

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme

Cedar Woods Properties Limited (ASX: CWP)

ACN/ARSN

ACN: 009 259 081

1. Details of substantial holder (1)

Name

Wilson Asset Management Group (refer entities listed in Annexure A)

ACN/ARSN (if applicable)

There was a change in the interests of the substantial holder on

5/08/2026

The previous notice was given to the company on

1/05/2026

The previous notice was dated

1/05/2026**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary Shares	5,662,497	6.66%	6,617,816	7.78%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
Refer to Annexure B					

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities affected	Person's votes
Refer to Annexure C					

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

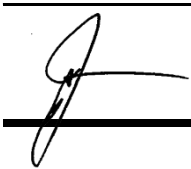
Name and ACN/ARSN (if applicable)	Nature of association
n/a	

6. Addresses

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name	Address
Refer to Annexure A	

Signature

print name	Kim Heng	capacity	Chief Operating Officer
sign here		date	7/08/2026

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100
- (6) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A

1. Details of Wilson Asset Management Group

Wilson Asset Management Group

Name	ACN / ARSN
Wilson Asset Management (International) Pty Limited	(ACN 081 047 118)
MAM Pty Limited	(ACN 100 276 542)
WAM Capital Limited	(ACN 086 587 395)
WAM Research Limited	(ACN 100 504 541)
WAM Active Limited	(ACN 126 420 719)
Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	(ACN 081 032 000)
WAM Leaders Limited	(ACN 611 053 751)
WAM Microcap Limited	(ACN 617 838 418)
WAM Global Limited	(ACN 624 572 925)
WAM Strategic Value Limited	(ACN 649 096 220)
WAM Alternative Assets Limited	(ACN 168 941 704)
Wilson Asset Management Leaders Fund	(ARSN 663 806 228)
Wilson Asset Management Founders Fund	(ARSN 682 673 678)
WAM Income Maximiser Limited	(ACN 683 776 954)
Wilson Asset Management Real Assets Fund	(ARSN 696 053 013)

6. Addresses

Name	Address
Wilson Asset Management (International) Pty Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
MAM Pty Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Capital Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Research Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Active Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Leaders Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Microcap Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Alternative Assets Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Strategic Value Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Global Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
Wilson Asset Management Leaders Fund	Level 26, 1 Farrer Place, Sydney, NSW 2000
Wilson Asset Management Founders Fund	Level 26, 1 Farrer Place, Sydney, NSW 2000
WAM Income Maximiser Limited	Level 26, 1 Farrer Place, Sydney, NSW 2000
Wilson Asset Management Real Assets Fund	Level 26, 1 Farrer Place, Sydney, NSW 2000
Citigroup Pty Limited	Level 21, 2 Park Street, Sydney, NSW 2000

This is Annexure A of 1 pages referred to in Form 604 - Notice of change of interests of substantial holder.

Signed: _____



Date: 07/08/2026

ANNEXURE B

Refer to Annexure A for the name and ACN's of the Wilson Asset Management Group members.

3. Changes in relevant interests

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class of securities	Number of securities	Person's votes affected
07/05/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-6,703.95	Ordinary shares	921	921
07/05/26	WAM Capital Limited	On market purchase	-211,665.77	Ordinary shares	29,079	29,079
08/05/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-11,023.75	Ordinary shares	1,536	1,536
08/05/26	WAM Capital Limited	On market purchase	-347,822.36	Ordinary shares	48,464	48,464
14/05/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-4,934.87	Ordinary shares	691	691
14/05/26	WAM Capital Limited	On market purchase	-172,256.01	Ordinary shares	24,120	24,120
14/05/26	WAM Research Limited	On market purchase	-1,349.76	Ordinary shares	189	189
20/05/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-8,463.87	Ordinary shares	1,246	1,246
20/05/26	WAM Capital Limited	On market purchase	-266,768.18	Ordinary shares	39,272	39,272
20/05/26	WAM Research Limited	On market purchase	-64,409.65	Ordinary shares	9,482	9,482
21/05/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-17,298.19	Ordinary shares	2,519	2,519
21/05/26	WAM Capital Limited	On market purchase	-104,468.95	Ordinary shares	15,213	15,213
21/05/26	WAM Research Limited	On market purchase	-20.59	Ordinary shares	3	3
27/05/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-27,231.91	Ordinary shares	3,980	3,980
27/05/26	WAM Capital Limited	On market purchase	-246,455.68	Ordinary shares	36,020	36,020
01/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,465.48	Ordinary shares	520	520
01/06/26	WAM Capital Limited	On market purchase	-104,857.33	Ordinary shares	15,734	15,734
01/06/26	WAM Research Limited	On market purchase	-24,964.77	Ordinary shares	3,746	3,746
02/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-5,084.69	Ordinary shares	780	780
02/06/26	WAM Capital Limited	On market purchase	-153,857.63	Ordinary shares	23,602	23,602

