



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**