

## Appendix 3Y

### Change of Director's Interest Notice

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 30/09/01 Amended 01/01/11

<b>Name of Entity</b>	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
<b>ABN</b>	BWP Property Group Ltd ACN 688 059 074 BWP Management Limited ACN 082 856 424 as responsible entity of the BWP Trust ARSN 088 581 097

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	Anthony (Tony) John Howarth
<b>Date of last notice</b>	17 April 2024 (Appendix 3Y)

#### **Part 1 - Change of director's relevant interests in securities**

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Indirect interest
<b>Nature of indirect interest (including registered holder)</b> <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	<b>The registered holder name is:</b> Winterglaze Pty Limited as trustee for <The Howarth Super Fund A/C>  <b>Nature of indirect interest:</b> Tony Howarth is a director of Winterglaze Pty Limited and a beneficiary of The Howarth Super Fund A/C
<b>Date of change</b>	1 August 2025
<b>No. of securities held prior to change</b>	50,000 fully paid units in the BWP Trust
<b>Class</b>	Fully paid ordinary shares in BWP Property Group Ltd
<b>Number acquired</b>	50,000
<b>Number disposed</b>	Nil

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**Appendix 3Y**  
**Change of Director's Interest Notice**

<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and estimated valuation</p>	<p>Acquired by way of distribution from BWP Management Limited as responsible entity of the BWP Trust in connection with internalisation of the management functions of the BWP Trust pursuant to the meeting booklet lodged by BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust on 27 June 2025, as updated</p>
<p><b>No. of securities held after change</b></p>	<p>50,000 BWP Group stapled securities held indirectly</p>
<p><b>Nature of change</b>          Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>Distribution in-specie of shares in BWP Property Group Ltd by BWP Management Limited as responsible entity of the BWP Trust in connection with internalisation of the management functions of the BWP Trust pursuant to the meeting booklet lodged by BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust on 27 June 2025, as updated</p>

**Part 2 – Change of director's interests in contracts**

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<p><b>Detail of contract</b></p>	<p>Not applicable</p>
<p><b>Nature of interest</b></p>	
<p><b>Name of registered holder (if issued securities)</b></p>	
<p><b>Date of change</b></p>	
<p><b>No. and class of securities to which interest related prior to change</b>          Note: Details are only required for a contract in relation to which the interest has changed</p>	
<p><b>Interest acquired</b></p>	
<p><b>Interest disposed</b></p>	
<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and an estimated valuation</p>	
<p><b>Interest after change</b></p>	

3452-5412-4347v1

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**Part 3 – +Closed period**

<b>Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?</b>	No
<b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>	Not applicable
<b>If prior written clearance was provided, on what date was this provided?</b>	Not applicable

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Introduced 30/09/01 Amended 01/01/11

<b>Name of Entity</b>	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
<b>ABN</b>	BWP Property Group Ltd ACN 688 059 074 BWP Management Limited ACN 082 856 424 as responsible entity of the BWP Trust ARSN 088 581 097

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	Mark Christian Scatena
<b>Date of last notice</b>	26 September 2023 (Appendix 3X)

#### Part 1 - Change of director's relevant interests in securities

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Nil
<b>Nature of indirect interest (including registered holder)</b> Note: Provide details of the circumstances giving rise to the relevant interest.	Not applicable
<b>Date of change</b>	Not applicable
<b>No. of securities held prior to change</b>	Nil
<b>Class</b>	Not applicable
<b>Number acquired</b>	Not applicable
<b>Number disposed</b>	Not applicable
<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and estimated valuation	Not applicable
<b>No. of securities held after change</b>	Nil

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**Change of Director's Interest Notice**

<p><b>Nature of change</b>          Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>Not applicable</p>
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**Part 2 – Change of director's interests in contracts**

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<p><b>Detail of contract</b></p>	<p>Not applicable</p>
<p><b>Nature of interest</b></p>	
<p><b>Name of registered holder (if issued securities)</b></p>	
<p><b>Date of change</b></p>	
<p><b>No. and class of securities to which interest related prior to change</b>          Note: Details are only required for a contract in relation to which the interest has changed</p>	
<p><b>Interest acquired</b></p>	
<p><b>Interest disposed</b></p>	
<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and an estimated valuation</p>	
<p><b>Interest after change</b></p>	

**Part 3 – <sup>+</sup>Closed period**

<p><b>Were the interests in the securities or contracts detailed above traded during a <sup>+</sup>closed period where prior written clearance was required?</b></p>	<p>Not applicable</p>
<p><b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b></p>	<p>Not applicable</p>
<p><b>If prior written clearance was provided, on what date was this provided?</b></p>	<p>Not applicable</p>

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### Change of Director's Interest Notice

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Introduced 30/09/01 Amended 01/01/11

<b>Name of Entity</b>	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
<b>ABN</b>	BWP Property Group Ltd ACN 688 059 074 BWP Management Limited ACN 082 856 424 as responsible entity of the BWP Trust ARSN 088 581 097