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class of securities	Number of securities	Person's votes affected
02/06/26	WAM Research Limited	On market purchase	-36,622.83	Ordinary shares	5,618	5,618
03/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-17,945.41	Ordinary shares	2,737	2,737
03/06/26	WAM Capital Limited	On market purchase	-297,564.57	Ordinary shares	45,384	45,384
03/06/26	WAM Research Limited	On market purchase	-15,683.37	Ordinary shares	2,392	2,392
04/06/26	WAM Microcap Limited	On market purchase	-300,602.05	Ordinary shares	46,127	46,127
05/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-6,854.93	Ordinary shares	1,030	1,030
05/06/26	WAM Capital Limited	On market purchase	-205,308.22	Ordinary shares	30,849	30,849
05/06/26	WAM Microcap Limited	On market purchase	-72,189.64	Ordinary shares	10,847	10,847
05/06/26	WAM Research Limited	On market purchase	-48,410.39	Ordinary shares	7,274	7,274
09/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-10,008.61	Ordinary shares	1,510	1,510
09/06/26	WAM Capital Limited	On market purchase	-127,891.48	Ordinary shares	19,295	19,295
09/06/26	WAM Research Limited	On market purchase	-77,072.93	Ordinary shares	11,628	11,628
17/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-11,286.51	Ordinary shares	1,602	1,602
17/06/26	WAM Capital Limited	On market purchase	-723,048.37	Ordinary shares	102,629	102,629
17/06/26	WAM Research Limited	On market purchase	-157,532.10	Ordinary shares	22,360	22,360
19/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-5,336.24	Ordinary shares	783	783
19/06/26	WAM Capital Limited	On market purchase	-160,952.84	Ordinary shares	23,617	23,617
19/06/26	WAM Research Limited	On market purchase	-38,164.71	Ordinary shares	5,600	5,600
25/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-8,998.71	Ordinary shares	1,305	1,305
25/06/26	WAM Capital Limited	On market purchase	-271,416.09	Ordinary shares	39,361	39,361
25/06/26	WAM Research Limited	On market purchase	-64,363.15	Ordinary shares	9,334	9,334
26/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,644.29	Ordinary shares	522	522
26/06/26	WAM Capital Limited	On market purchase	-109,915.17	Ordinary shares	15,744	15,744
26/06/26	WAM Research Limited	On market purchase	-26,068.55	Ordinary shares	3,734	3,734
29/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-9,990.75	Ordinary shares	1,428	1,428
29/06/26	WAM Capital Limited	On market purchase	-297,238.90	Ordinary shares	42,485	42,485
29/06/26	WAM Research Limited	On market purchase	-42,586.65	Ordinary shares	6,087	6,087

