ASX Announcement
6 August 2026

REA Group delivers excellent FY26 results

REA Group Ltd (ASX:REA) today announced its results for the year ended 30 June 2026.

FY26 Key Financials:

- From core operations[1]:
  - Revenue[2] of $1,793m, up 7% on pcp (Australia +11%)
  - Operating expenses of $705m, flat on prior year (Australia +7%, in line with guidance)
  - EBITDA[3] excluding associates of $1,088m, up 12% (Australia +13%)
  - Australian jaws open 4%, driving operating EBITDA margin expansion to 66% in FY26
  - Net profit[4] of $650m, up 15%, and EPS of $4.93, up 15%
- Reported net profit[4] of $552m decreased 19%, largely reflecting the $111m impairment of REA India in FY26 and $117m reversal of impairment on sale of PropertyGuru in FY25 (Appendix 1)
- Free cash flow increased 17%
- Final dividend of $1.73 per share fully franked, up 25% with full year dividends of $2.97 per share, up 20%
- $200m on-market share buy-back executed, with over 1.25m shares purchased

FY26 Highlights:

- **Residential revenue up 12%** driven by:
  - **Strong Buy yield growth of 13%**, in line with guidance
  - **Flat Buy listings**, better than anticipated (-1% to -3%) due to stronger than expected Q4
- **Delivered record[5] Australian audiences and engagement:**
  - **Audience** – 12.7 million people visiting per month on average in the year[5], 146.4 million monthly visits (up 11%)[6] and 2.5 million buyer enquiries (up 8%)[7]
  - **Engagement** – 14% increase in active members[8], a 15% increase in properties tracked by their owner to 5.2 million[9], and a 22% increase in seller leads[10]
- **Continued product innovation focused on AI and visualisation:**
  - **AI delivering real value** with new consumer-facing AI Assistant available to 100% of our members, Campaign Assist accessible to all customers on Ignite, and the next generation of AI-powered tools rolled out to Mortgage Choice brokers
  - **Video hub launched** on app home screen, with the 2.9m video views since November 2025 launch[11] forming a key value driver for customers in FY27
- **Strategic M&A and diversification:**
  - **Diversifying Mortgage Choice into commercial lending** with the acquisition of a 70% controlling stake in Simplicity Loans & Advisory
  - **Acquisition of North American 3D visualisation business Planitar, maker of iGUIDE, (iGUIDE)** consolidated from October 2025, Australia operations launched in March 2026
  - **India sale** – REA India has announced the sale of its remaining business, Housing.com, to listed Aurum PropTech Limited (**Aurum**), following the shutdown of Housing Edge and sale of PropTiger in H1. REA India will hold a 24.9% stake in Aurum post completion[12].
- **Investor Day planned for October 2026**

REA Group Chief Executive Officer, Cameron McIntyre commented: "REA Group delivered an excellent FY26 performance underpinned by double digit yield growth. REA's unparalleled audience and proprietary data firmly position the business as a leading beneficiary of AI. In FY26 this translated into real commercial value for the business, customers, consumers and brokers.

After an extended period of strong demand, 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.

More Australians trusted realestate.com.au for their property needs than ever before in FY26, with a record 12.7 million average monthly visitors[5]. The value in our audience extends far beyond scale with new immersive and AI-led experiences supporting record levels of seller leads and continued strength in buyer enquiries delivered to customers throughout the year.

Alongside our operating performance, we maintained disciplined cost and capital management. We focused on improving operating efficiency, and we returned capital to shareholders through our $200 million share buyback program and an increased dividend payout ratio, reflecting REA's financial strength and the confidence we have in the business.

Market fundamentals remain sound as we look further into the new year. Softening levels of buyer demand will see customers and vendors continue to turn to REA as they seek to differentiate their properties with our products and ensure their properties reach the largest and most engaged audience of Australian property seekers[13].

As the rapid pace of technological advancement continues, we are increasing our speed to market and embracing opportunities for new value creation. The business is well positioned for future growth with a strong foundation and balance sheet, growing audience and engagement, and an exciting product pipeline accelerated and supported by new AI applications."

Financial Summary

A summary table of the key financial information from core[1] operations is presented below. The information is presented in Australian dollars and is prepared under AIFRS. All financial growth rates refer to YoY comparisons unless otherwise stated.

Following the announcement of the sale of REA India, India is presented as a discontinued operation and held for sale at 30 June 2026[12].

	Core operations		Core continuing ops ex India*			
AUD$m (unless stated)	**FY26**	**%**	**FY26**	**FY25**	**YoY%**	**YoY ex M&A[14]**
Australia revenue	1,712	11%	1,712	1,544	11%	11%
International revenue	81	(38%)	18	-	-	-
Group revenue	**1,793**	**7%**	**1,730**	**1,544**	**12%**	**11%**
Australia operating expenses**	586	7%	586	546	7%	7%
International operating expenses	119	(25%)	23	-	-	-
Group operating expenses	**705**	**0%**	**609**	**546**	**12%**	**7%**
Australia EBITDA before associates**	1,126	13%	1,126	998	13%	13%
International EBITDA before associates	(38)	(33%)	(5)	-	-	-
Group EBITDA before associates	**1,088**	**12%**	**1,121**	**998**	**12%**	**13%**
EBITDA including associates	1,067	13%	1,100	972	13%	14%
NPAT attributable to owners of parent	**650**	**15%**	**682**	**599**	**14%**	**14%**
Earnings per share (EPS) $	4.93	15%	5.17	4.53	14%	15%

* Following the announcement of the sale of REA India in July 2026, REA India is classified as a discontinued operation
**Includes corporate costs
Refer to Appendix 1 for a reconciliation between core and reported results, both including India and also on a continuing operations (excluding India) basis.

