

## Chairman's Statement



**Pat Murphy**  
Chairman

### RESULTS

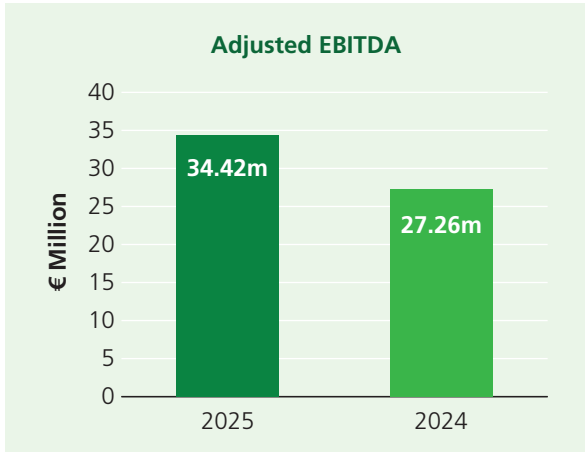
I am pleased to report to you that Farmer Business Developments plc ("the Group") performed very strongly again in 2025 recording a Group profit before tax of €36.10m (2024: €36.36m).

To assist shareholders in understanding our results, we have produced a Summary Statement below and we explain the main elements before commenting on each division in more detail later.

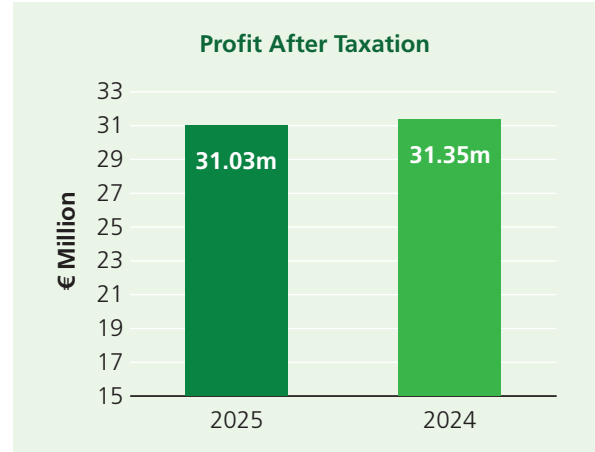
Summary Statement	2025	2024
	€000s	€000s
<b>Adjusted EBITDA</b>	<b>34,419</b>	27,264
Integration costs Grand Hotel	(625)	-
Padraig Walshe Centre for Sustainable Animal and Grassland Research	(1,000)	-
Depreciation and Amortisation	(8,543)	(6,237)
Dividend Income	15,466	17,401
<b>Profit Before Interest and Taxation</b>	<b>39,717</b>	38,428
Interest Income	1,488	1,585
Interest Expense	(5,103)	(3,650)
<b>Profit Before Taxation</b>	<b>36,102</b>	36,363
Taxation	(5,075)	(5,017)
<b>Profit After Taxation</b>	<b>31,027</b>	31,346
<b>Shareholders' Equity Interests</b>	<b>355,532</b>	310,940
<b>Ordinary Dividend Proposed / Paid</b>	<b>18 cent</b>	16 cent
<b>Return on Equity*</b>	<b>10%</b>	10%

\* Return on Equity = Profit attributable to shareholders adjusted for one off exceptionals/average shareholders' funds.

