

DARREN PATEMAN

Non-Executive Director · Board Advisor · Property & Corporate Leader

EMBA · Grad Dip Applied Corporate Governance · Chartered Secretary · MAICD

C O N T A C T

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EXECUTIVE PROFILE

A seasoned executive and corporate leader with 31 years of experience building and stewarding one of Western Australia's most iconic ASX-listed property companies. As Managing Director of Finbar Group Limited (ASX: FRI), Darren led the organisation through sustained growth, complex project delivery, and significant market cycles, guiding Finbar to 30 consecutive years of profitability, an unmatched track record for a listed property company in Australia.

Darren oversaw the development of more than 7,100 apartments across 79-plus landmark WA projects with a legacy portfolio value exceeding \$6.5 billion (not adjusted to present value), and departed with a forward development pipeline of more than \$1.2 billion. He was privileged to lead a talented and dedicated team focused on site acquisition, feasibility, capital management, financing, marketing, and delivery of both wholly-owned and joint venture developments.

With deep expertise spanning ASX-listed company governance, capital management, development financing, joint venture structuring, strategic planning, and industry advocacy, Darren brings a rare combination of boardroom credibility and hands-on operational leadership. His career encompassed every facet of Finbar's business, from Company Secretary through CEO to Managing Director, giving him a uniquely holistic perspective on what drives sustainable performance in a listed entity. He remains active as a board member, project manager, advisor, and private investor, with interests spanning real estate, business innovation, lifestyle services, and emerging technologies, underpinned by an entrepreneurial mindset and a strong commitment to integrity and performance.

KEY CAPABILITIES & BOARD VALUE

ASX Governance & Listed Entity Leadership

18 years as CEO and Managing Director of an ASX-listed company, with deep understanding of Corporations Act obligations, continuous disclosure, shareholder relations, and board dynamics across multiple market cycles.

Strategic Leadership & Long-Range Vision

Led Finbar's growth from a small developer to WA's largest apartment developer, navigating the Asian Currency Crisis, Global Financial Crisis, and COVID-19 pandemic without a single year of loss.

Industry Advocacy & Stakeholder Engagement

Vice President, WA Division Council, Property Council of Australia. Active voice on housing supply, stamp duty policy, and planning reform, engaging government, media, and industry at the highest levels.

Capital Raising & Development Financing

Extensive experience structuring and managing development finance facilities of up to \$175 million on individual projects, capital management across joint venture and wholly-owned projects, and senior banking relationships with CBA, NAB, and Westpac across a multi-hundred-million-dollar pipeline.

Risk Management & Corporate Governance

Held roles as Company Secretary, CEO, and Managing Director across a 31-year career. Graduate Diploma in Applied Corporate Governance, with deep experience across audit, risk, remuneration, and compliance frameworks for both listed and unlisted entities.

Joint Venture & Partnership Structuring

Extensive experience originating, structuring, and managing joint venture development partnerships with domestic and international capital partners, including Singapore Stock Exchange, foreign, and high net worth entities and individuals, across projects ranging from boutique residential to large-scale mixed-use precincts.

CAREER HISTORY

Managing Director

July 2010 – June 2025

Finbar Group Limited (ASX: FRI) · Perth, WA

WA's largest apartment developer, delivering medium-to-high-density residential and commercial projects across the Perth metropolitan area. Market capitalisation approximately A\$200M.

- Led the company as ASX-listed Managing Director (and CEO) for 17 years, overseeing all strategic, operational, and financial functions across the full property development lifecycle.
- Grew Finbar's total developed apartment portfolio to over 7,100 units across 79-plus landmark projects, with a combined portfolio value exceeding \$6.5 billion (not adjusted to present value).
- Delivered the landmark Civic Heart development in South Perth, WA's largest residential strata project and Perth's tallest building outside the CBD, a decade-long undertaking with a total end value of A\$445 million. Winner of four major industry awards including the 2024 UDIA Urban Renewal Award and 2025 Property Council WA Best Residential Development Award.
- Led Finbar to 30 consecutive years of annual profitability, including through the Asian Currency Crisis, Global Financial Crisis, COVID-19 pandemic, and subsequent period of acute construction cost inflation and supply chain disruption.
- Managed development finance facilities of up to \$175 million on individual projects, overseeing capital management, debt structuring, and banking relationships with CBA, NAB, and Westpac across a presale book that peaked at \$439.7M.
- Structured and managed multiple joint venture arrangements with domestic and international capital partners, including Chuan Hup Holdings Limited (Singapore Exchange listed).
- Led ESG program development and investor relations activities, authored annual Managing Director's Reports to shareholders, and presented at AGMs and investor briefings.
- Active public voice on housing supply, planning policy, stamp duty reform, and National Housing Accord targets, regularly cited in WA Business News, The West Australian, and the Australian Financial Review.
- Featured in WA Business News Power 500 (2022, 2023, 2024), among Western Australia's most influential business leaders across property and construction.

