



Announcement Summary

Entity name

CEDAR WOODS PROPERTIES LIMITED

Security on which the Distribution will be paid

CWP - ORDINARY FULLY PAID

Announcement Type

New announcement

Date of this announcement

23/2/2026

Distribution Amount

AUD 0.14000000

Ex Date

23/3/2026

Record Date

24/3/2026

Payment Date

24/4/2026

DRP election date

Friday April 10, 2026 17:00:00

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

CEDAR WOODS PROPERTIES LIMITED

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

23/2/2026

1.6 ASX +Security Code

CWP

ASX +Security Description

ORDINARY FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of six months

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

31/12/2025

2A.4 +Record Date

24/3/2026

2A.5 Ex Date

23/3/2026

2A.6 Payment Date

24/4/2026

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval



- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

AUD 0.14000000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)
 We have a Bonus +Security Plan or equivalent (BSP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.11b If the +entity has a BSP, is the BSP applicable to this dividend/distribution?

Yes

2A.11b(i) BSP status in respect of this dividend/distribution

Full BSP offered

2A.12 Does the +entity have tax component information apart from franking?

No

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.14000000

3A.2 Is the ordinary dividend/distribution franked?

Yes

3A.2a Is the ordinary dividend/distribution fully franked?

Yes

3A.3 Percentage of ordinary dividend/distribution that is franked

100.0000 %

3A.3a Applicable corporate tax rate for franking credit (%)

30.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.14000000

3A.5 Percentage amount of dividend which is unfranked

0.0000 %

**3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount**

AUD 0.00000000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?

Do not participate in DRP (i.e. cash payment)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Friday April 10, 2026 17:00:00

4A.3 DRP discount rate

2.5000 %

4A.4 Period of calculation of reinvestment price**Start Date**

23/3/2026

End Date

1/4/2026

4A.5 DRP price calculation methodology

Daily volume-weighted average sale price of CWP fully paid ordinary shares over the 8 trading days 23 March 2026 to 1 April 2026 (inclusive) (being 2 business days prior to and including the record date and size business days after the record date), with a 2.5 percent discount

4A.6 DRP Price (including any discount):

AUD

4A.7 DRP +securities +issue date

24/4/2026

4A.8 Will DRP +securities be a new issue?

Yes

4A.8a Do DRP +securities rank pari passu from +issue date?

Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

No

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

No

4A.11 Are there any other conditions applying to DRP participation?

No

4A.12 Link to a copy of the DRP plan rules<https://www.cedarwoods.com.au/Investor-Centre/Shareholder-Information>**4A.13 Further information about the DRP**

Part 4B - Bonus +security plan or equivalent (BSP)

4B.1 What is the default option if +security holders do not indicate whether they want to participate in the BSP?

Do not participate in BSP (i.e. cash payment)

4B.2 Last date and time for lodgement of election



notices to share registry under BSP

Friday April 10, 2026 17:00:00

4B.3 BSP discount rate

2.5000 %

4B.4 Period of calculation of BSP price

Start Date

23/3/2026

End Date

1/4/2026

4B.5 BSP price calculation methodology

Daily volume-weighted average sale price of CWP fully paid ordinary shares over the 8 trading days 23 March 2026 to 1 April 2026 (inclusive) (being 2 business days prior to and including the record date and six business days after the record date), with a 2.5 percent discount

4B.6 BSP Price (including any discount)

AUD

4B.7 BSP +securities +issue date

24/4/2026

4B.8 Will BSP +securities be a new issue?

Yes

4B.8a Do BSP +securities rank pari passu from +issue date?

Yes

4B.9 Is there a minimum dollar amount or number of +securities required for BSP participation?

No

4B.10 Is there a maximum dollar amount or number of +securities required for BSP participation?

No

4B.11 Are there any other conditions applying to BSP participation?

No

4B.12 Link to a copy of the BSP plan rules

<https://www.cedarwoods.com.au/Investor-Centre/Shareholder-Information>

4B.13 Further information about the BSP

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary