares with net profit last year of \$180.2 million, which included net unrealised gains of \$61.0 million in the fair value of investment properties and derivatives. Profit before fair value movements was \$129.7 million, 8.7 per cent above the prior year (\$119.3 million).

As at 30 June 2025, the Group's total assets were \$3.7 billion (2024: \$3.6 billion) with unitholders' equity of \$2.8 billion and total liabilities of \$0.9 billion. Investment properties and assets held for sale made up the majority of total assets comprising \$3.7 billion (2024: \$3.5 billion).

The net tangible asset backing of BWP's units (**NTA**) as at 30 June 2025 was \$3.98 per unit, an increase of 5.0 per cent from \$3.79 per unit as at 30 June 2024. The increase in NTA was due to an increase in property valuations during the year ended 30 June 2025. The pro-forma NTA, post Transaction, was \$3.85 per unit.

Property revaluations

The entire portfolio was revalued at 31 December 2024 and again at 30 June 2025, which included 42 property revaluations performed by independent valuers during the year (13 at 31 December 2024 and 29 at 30 June 2025). Properties not independently revalued at each balance date are subject to internal valuations.

It should be noted that all property valuations as at 30 June 2025 did not take into account the anticipated effects of the Lease Reset and Extension component of the Transaction as approved by unitholders on 28 July 2025, which is expected to increase the property valuations by \$49.9 million, reflecting an eight basis point compression in BWP's weighted average capitalisation rate to 5.35 per cent.

The value of the Group's portfolio increased by an amount of \$160.2 million to \$3,704.8 million during the year following expenditure of \$24.8 million, adjusting for the straight-lining of rent and capitalised interest of \$3.7 million proceeds before adding unrealised gains of \$139.1 million.



Capital management

During the year the Group extended the terms of facilities with Bank of China, Commonwealth Bank of Australia, Sumitomo Mitsui Banking Corporation and Westpac Banking Corporation. An additional \$50 million facility was entered into with Bank of China for four years, maturing in June 2029. The next debt maturity is April 2026, when one tranche of the Trust's corporate bonds mature. The Trust is currently considering various refinancing options available including the potential for a new bond issue, obtaining additional finance from current debt providers and exploring options with new lenders.

Interest rate management and gearing

The Group enters into interest rate swaps and fixed rate corporate bonds (hedging) to create certainty of interest costs over the medium to long term. As at 30 June 2025, the Group's interest rate hedging cover was 48.3 per cent of borrowings, with \$390.0 million of fixed rate corporate bonds and interest rate swaps, against interest-bearing debt of \$807 million. The weighted average term to maturity of hedging was 1.4 years.

The Group's gearing ratio (debt to total assets) at 30 June 2025 was 21.6 per cent (2024: 21.5 per cent), which is at the lower end of the Board's preferred range of 20 to 30 per cent. The lower gearing provides flexibility for the Group to take advantage of investment opportunities to create long-term value when they arise. The Group's interest cover ratio (earnings before interest / interest expense) was 4.8 times (2024: 6.5 times). Both metrics remain well within the Trust's finance facilities' covenants.

Distribution

A final distribution of 9.45 cents per ordinary unit has been declared and will be made on 27 August 2025 to unitholders on BWP's register at 5.00 pm (AEST) on 30 June 2025. The final distribution takes the total ordinary distributions for the year to 18.65 cents per unit (2024: 18.29 cents per unit), up 2.0 per cent on the prior year.

BWP maintains an active Distribution Reinvestment Plan ("DRP") as a component of longer-term capital management and to allow securityholders flexibility in receiving their distribution entitlements. The DRP provides a measured and efficient means of accessing additional equity capital from existing eligible securityholders when required. The DRP was in place for the interim distribution for the six-month period ended 31 December 2024, and was suspended for the final distribution for the six-months ended 30 June 2025, considering the internalisation proposal that was announced on 27 June 2025 and which was subject to unitholder approval on 28 July 2025.

PORTFOLIO OPTIMISATION

Capital expenditure

During the year, the Group incurred capital expenditure of \$24.8 million, comprising \$2.6 million on repositioning various properties, \$15.4 million on expansions of Bunnings Warehouses, and \$6.8 million on other improvements and sustaining capital and maintenance requirements across the portfolio.

Occupancy

As at 30 June 2025, the portfolio was 98.6 per cent leased (2024: 99.1 per cent).



Rent reviews

Excluding rental income from properties acquired, sold, upgraded or vacated and re-leased during or since the previous corresponding period, rental income increased by approximately 3.0 per cent for the 12 months to 30 June 2025 (compared to 4.2 per cent for the 12 months to 30 June 2024).

Market rent reviews on 24 properties (including 12 Bunnings Warehouse properties) were finalised during the year, with rent increasing on average 3.3 per cent on the prevailing rent at the time of the market rent review.