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AUSTRALIA
Australian revenue of $1,712m was up 11% YoY.

A summary of the quarterly residential listings and new homes Project Profile volume changes is outlined in the table below, showing changes against the prior corresponding period.

YoY volume changes	**Q1'26**	**Q2'26**	**Q3'26**	**Q4'26**	**FY26**
Residential Buy listings					
National	**(8%)**	**(3%)**	**1%**	**11%**	**0%**
Sydney	(6%)	7%	4%	8%	3%
Melbourne	(4%)	4%	7%	8%	4%
New Homes Project Profile volumes	**7%**	**8%**	**6%**	**3%**	**6%**

Residential revenue increased 12% to $1,290m. Buy revenue growth was driven by a 13% increase in yield, with national listings flat. Buy yield benefited from a 7% average Premiere+ price rise, growth in add-on products, higher subscription revenues and increased depth penetration. Rent revenue growth was driven by a 6% average price rise and growth in depth penetration, partly offset by a 1% decline in listings.

Commercial and New Homes revenue increased 9% to $238m. Commercial revenue growth was driven by an average 7% price rise, increased depth penetration and a 2% increase in listings. New Homes revenues growth was driven by a 6% increase in Project Profile volumes, higher yield and growth in display revenues.

Financial Services revenue increased 11% to $114m. Mortgage Choice revenue benefitted from a 13% increase in settlements, partially offset by higher broker payout rates. PropTrack revenue growth was driven by customer data contracts.

On 5 June 2026, REA Group acquired a 70% controlling stake in Simplicity Loans & Advisory Pty Ltd (Simplicity) for $47m. Simplicity is an award-winning boutique brokerage focused on commercial lending and its results have been consolidated from 1 June 2026.

Other revenue was up 5% to $70m, driven by customer growth in CampaignAgent.

realestate.com.au delivers record audiences[5]

Record audiences in FY26 reinforced realestate.com.au's position as Australia's number one address in property[15].

Key audience highlights for the year included:

- 12.7 million people visited per month on average[5], with 6.3 million people exclusively using realestate.com.au[16];
- 146.4 million average monthly visits[17], 104.5 million more monthly visits than the nearest competitor on average[17];
- 5.2 million unique properties tracked by their owner on realestate.com.au[9], up 15% YoY[9];
- 2.5 million average monthly realestate.com.au buyer enquiries[7], up 8% YoY[7];
- 22% YoY increase in realestate.com.au seller leads[10];
- 14% YoY increase in active members[8]; and
- 2.9 million people visited realcommercial.com.au per month on average[18], 1.8 million more people than the nearest competitor[18].

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INTERNATIONAL

North America

Move, Inc.'s (Move) revenue increased 11% in FY26 to US$610m, driven by higher sales of RealPRO Select, as Move shifts its focus to more premium offerings, and revenue growth in Seller, New Homes and Rentals. Lead volumes increased 5% YoY[19]. The equity accounted loss for REA's 20% stake in Move was $14m, an improvement from the $19m loss in the prior period.

Planitar Inc, the operator of iGUIDE, which has been consolidated from 1 October 2025, generated revenue of $18m during the year. On a like-for-like basis, Planitar revenues increased 26% in FY26 at constant currency.

OPERATING COSTS

Group operating costs were flat, with growth in Australian costs (+7%) offset by lower International expenses (-25%) due to REA India exiting Housing Edge, PropTiger sale, and tighter cost management at Housing.com.

Australian cost growth reflected a deceleration from double-digit cost growth in the prior two years, with a heightened focus on spend reduction in H2. The slower growth was despite double-digit growth in COGS, marketing and technology costs. COGS increased due to the strong performance of Audience Maximiser, marketing spend was driven by the Ready25 customer event and the Australian Open sponsorship, which were not in the prior year, and technology costs increased due to price rises and AI investment. Excluding COGS, Australian operating expenses increased by 5%.

EQUITY ACCOUNTED INVESTMENTS

Total losses from equity accounted investments decreased from a loss of $26m in FY25 to a loss of $21m in FY26, reflecting an improvement in Move's contribution.

DIVIDEND AND CAPITAL MANAGEMENT

The Board has determined to pay a final dividend of $1.73 per share fully franked, an increase of 25%, reflecting strong free cash flow growth in FY26 (+17%).

The 2026 final dividend dates are:

Ex-dividend date	27 August 2026
Record date	28 August 2026
Payment date	11 September 2026

REA has no external drawn debt and a cash balance of $366m as at 30 June 2026.