Chief Executive Officer

2008 – 2010

Finbar Group Limited (ASX: FRI) · Perth, WA

- Served as CEO prior to formal appointment as Managing Director, providing continuity of executive leadership through a transitional period for the company.
- Navigated the business through the Global Financial Crisis, maintaining profitability and project delivery continuity.

Company Secretary

1996 – 2010

Finbar Group Limited (ASX: FRI) · Perth, WA

- Responsible for all ASX compliance, continuous disclosure obligations, board secretariat, shareholder communications, and corporate governance frameworks across a formative period of growth.
- Developed deep institutional knowledge of the company following its 1995 ASX relisting, spanning all aspects of the business.

Founding Staff Member

1995 – 1996

Finbar Group Limited (ASX: FRI) · Perth, WA

- Joined Finbar at inception prior to its ASX relisting as a property development company, playing a foundational role in establishing systems and processes from the ground up.

BOARD & INDUSTRY ROLES

Director

2025 – Present

Ventrade Australia Pty Ltd

Ventrade Australia Pty Ltd is a wholly owned subsidiary of Chuan Hup Holdings Limited, a company listed on the Singapore Exchange. Ventrade Australia is the Group's Australian development entity, investing in residential property projects in Western Australia and Queensland.

- Serves as Director of the Australian operating entity, contributing governance oversight, property development expertise, and local market knowledge in support of the Group's Australian investment strategy.

Director

2025 – Present

Pateman Equity Pty Ltd

- Personal investment and advisory vehicle. Active as a board member, project manager, advisor, and private investor across real estate, business innovation, lifestyle services, and emerging technologies.

Division Vice President, WA Division Council

Concurrent with Finbar tenure

Property Council of Australia

- Represented WA's property development industry in advocacy and policy engagement with state and federal government.
- Contributed to industry submissions on planning reform, housing supply, stamp duty, and foreign buyer surcharge policy.

Director responsibilities were also held concurrently across numerous Finbar Group subsidiaries and jointly controlled entities (SPVs), including regional projects in Karratha and across metropolitan Perth.

SELECTED CAREER HIGHLIGHTS

7,100+

Apartments delivered across 79+ projects, with a combined portfolio value exceeding \$6.5 billion

30 Years

Consecutive annual profit, an unmatched record for a listed property company in Australia

A\$445M

End value of Civic Heart, WA's largest residential strata project and Perth's tallest residential building

EDUCATION & PROFESSIONAL QUALIFICATIONS

Executive Master of Business Administration (EMBA)

The University of Western Australia

Associate, Institute of Chartered Secretaries & Administrators (ACIS)

Graduate Diploma in Applied Corporate Governance

Governance Institute of Australia

Member, Australian Institute of Company Directors (MAICD)

INDUSTRY RECOGNITION

WA Business News Power 500 (2022, 2023, 2024)

Among WA's most influential leaders in Property, Construction & Architecture.

2025 UDIA WA Design Award

Civic Heart, South Perth.

2025 Property Council WA Best Residential Development Award

Civic Heart, South Perth.

2024 UDIA WA Urban Renewal Award

Civic Heart, South Perth.

2024 UDIA WA High Density Development Award

Civic Heart, South Perth.

2024 AREA Apartment Campaign of the Year Award

Civic Heart, South Perth.

2021 Property Council WA Best Residential Development Award

Sabina Applecross (5 storeys or more).

2021 UDIA WA Judges Commendation, High Density Development

Sabina Applecross.

2021 AREA Apartment Campaign of the Year Award

Civic Heart, South Perth.

2017 UDIA WA High Density Development Award

Concerto Apartments, East Perth.

2015 UDIA WA High Density Development Award

Spring View Towers.

2014 UDIA WA High Density Development & Urban Renewal Awards

St Marks Apartments.

2013 UDIA WA High Density Development Award & Judges Award

Pelago West, Karratha (Pilbara Cities initiative).

2012 UDIA WA High Density Development Award

Fairlanes, Perth.

References and additional detail available on request.