

ASX release

27 January 2026

PROPERTY DIVESTMENT – CHADSTONE HOMEPLUS HOMEMAKER CENTRE

Highlights

- Unconditional contract of sale executed
- Agreed price of \$86.025 million
- Extended settlement (expected June 2026) maintains FY2026 distribution guidance

On 23 January 2026, BWP executed an unconditional contract of sale with a wholly owned subsidiary of Centuria Capital Group (ASX: CNI) to sell the Chadstone Homeplus Homemaker Centre, Victoria for \$86.025 million, representing a 1.1 per cent premium to the fair value of \$85.1 million as at 31 December 2025.

Following the recent Bunnings lease extension to 31 July 2030, management undertook an extensive review of the property, resulting in a public sales campaign with compelling offers being made by several national investors.

Managing Director, Mark Scatena, said the divestment is considered to be in the best interests of securityholders and reflects BWP's strategic focus on portfolio renewal. "The transaction demonstrates BWP's ability to leverage its asset management capability by extending the property's weighted average lease expiry to maximise asset value", Mr Scatena said.

The sale price of \$86.025 million represents a realised internal rate of return of 15.2¹ per cent since acquisition.

The proceeds from the divestment will initially be applied to reduce drawn debt. Settlement is anticipated in June 2026.

This announcement was authorised for release by the Board.

For further information, please contact:

Mark Scatena

Managing Director

BWP Management Limited

Telephone: +61 8 9327 4356

E-mail: investorrelations@bwptrust.com.au

¹ Purchase price of \$72.5 million in 2024 as part of the Newmark portfolio of nine assets.