On 6 February REA announced an on-market share buy-back of up to $200m. That buy-back has since been executed, with 1,257,405 shares acquired for total consideration of $200m.

FY27 OUTLOOK

Owing to higher than expected listings in Q4 FY26, new national Buy listings are anticipated to be flat to down low single-digits in FY27. July listings were 2% lower on pcp and in line with the 8 year average. Combined Melbourne and Sydney listings declined by 16%, while Brisbane, Perth and Adelaide increased by 13%.

The Group continues to target operational margin expansion.

Low double-digit controllable Residential Buy yield growth is anticipated (excluding the impact of geographical mix), driven by an 8% Premiere+ price rise and growth in add-ons.

Excluding M&A (iGUIDE and Simplicity acquisitions)[14], operating costs are expected to increase mid single-digits for Australia and the group on a continuing business basis (excluding India). Including M&A, group operating costs are expected to increase mid to high single-digits in FY27 off a base of $609m in FY26.

Contributions from combined associates' losses are expected to improve modestly compared to the prior year.

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The release of this announcement was authorised by the Board.

Results Presentation webcast link

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 Limited, 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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APPENDIX 1

Reconciliation of the financial results from core operations to reported financial results

As reported in the Financial Statements for the year ended 30 June 2026:

	Core Operations		Continuing Operations	
Core and reported results	**FY26 $m**	**FY25 $m**	**FY26 $m**	**FY25 $m**
Core operating income	1,792.6	1,672.8	1,730.4	1,543.6
Reported operating income	**1,792.6**	**1,672.8**	**1,730.4**	**1,543.6**
EBITDA from core operations (excluding share of gains and losses from associates)	1,087.7	969.2	1,121.3	997.6
Share of (losses) from associates	(19.4)	(31.5)	(19.2)	(31.3)
Share of associate non-core (gain)/loss	(1.6)	5.6	(1.6)	5.6
EBITDA from core operations	**1,066.7**	**943.3**	**1,100.5**	**971.9**
Impairment reversal/(expense)	(115.3)	111.8	(0.4)	113.3
Restructuring costs	(7.8)	(8.0)	(7.8)	(8.0)
M&A related activity, including gains/(losses), transaction and integration costs	(0.9)	2.7	(4.6)	2.7
Revaluation of financial asset	1.2	(2.8)	1.2	(2.6)
Share of associate non-core costs	1.6	(5.6)	1.6	(5.6)
Other	(1.5)	6.4	-	-
Reported EBITDA	**944.0**	**1,047.8**	**1,090.5**	**1,071.7**
Net profit from core operations attributable to owners of the parent	**650.5**	**564.4**	**682.1**	**598.8**
EBITDA impact of non-core adjustments	(122.7)	104.5	(10.0)	99.8
Non-core D&A, net interest and minority interest	20.6	(1.1)	(2.3)	(0.2)
Tax effect	3.2	10.1	3.2	10.0
Reported net profit attributable to owners of the parent	**551.6**	**677.9**	**673.0**	**708.4**

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References

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[1] 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.
[2] Revenue is defined as revenue and other income from property and online advertising and revenue from Financial Services less expenses from franchisee commissions.
[3] Earnings before Interest, Tax, Depreciation and Amortisation excluding contribution from associates.
[4] Net profit after tax attributable to owners of the parent. Non-controlling interests held 22.0% of shares in REA India Pte. Ltd. and 43.8% of NOVII Pty Ltd as at 30 June 2026 (all shareholdings are on an undiluted basis).
[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, Audience (000's).
[6] 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, Realestate.com.au, Monthly Visits (000's).
[7] Adobe Analytics, internal data, Jul 2025 - Jun 2026 (average) and vs. Jul 2024 - Jun 2025 (average).
[8] REA internal data, monthly logged-in members, realestate.com.au, Jul 2025 - Jun 2026 (average) vs. Jul 2024 - Jun 2025 (average).
[9] REA internal data, Jun 2026 and vs. Jun 2025.
[10] REA internal data, Jul 2025 - Jun 2026 vs. Jul 2024 - Jun 2025.
[11] REA internal data, Nov 2025 - Jun 2026.
[12] The transaction is subject to customary conditions, including Aurum shareholder approval. Shares in Aurum PropTech Limited to be held by REA India Pte. Ltd. REA holds a 78.0% shareholding in REA India Pte. Ltd.
[13] 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 (000s) and Avg. Mins PP.
[14] Growth rates to present a like-for-like comparison, adjusted for the following: iGUIDE (acquired Oct 2025) and Simplicity (acquired Jun 2026).
[15] Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026, P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, Audience (000's).
[16] 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, Exclusive Audience (000's).
[17] 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, Monthly Visits (000's).
[18] Ipsos iris Online Audience Measurement Service, Jul 2025 - Jun 2026 (average), P14+, PC/laptop/smartphone/tablets, text only, Homes and Property Category, Brand Group, realcommercial.com.au vs commercialrealestate.com.au, Audience (000s).
[19] NewsCorp's Form 10-K stated in US Dollars for the twelve-month period ended 30 June 2026.