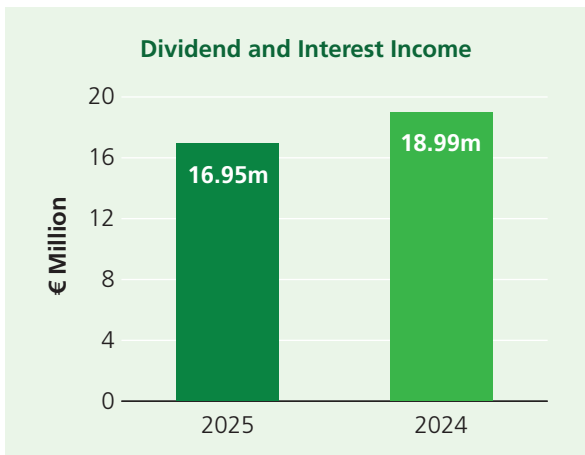
## BUSINESS PERFORMANCE – 2025



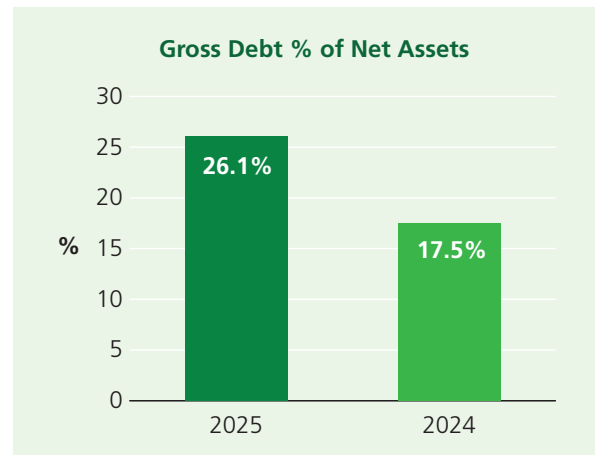
The Group delivered a strong improvement in underlying operating performance during the financial year ended 2025, with Adjusted EBITDA increasing to €34.4 million compared to €27.3 million in 2024. This growth was primarily driven by a €7.86m increase in the hotel division, with The Grand Hotel acquisition adding €4.5m to this result.



The Group recorded a Profit After Tax result of €31m, after providing for one-off costs (Integration of new Hotel & Padraig Walshe Research Centre) of €1.6m in 2025. This reflects a 10% Return on Equity.



On the income side, dividend income of €15.47m and interest income of €1.48m contributed to total investment income of €16.95m in 2025 (2024: €18.99m). The decrease in investment income reflects the reduction in the special dividend from FBD Holdings from €1 to €0.75 per share (a reduction of €2.13m) in 2025.

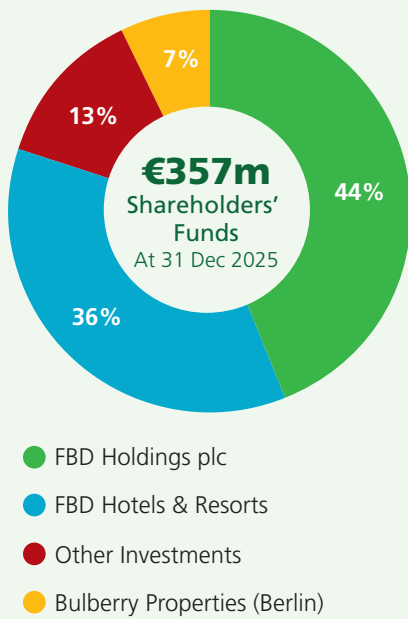


Group Gross Debt levels increased in 2025 to €97.2m (2024: €58.56m) as a result of the purchase of The Grand Hotel, resulting in a higher interest cost in 2025. The 2025 interest cost included a one-off refinancing charge of €0.6m. Despite the increase in Gross Debt, we remain lowly leveraged and continue to maintain a strong capital structure.

# Chairman’s Statement (continued)

## REVIEW OF INVESTMENTS

Reflecting our strong performance, the net value of the Group attributable to the shareholders was up €45m or 14% at the end of 2025 at €357m. This is after paying total dividends of €14.75m to our shareholders.



### A) FBD HOLDINGS PLC

FBD Holdings plc produced another strong set of results for 2025, reporting a profit before tax result of €54.2m. This was after recording a €30.8m net cost resulting from Storm Eowyn in January 2025.

The performance of the Insurance business was positive with gross written premium up 9%, policy count up 3.2% and a solvency capital ratio of 201% providing a substantial capital buffer.

With a robust capital position and continued profitability, FBD Holdings plc announced an ordinary dividend payment of €1 per share for the 2025 financial year. This follows the €1 ordinary and €0.75 special dividends paid during 2025.

The FBD Holdings plc share price closed the year at €15.75 per share, up 24.5% from €12.65 on the previous year, resulting in a €26.45m increase in the book value of our 23.74% stake to €136.99m. Including the €21.1m bond investments our overall investment in FBD Holdings plc is €158m or 44% of our shareholder funds.

As a leading general insurer, FBD Insurance is successfully implementing its strategy to deliver targeted profitable growth by focussing on its strengths. With 34 offices throughout Ireland, FBD is uniquely positioned to build and maintain long-term relationships with its customers across the Farmer, Business and Retail sectors.

FBD has an unrivalled knowledge of farm enterprises gained through over 50 years of protection to the farming community. FBD dealt with over 9,000 claims directly related to the severe weather in 2025 at a gross cost of over €100m demonstrating the value of FBD Insurance to its customers.

Our policy is to maintain our stake in FBD Holdings plc as a long-term investment, with the expectation also of dividend income.

### FBD INSURANCE DISCOUNT

I take this opportunity to remind our individual farm family shareholders, who hold at least 10,000 ordinary shares in our Company, that their investment is recognised and rewarded through a discount of 10% on their general insurance premiums with FBD Insurance. FBD has a proven track record of delivering a superior product and service to its core farming customers.