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	Danielle Carter
<b>Date of last notice</b>	2 May 2024 (Appendix 3Y)

#### **Part 1 - Change of director's relevant interests in securities**

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Indirect interest
<b>Nature of indirect interest (including registered holder)</b> <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	<b>The registered holder name is:</b> Mr Timothy Adam Carter and Mrs Danielle Cherie Carter as joint trustee for the <Carter Family Super A/C>  <b>Nature of interest:</b> Danielle Carter is a beneficiary of the <Carter Family Super A/C>
<b>Date of change</b>	1 August 2025
<b>No. of securities held prior to change</b>	2,700 fully paid units in the BWP Trust
<b>Class</b>	Fully paid ordinary shares in BWP Property Group Ltd
<b>Number acquired</b>	2,700
<b>Number disposed</b>	Nil

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## Appendix 3Y Change of Director's Interest Notice

<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and estimated valuation	Acquired by way of distribution from BWP Management Limited as responsible entity of the BWP Trust in connection with internalisation of the management functions of the BWP Trust pursuant to the meeting booklet lodged by BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust on 27 June 2025, as updated
<b>No. of securities held after change</b>	2,700 BWP Group stapled securities held indirectly
<b>Nature of change</b> Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Distribution in-specie of shares in BWP Property Group Ltd by BWP Management Limited as responsible entity of the BWP Trust in connection with internalisation of the management functions of the BWP Trust pursuant to the meeting booklet lodged by BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust on 27 June 2025, as updated

### Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Detail of contract</b>	Not applicable
<b>Nature of interest</b>	
<b>Name of registered holder (if issued securities)</b>	
<b>Date of change</b>	
<b>No. and class of securities to which interest related prior to change</b> Note: Details are only required for a contract in relation to which the interest has changed	
<b>Interest acquired</b>	
<b>Interest disposed</b>	
<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and an estimated valuation	
<b>Interest after change</b>	

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**Part 3 – +Closed period**

<b>Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?</b>	No
<b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>	Not applicable
<b>If prior written clearance was provided, on what date was this provided?</b>	Not applicable

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### Change of Director's Interest Notice

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Introduced 30/09/01 Amended 01/01/11

<b>Name of Entity</b>	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
<b>ABN</b>	BWP Property Group Ltd ACN 688 059 074 BWP Management Limited ACN 082 856 424 as responsible entity of the BWP Trust ARSN 088 581 097

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	Fiona Elizabeth Harris
<b>Date of last notice</b>	20 January 2014 (Appendix 3Y)

#### **Part 1 - Change of director's relevant interests in securities**

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Indirect interest
<b>Nature of indirect interest (including registered holder)</b> <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	<b>The registered holder name is:</b> IOOF Investment Services Ltd (IISL) as custodian for IOOF Investor Directed Portfolio Service <Barrington & Harris Super a/c>  <b>Nature of interest:</b> Fiona Harris is a beneficiary of the Barrington and Harris Superannuation Fund
<b>Date of change</b>	1 August 2025
<b>No. of securities held prior to change</b>	20,000 fully paid units in the BWP Trust
<b>Class</b>	Fully paid ordinary shares in BWP Property Group Ltd
<b>Number acquired</b>	20,000
<b>Number disposed</b>	Nil

3456-0644-5883v1

+ See chapter 19 for defined terms.

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**Appendix 3Y**  
**Change of Director's Interest Notice**

<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and estimated valuation</p>	<p>Acquired by way of distribution from BWP Management Limited as responsible entity of the BWP Trust in connection with internalisation of the management functions of the BWP Trust pursuant to the meeting booklet lodged by BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust on 27 June 2025, as updated</p>
<p><b>No. of securities held after change</b></p>	<p>20,000 BWP Group stapled securities held indirectly</p>
<p><b>Nature of change</b>          Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>Distribution in-specie of shares in BWP Property Group Ltd by BWP Management Limited as responsible entity of the BWP Trust in connection with internalisation of the management functions of the BWP Trust pursuant to the meeting booklet lodged by BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust on 27 June 2025, as updated</p>

**Part 2 – Change of director's interests in contracts**

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<p><b>Detail of contract</b></p>	<p>Not applicable</p>
<p><b>Nature of interest</b></p>	
<p><b>Name of registered holder (if issued securities)</b></p>	
<p><b>Date of change</b></p>	
<p><b>No. and class of securities to which interest related prior to change</b>          Note: Details are only required for a contract in relation to which the interest has changed</p>	
<p><b>Interest acquired</b></p>	
<p><b>Interest disposed</b></p>	
<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and an estimated valuation</p>	
<p><b>Interest after change</b></p>	

3456-0644-5883v1

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**Part 3 – +Closed period**

<b>Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?</b>	No
<b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>	Not applicable
<b>If prior written clearance was provided, on what date was this provided?</b>	Not applicable