PROFITABLE GROWTH

Expansions

During the year, BWP committed to fund the expansion of its Pakenham Bunnings Warehouse, Victoria, at a cost of \$14.0 million, which included the acquisition of adjoining land. The annual rent will increase by approximately \$0.9 million reflecting a rentalisation rate of 6.5 per cent. Following completion of the expansion, expected in mid-2026, the parties will enter into a new 10-year lease with six, six year options, exercisable by Bunnings. The annual rent will increase by CPI, capped at 3.0 per cent and market rent reviews are scheduled at the exercise of the first option and every subsequent second option. Market rent reviews, occurring every 12 years, are subject to a 10 per cent cap, meaning the rent cannot increase more than 10 per cent above the preceding year's rent ('10 per cent cap'), and a 10 per cent collar, meaning that the rent cannot fall more than 10 per cent below the preceding year's rent ('10 per cent collar').

During the year, BWP also committed to fund the redevelopment and car showroom expansion at Midland, Western Australia at a cost of \$11.0 million (with capital to be rentalised at a rate of 7.5 per cent). Following completion of the expansion, a new 15-year lease will be entered into, with one 10-year option. The annual rent will increase by the greater of 3.5 per cent or CPI, and market rent reviews, occurring every 10 years, are subject to a 10 per cent cap and a 10 per cent collar.

In March 2025, the expansion of the Dubbo Bunnings Warehouse, New South Wales was completed at a cost of \$13.1 million, inclusive of the acquisition of adjoining land of \$0.4 million. The parties have entered into a new 10-year lease with six, five-year options, exercisable by Bunnings, with annual rent increasing post-completion by \$0.5 million. The annual rent will increase by CPI, capped at 2.5 per cent and market rent reviews are scheduled every 10 years from the lease commencement date. Market rent reviews are subject to a 10 per cent cap and a 10 per cent collar.

Also in the second half of the financial year, car park works totalling \$1.4 million were completed at the Bunnings Warehouse Scoresby, Victoria. The parties have entered into a new 10-year lease with three, five-year options exercisable by Bunnings. The annual rent will increase by CPI with market rent reviews every 10 years. There are no caps or collars on CPI or market rent reviews.



OUTLOOK

In delivering BWP's strategic agenda of portfolio optimisation, profitable growth and portfolio renewal, BWP's focus areas for the 2025/26 financial year will continue to include progressing the repurposing of ex-Bunnings properties, filling any vacancies, progressing and completing store upgrades, and the continued roll-out of energy efficiency improvements at Group properties.

The 2025/26 financial year sees the peak impact of Bunnings vacancies with a material increase in site repurposing works. The benefits of internalisation and lower operating costs are expected to support profit growth, with the release of capital profits from prior asset disposals expected to support distributions to mitigate the impacts on rental income due to increased repurposing activity.

With completion of the Transaction (management internalisation, Bunnings lease reset and extension and capital expenditure commitments) achieved in early August 2025, the coming year will see a strong focus on the transition to an internalised model, where management will focus on optimising BWP operations, including in collaboration with Wesfarmers under the Co-Operation and Services Agreement.

Management will also focus on leveraging the reduction in the costs of doing business via a lower cost of capital, and the increased available time and resources to assess and action opportunities to grow the portfolio and create value. This activity will focus on reinvesting in the core retail portfolio to support tenant optimisation plans, acquiring accretively and growing the core portfolio.

In renewing the portfolio, the Group will recycle actively, by divesting non-core assets (focused on Port Kennedy, Western Australia and Morley, Western Australia), re-allocating capital to higher returning opportunities and reinvesting in growth initiatives to complement its core portfolio while maintaining a strong and flexible balance sheet.

Following the unitholder approval of the Transaction at the EGM of 28 July 2025, the number of market reviews has reduced significantly. For the year ending 30 June 2026, leases subject to market review represent only three per cent of base rent, with CPI reviews to apply to 46 per cent of the base rent and the balance of 51 per cent to be reviewed to fixed increases of two to four per cent.

Excluding the Transaction, the distribution 2025/26 financial year was forecast to be 19.03 cents per BWP Trust Unit (including capital profits of \$5.6 million), reflecting 2.0 per cent growth on FY2025. Following Implementation, and subject to no major disruption of the Australian economy or material change in market conditions, BWP expects the distribution per unit for the year ending 30 June 2026 to be 19.41 cents per BWP Stapled Security, representing a 4.1 per cent increase on the prior year's distribution of 18.65 cents per BWP Trust Unit.

For further information please contact:

Mark Scatena
Managing Director
BWP Management Limited

Telephone: +61 8 9327 4356
E-mail: investorrelations@bwptrust.com.au