### B) FBD HOTELS & RESORTS (“FBDH&R”)

I am pleased to report another excellent year of results in 2025 for FBDH&R with an EBITDA of €35.09m, with Leisure contributing €32.03m and Property €3.06m. This compares to an EBITDA result of €27.23m in 2024, a 29% increase year-on-year (+12% like-for-like and 17% for The Grand Hotel). In the last three years, earnings have risen 87%, which is a tremendous business performance, and I want to acknowledge the contributions of the leadership team, management and staff of FBDH&R in delivering these results.

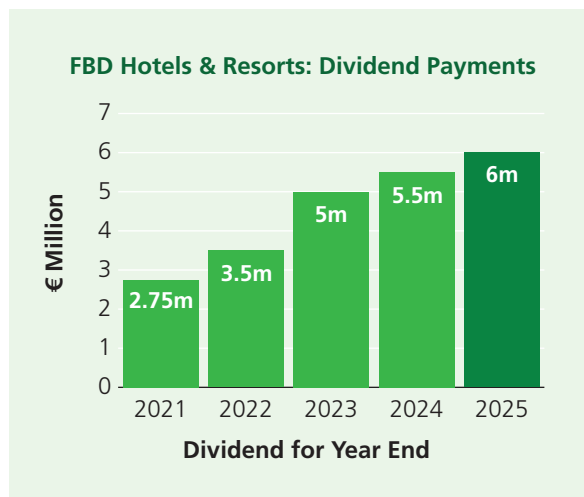
Overall, Leisure Revenue for 2025 was €138.59m, up 16.8% compared to €118.64m in 2024. On a like for like basis leisure revenue was up 3.4%, with The Grand Hotel acquisition adding 13.4%. Ireland leisure revenue of €84.09m was up 25% on 2024 revenue, with Spain leisure revenue of €54.50m up 6.1% on 2024.

On Property, our partnership with developer Taylor Wimpey at La Cala Resort had another positive year with the sale of 53 built units, while we sold four villa plots. As at 31 December 2025, we have sold a total of 571 property units in our joint-venture in La Cala.

The opening phase of our second development with Taylor Wimpey, 72 townhouses has advanced well in 2025. The €5.5m cash generated from sales closings at La Cala in 2025 has contributed to FBDH&R's strong cash/liquidity position.

On 28 February 2025, we successfully acquired The Grand Hotel in Malahide for €55m, an asset that we feel is a strong strategic fit for us. The property brings strong fundamentals in historical performance, brand, location and asset quality adding circa 17% to the FBDH&R 2025 earnings. We have invested strongly in the asset in the first 12 months and performance is on target.

The positive performance of FBDH&R has enabled it to increase dividend payments to its parent, Farmer Business Developments plc, with €5.5m paid in June 2025 (2024: €5m), with a further €6m (+9%) to be paid in 2026. Maximising dividend return to the parent company is the key FBDH&R priority.



The uncertainty from the war in the Middle East casts a shadow as we write this in May 2026. Fears of a global recession, higher inflation, higher air fares and a drop in consumer demand are very real. The general uncertainty has meant a significant slow-down in our property sales in La Cala year-to-date. Notwithstanding this, apart from property sales, trading is holding up and we remain cautiously optimistic for the year ahead.

### C) BULBERRY PROPERTIES LIMITED (BERLIN)

Our third largest investment is our investment in Bulberry Properties which holds a prime plot of 33,067 sqm (3.3ha) of development land at Schönefeld, close to Berlin's new Willy Brandt Airport, which is now the only airport serving the German capital.

The demand for commercial property in the greater Berlin area remains subdued following the unsettling macro events that have occurred in recent years. Bulberry are now in the process of applying for an amendment with the local planning authorities to change the use of the land to a largely residential plot with some commercial services. The Board remains confident in the long term prospects for this land and therefore continues to hold our prime plot and keep a close eye on the market to ensure that we realise its full value when we exit this investment.

In 2025, we increased our stake in this investment from 61% to 65%, following the decision of some shareholders to exit. We have also undertaken a restructure of the Bulberry Group with the aim of allowing for the extraction of funds.

At 31 December 2025, the Group carried its investment in Bulberry at €24.9m, which represents 7% of shareholders' funds. The remaining development land is carried in our consolidated accounts at circa €7.5m and we remain confident that we will achieve a premium on that carrying value in due course.