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Introduced 30/09/01 Amended 01/01/11

<b>Name of Entity</b>	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
<b>ABN</b>	BWP Property Group Ltd ACN 688 059 074 BWP Management Limited ACN 082 856 424 as responsible entity of the BWP Trust ARSN 088 581 097

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	Alison Quinn
<b>Date of last notice</b>	29 February 2024 (Appendix 3Y)

#### **Part 1 - Change of director's relevant interests in securities**

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Indirect interest
<b>Nature of indirect interest (including registered holder)</b> <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	<b>The registered holder name is:</b> Milquin Investments Pty Ltd as trustee for the <Marylebone Super A/C>  <b>Nature of indirect interest:</b> Alison Quinn is a director of Milquin Investments Pty Ltd and a beneficiary of the Marylebone Super A/C
<b>Date of change</b>	1 August 2025
<b>No. of securities held prior to change</b>	15,000 fully paid units in the BWP Trust
<b>Class</b>	Fully paid ordinary shares in BWP Property Group Ltd
<b>Number acquired</b>	15,000
<b>Number disposed</b>	Nil

3454-3867-3723v1

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**Appendix 3Y**  
**Change of Director's Interest Notice**

<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and estimated valuation</p>	<p>Acquired by way of distribution from BWP Management Limited as responsible entity of the BWP Trust in connection with internalisation of the management functions of the BWP Trust pursuant to the meeting booklet lodged by BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust on 27 June 2025, as updated</p>
<p><b>No. of securities held after change</b></p>	<p>15,000 BWP Group stapled securities held indirectly</p>
<p><b>Nature of change</b>          Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>Distribution in-specie of shares in BWP Property Group Ltd by BWP Management Limited as responsible entity of the BWP Trust in connection with internalisation of the management functions of the BWP Trust pursuant to the meeting booklet lodged by BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust on 27 June 2025, as updated</p>

**Part 2 – Change of director's interests in contracts**

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<p><b>Detail of contract</b></p>	<p>Not applicable</p>
<p><b>Nature of interest</b></p>	
<p><b>Name of registered holder (if issued securities)</b></p>	
<p><b>Date of change</b></p>	
<p><b>No. and class of securities to which interest related prior to change</b>          Note: Details are only required for a contract in relation to which the interest has changed</p>	
<p><b>Interest acquired</b></p>	
<p><b>Interest disposed</b></p>	
<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and an estimated valuation</p>	

3454-3867-3723v1

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<b>Interest after change</b>	
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**Part 3 – +Closed period**

<b>Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?</b>	No
<b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b>	Not applicable
<b>If prior written clearance was provided, on what date was this provided?</b>	Not applicable

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Introduced 30/09/01 Amended 01/01/11

<b>Name of Entity</b>	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
<b>ABN</b>	BWP Property Group Ltd ACN 688 059 074 BWP Management Limited ACN 082 856 424 as responsible entity of the BWP Trust ARSN 088 581 097

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

<b>Name of Director</b>	Michael James Gerard Steur
<b>Date of last notice</b>	2 February 2015 (Appendix 3X)

#### **Part 1 - Change of director's relevant interests in securities**

*In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust*

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

<b>Direct or indirect interest</b>	Nil
<b>Nature of indirect interest (including registered holder)</b> Note: Provide details of the circumstances giving rise to the relevant interest.	Not applicable
<b>Date of change</b>	Not applicable
<b>No. of securities held prior to change</b>	Nil
<b>Class</b>	Not applicable
<b>Number acquired</b>	Not applicable
<b>Number disposed</b>	Not applicable
<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and estimated valuation	Not applicable
<b>No. of securities held after change</b>	Nil

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**Appendix 3Y**  
**Change of Director's Interest Notice**

<p><b>Nature of change</b>          Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>Not applicable</p>
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**Part 2 – Change of director's interests in contracts**

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

<p><b>Detail of contract</b></p>	<p>Not applicable</p>
<p><b>Nature of interest</b></p>	
<p><b>Name of registered holder (if issued securities)</b></p>	
<p><b>Date of change</b></p>	
<p><b>No. and class of securities to which interest related prior to change</b>          Note: Details are only required for a contract in relation to which the interest has changed</p>	
<p><b>Interest acquired</b></p>	
<p><b>Interest disposed</b></p>	
<p><b>Value/Consideration</b>          Note: If consideration is non-cash, provide details and an estimated valuation</p>	
<p><b>Interest after change</b></p>	

**Part 3 – <sup>+</sup>Closed period**

<p><b>Were the interests in the securities or contracts detailed above traded during a <sup>+</sup>closed period where prior written clearance was required?</b></p>	<p>Not applicable</p>
<p><b>If so, was prior written clearance provided to allow the trade to proceed during this period?</b></p>	<p>Not applicable</p>
<p><b>If prior written clearance was provided, on what date was this provided?</b></p>	<p>Not applicable</p>

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