



Announcement Summary

Entity name

CEDAR WOODS PROPERTIES LIMITED

Date of this announcement

Wednesday November 12, 2025

The +securities the subject of this notification are:

+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
New class - code to be confirmed	FY2025 Zero-Price Options expiring 30 June 2028	35,863	05/11/2025

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

CEDAR WOODS PROPERTIES LIMITED

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

ABN

Registration number

47009259081

1.3 ASX issuer code

CWP

1.4 The announcement is

New announcement

1.5 Date of this announcement

12/11/2025



Part 2 - Issue details

2.1 The +securities the subject of this notification are:

+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:

does not have an existing ASX security code ("new class")



Part 3C - number and type of +securities the subject of this notification (new class)

ASX +security code

New class - code to be confirmed

+Security description

FY2025 Zero-Price Options expiring 30 June 2028

+Security type

Options

ISIN code

Date the +securities the subject of this notification were issued

5/11/2025

Will all the +securities issued in this class rank equally in all respects from their issue date?

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP	Name of registered holder	Number of +securities
Nathan Blackburne	Nathan John Blackburne	35,863

Have you received confirmation from ASX that the terms of the +securities are appropriate and equitable under listing rule 6.1?

Yes

Please provide a URL link for a document lodged with ASX setting out the material terms of the +securities being issued.

Refer to the Company's Notice of Annual General Meeting released to ASX on 26 September 2025: <https://cdn-api.markitdigital.com/apiman-gateway/ASX/asx-research/1.0/file/2924-02999042-6A1286204>

Options Details

+Security currency	Exercise price	Expiry date
AUD - Australian Dollar	AUD 0.00000000	30/6/2028

Details of the existing class of +security that will be issued upon exercise or conversion of this new class of company option

CWP : ORDINARY FULLY PAID

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

Refer to pages 38 to 42 of the Company's FY2025 Annual Report released to ASX on 26 August 2025: <https://cdn-api.markitdigital.com/apiman-gateway/ASX/asx-research/1.0/file/2924-02983265-6A1279966>

Any other information the entity wishes to provide about the +securities the subject of this notification

Grant of FY2025 DSTI Zero-Price Options under the DSTI Plan



Issue details

Number of +securities

35,863

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CWP : ORDINARY FULLY PAID	85,075,752

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CWPAE : PERFORMANCE RIGHTS	1,107,347
New class - code to be confirmed : FY2025 Zero-Price Options expiring 30 June 2028	35,863



Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

Yes

5.1a Select the number of the applicable exception in Listing Rule 7.2

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