### D) OTHER INVESTMENTS

Our remaining Balance Sheet consists of a portfolio of smaller investments totalling €36.85m, cash net of current liabilities of €6.18m and other net assets of €1.25m. The portfolio of smaller investments includes international and Irish equities, private equity funds and stakes in private companies, together with an Irish venture capital fund.


## Chairman’s Statement (continued)

### STRATEGY


In 2025, the Directors of Farmer Business Developments plc undertook a formal strategy review with Crowe assisting as professional advisors. Insights were gained from consultation meetings with different stakeholders involved in Farmer Business Developments plc, including Board Directors, shareholders and other key stakeholders. This allowed the Directors to refine its vision, purpose and key strategic objectives as the company plans for the future.



**WHO WE ARE**  
4,020 mostly Farmer Shareholders, including 25 Co-ops and the FBD Trust.




**VISION**  
To remain a trusted, farmer-owned investment company that delivers long-term value and progressive returns to our shareholders, safeguards our interests in FBD Holdings and protects the legacy of our founders for and including future generations.




**PURPOSE**  
To protect and grow our shareholders’ assets through responsible investment, strategic stewardship and continuing support for FBD Holdings, ensuring long-term value and generational continuity.

**KEY STRATEGIC OBJECTIVES**




**Sustainable Dividend Policy**

- Define dividend-to-reinvestment ratio, i.e. between 40% and 60% of after-tax profits
- Introduce special dividends from windfall events



**Liquidity and Valuation Clarity**

- Develop a fair and consistent share valuation framework
- Create a robust share trading mechanism



**Optimise Investment Portfolio**

- Rebalance portfolio towards income generating assets

## DIVIDEND

Your Board is committed to a sustainable dividend policy of using available resources to benefit shareholders, ensuring a balance of returns to shareholders and investment in the growth of the business. We aim for an annual payout ratio of 40% - 60% of Company After-Tax Profits.

As a result of the continued strong performance in 2025, the Directors are pleased to recommend a dividend of 18 cent per ordinary share, subject to approval at the Annual General Meeting (AGM), this represents a 12.5% increase on prior year ordinary dividend. This follows a special dividend of 13 cent per share declared in December 2025 which when combined gives total distributions of 31 cent or €15.61m.

The record date for dividend purposes is 29 May 2026 and, subject to approval at the AGM on 11 June 2026, the dividend will be paid on 19 June 2026. We have a strong balance sheet with modest debt levels and have confidence that our businesses and investments will continue to deliver superior returns to our loyal shareholders.



## SHARE TRADING OPTION

Since the private grey market ceased to operate in 2022, the Company has actively pursued other options to give shareholders liquidity, so that longstanding shareholders and estates can realise their investment and exit, while other shareholders and the next generation of farmers have the opportunity to invest.

The Company has not been able to identify any stockbroker or financial services provider in Ireland that would operate a private market or trading platform.

We have now identified a new share trading option that is to be provided from July 2026 by a London company, Asset Match Limited, which is authorised and regulated by the UK Financial Conduct Authority, working with a dedicated stockbroker, Ramsey Crookall, who are members

of the London Stock Exchange and licensed by the Isle of Man Financial Services Authority.

The operation of the trading platform will be outlined to shareholders at the Annual General Meeting on 11 June 2026 and the Company will write to all shareholders at the end of June to provide information about how to access the service from July 2026.

*Note: the Company does not endorse or promote any particular trading platform or broker.*

## CONCLUSION

Our Company is performing well and our Group results for 2025 demonstrate our ability to grow revenues and shareholder value, while also rewarding our shareholders with sustainable dividends.

We continue to benefit from the strong performance of FBD Holdings plc, which is delivering steady growth while maintaining underwriting discipline in a very competitive market.

FBDH&R has once again produced excellent results in both Ireland and Spain. The acquisition of The Grand Hotel is already having a positive impact on performance and the team at FBDH&R has a proven track record of maximising business opportunities and growing shareholder value. Property sales at La Cala make an important contribution to our cash flow and while the outlook remains positive, the uncertainties over the Iran war and the associated adverse impacts on energy prices and inflation are a cause for concern as they weigh on the minds of customers across our property and leisure businesses. In Berlin, we are confident that reorienting our prime plot more towards residential development will tap into strong market demand and allow us to maximise value at exit.

In our Strategy, we have reaffirmed our commitment to remaining a trusted, farmer-owned investment company that delivers long-term value and progressive returns to our shareholders while safeguarding our interests in FBD Holdings. Building on our strong performance in 2025, the Group is confident of continuing to deliver for shareholders in 2026.

Thank you for your support.

**Pat Murphy**  
Chairman

05 May 2026