29 August 2025

Australian Securities Exchange Limited
Exchange Centre
Level 4
20 Bridge Street
Sydney NSW 2000

Dear Sir / Madam

NOTICE UNDER SECTION 708A(5)(E) OF THE CORPORATIONS ACT 2001
ISSUE OF SHARES WITHOUT A DISCLOSURE DOCUMENT

Cedar Woods Properties Limited (CWP) gives the following notice under section 708A(5)(e) of the Corporations Act 2001 (Act);

1. On 29 August 2025 CWP issued 411,017 fully paid ordinary shares (Shares) to shareholders under the FY2023 Long Term Incentive Plan and 30,069 Shares to shareholders under the FY2024 Deferred Short Term Incentive Plan.
2. CWP issued the Shares without disclosure to investors in accordance with Part 6D.2 of the Act;
3. As at the date of this notice, CWP has complied with:
   - The provisions of Chapter 2M of the Act as they apply to CWP; and
   - Section 674 of the Act
4. From time to time CWP makes new acquisitions to supplement its land portfolio. As part of its ongoing business operations, the company continually assesses growth opportunities, and some of those opportunities may be of significant scale. Other than the above, as at the date of this notice, there is no information which is 'excluded information' within the meaning of section 708A(7) of the Act which is required to be disclosed by CWP.

Yours sincerely

Paul Freedman
COMPANY SECRETARY