

Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

Company Name/Scheme Cedar Woods Properties Limited

ACN/ARSN 009 259 081

1. Details of Substantial Holder (1)

Name AustralianSuper Pty Ltd

ACN/ARSN (if applicable) 006 457 987

There was a change in the interests of the substantial holder on 26/08/2025

The previous notice was given to the company on 03/11/2021

The previous notice was dated 28/10/2021

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
ORDINARY	9,291,217	11.41%	8,470,511	10.27%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Annexure 'A'					

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
AustralianSuper Pty Ltd	JPMorgan Nominees Australia Ltd	JPMorgan Nominees Australia Ltd	Shareholder	ORD 8,470,511	8,470,511

5.Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
AustralianSuper Pty Ltd	Level 30, 130 Lonsdale Street Melbourne VIC 3000

Signature

print name	Amar Rashid	capacity	Senior Manager, Portfolio Compliance Fund Services
sign here		date	28/08/2025

Annexure A

This is Annexure A of 2 pages referred to in form 604 Notice of change of interests of substantial shareholder.

Authorised Signatory: Amar Rashid **Date:** 28/08/2025

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected		Person's votes affected
29/10/2021	JPMorgan Nominees Australia Ltd	BONUS SHARES	0.00	ORD	357	357
29/10/2021	JPMorgan Nominees Australia Ltd	BONUS SHARES	0.00	ORD	178,354	178,354
2/11/2021	JPMorgan Nominees Australia Ltd	SELL	5.80	ORD	-2,319	-2,319
11/11/2021	JPMorgan Nominees Australia Ltd	BUY	5.69	ORD	1,353	1,353
15/11/2021	JPMorgan Nominees Australia Ltd	SELL	5.38	ORD	-818	-818
6/12/2021	JPMorgan Nominees Australia Ltd	BUY	5.09	ORD	8,072	8,072
9/12/2021	JPMorgan Nominees Australia Ltd	SELL	5.31	ORD	-320	-320
10/12/2021	JPMorgan Nominees Australia Ltd	SELL	5.37	ORD	-558	-558
16/12/2021	JPMorgan Nominees Australia Ltd	BUY	5.40	ORD	287	287
10/01/2022	JPMorgan Nominees Australia Ltd	SELL	5.53	ORD	-400	-400
24/01/2022	JPMorgan Nominees Australia Ltd	SELL	5.28	ORD	-206	-206
27/01/2022	JPMorgan Nominees Australia Ltd	BUY	5.16	ORD	292	292
22/02/2022	JPMorgan Nominees Australia Ltd	BUY	4.87	ORD	1,217	1,217
23/02/2022	JPMorgan Nominees Australia Ltd	BUY	4.96	ORD	1,850	1,850
28/02/2022	JPMorgan Nominees Australia Ltd	BUY	4.73	ORD	374	374
14/03/2022	JPMorgan Nominees Australia Ltd	BUY	4.92	ORD	626	626
18/03/2022	JPMorgan Nominees Australia Ltd	SELL	5.09	ORD	-350	-350
8/04/2022	JPMorgan Nominees Australia Ltd	SELL	4.52	ORD	-1,600	-1,600
19/04/2022	JPMorgan Nominees Australia Ltd	SELL	4.69	ORD	-1,613	-1,613
26/04/2022	JPMorgan Nominees Australia Ltd	SELL	4.70	ORD	-1,500	-1,500
4/05/2022	JPMorgan Nominees Australia Ltd	SELL	4.27	ORD	-3,016	-3,016
11/05/2022	JPMorgan Nominees Australia Ltd	SELL	4.18	ORD	-3,700	-3,700
7/06/2022	JPMorgan Nominees Australia Ltd	BUY	4.25	ORD	44,008	44,008
17/06/2022	JPMorgan Nominees Australia Ltd	BUY	3.42	ORD	380,000	380,000
21/06/2022	JPMorgan Nominees Australia Ltd	BUY	3.62	ORD	304,907	304,907
22/06/2022	JPMorgan Nominees Australia Ltd	SELL	3.62	ORD	-2,520	-2,520
21/10/2022	JPMorgan Nominees Australia Ltd	SELL	4.00	ORD	-179	-179
25/10/2022	JPMorgan Nominees Australia Ltd	SELL	4.07	ORD	-1,200	-1,200
9/11/2022	JPMorgan Nominees Australia Ltd	SELL	4.05	ORD	-100	-100
1/12/2022	JPMorgan Nominees Australia Ltd	SELL	4.52	ORD	-915	-915
25/08/2023	JPMorgan Nominees Australia Ltd	SELL	5.19	ORD	-35	-35
3/10/2023	JPMorgan Nominees Australia Ltd	SELL	4.56	ORD	-700	-700
16/01/2024	JPMorgan Nominees Australia Ltd	SELL	4.89	ORD	-52	-52
24/01/2024	JPMorgan Nominees Australia Ltd	SELL	4.85	ORD	-3,563	-3,563
14/02/2024	JPMorgan Nominees Australia Ltd	SELL	4.60	ORD	-15	-15

22/02/2024	JPMorgan Nominees Australia Ltd	SELL	4.86	ORD	-287	-287
20/03/2024	JPMorgan Nominees Australia Ltd	SELL	4.85	ORD	-2,828	-2,828
21/08/2024	JPMorgan Nominees Australia Ltd	SELL	5.15	ORD	-500	-500
15/10/2024	JPMorgan Nominees Australia Ltd	SELL	5.83	ORD	-292	-292
8/11/2024	JPMorgan Nominees Australia Ltd	SELL	6.00	ORD	-751	-751
14/01/2025	JPMorgan Nominees Australia Ltd	SELL	5.24	ORD	-4,100	-4,100
22/04/2025	JPMorgan Nominees Australia Ltd	SELL	5.12	ORD	-2,109	-2,109
28/07/2025	JPMorgan Nominees Australia Ltd	SELL	7.53	ORD	-108,505	-108,505
29/07/2025	JPMorgan Nominees Australia Ltd	SELL	7.48	ORD	-24,387	-24,387
30/07/2025	JPMorgan Nominees Australia Ltd	SELL	7.42	ORD	-178,397	-178,397
31/07/2025	JPMorgan Nominees Australia Ltd	SELL	7.39	ORD	-30,490	-30,490
31/07/2025	JPMorgan Nominees Australia Ltd	SELL	7.36	ORD	-256	-256
1/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.36	ORD	-5,000	-5,000
5/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.23	ORD	-97,858	-97,858
6/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.29	ORD	-20,233	-20,233
7/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.29	ORD	-40,067	-40,067
8/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.27	ORD	-99,647	-99,647
11/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.29	ORD	-63,536	-63,536
12/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.27	ORD	-9,909	-9,909
13/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.23	ORD	-4,916	-4,916
14/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.26	ORD	-15,607	-15,607
15/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.32	ORD	-131,056	-131,056
18/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.29	ORD	-42,088	-42,088
19/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.35	ORD	-289,285	-289,285
20/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.49	ORD	-62,248	-62,248
21/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.66	ORD	-303,803	-303,803
22/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.70	ORD	-32,956	-32,956
25/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.62	ORD	-11,088	-11,088
26/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.73	ORD	-8,924	-8,924
26/08/2025	JPMorgan Nominees Australia Ltd	SELL	7.69	ORD	-125,601	-125,601