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class of securities	Number of securities	Person's votes affected
30/06/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-8,998.44	Ordinary shares	1,296	1,296
30/06/26	WAM Capital Limited	On market purchase	-270,390.50	Ordinary shares	38,943	38,943
30/06/26	WAM Research Limited	On market purchase	-67,772.94	Ordinary shares	9,761	9,761
03/07/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-4,716.33	Ordinary shares	674	674
03/07/26	WAM Capital Limited	On market purchase	-142,336.69	Ordinary shares	20,341	20,341
03/07/26	WAM Research Limited	On market purchase	-33,630.11	Ordinary shares	4,806	4,806
08/07/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,631.38	Ordinary shares	522	522
08/07/26	WAM Capital Limited	On market purchase	-109,602.17	Ordinary shares	15,755	15,755
08/07/26	WAM Research Limited	On market purchase	-25,899.65	Ordinary shares	3,723	3,723
09/07/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,565.97	Ordinary shares	522	522
09/07/26	WAM Capital Limited	On market purchase	-107,628.00	Ordinary shares	15,755	15,755
09/07/26	WAM Research Limited	On market purchase	-25,433.14	Ordinary shares	3,723	3,723
15/07/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market sell	44,775.42	Ordinary shares	- 6,481	6,481
15/07/26	WAM Capital Limited	On market sell	1,350,627.45	Ordinary shares	- 195,496	195,496
15/07/26	WAM Research Limited	On market sell	319,120.76	Ordinary shares	- 46,191	46,191
22/07/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,641.59	Ordinary shares	522	522
22/07/26	WAM Capital Limited	On market purchase	-109,910.59	Ordinary shares	15,755	15,755
22/07/26	WAM Research Limited	On market purchase	-25,972.52	Ordinary shares	3,723	3,723
23/07/26	WAM Microcap Limited	On market purchase	-345,916.09	Ordinary shares	50,000	50,000
27/07/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,754.72	Ordinary shares	547	547
27/07/26	WAM Capital Limited	On market purchase	-100,739.14	Ordinary shares	14,676	14,676
30/07/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,610.36	Ordinary shares	523	523
30/07/26	WAM Capital Limited	On market purchase	-108,835.40	Ordinary shares	15,766	15,766
30/07/26	WAM Research Limited	On market purchase	-25,617.67	Ordinary shares	3,711	3,711

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class of securities	Number of securities	Person's votes affected
03/08/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-8,487.23	Ordinary shares	1,239	1,239
03/08/26	WAM Capital Limited	On market purchase	-280,277.28	Ordinary shares	40,916	40,916
03/08/26	WAM Microcap Limited	On market purchase	-309,732.56	Ordinary shares	45,216	45,216
03/08/26	WAM Research Limited	On market purchase	-68.50	Ordinary shares	10	10
04/08/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,867.81	Ordinary shares	556	556
04/08/26	WAM Capital Limited	On market purchase	-116,264.04	Ordinary shares	16,713	16,713
04/08/26	WAM Microcap Limited	On market purchase	-76,271.13	Ordinary shares	10,964	10,964
04/08/26	WAM Research Limited	On market purchase	-12,292.15	Ordinary shares	1,767	1,767
05/08/26	WAM Microcap Limited	On market purchase	-535,680.51	Ordinary shares	76,663	76,663
06/08/26	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	On market purchase	-3,637.00	Ordinary shares	524	524
06/08/26	WAM Capital Limited	On market purchase	-109,685.99	Ordinary shares	15,803	15,803
06/08/26	WAM Research Limited	On market purchase	-25,493.68	Ordinary shares	3,673	3,673
07/08/26	WAM Microcap Limited	On market purchase	-357,759.34	Ordinary shares	50,000	50,000

This is Annexure B of 4 pages referred to in Form 604 - Notice of change of interests of substantial holder.

Signed: _____



Date: 07/08/2026

ANNEXURE C

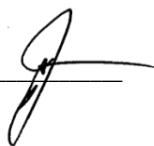
Refer to Annexure A for the name and ACN's of the Wilson Asset Management Group members.

4. Present relevant interests

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as a holder (8)	Nature of relevant interest (6)	Number of securities	Class of securities	Person's votes
Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	Citigroup Pty Limited	Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	Management of the portfolio of Botanical Nominees Pty Limited ATF Wilson Asset Management Equity Fund	132,694	Ordinary shares	132,694
WAM Capital Limited	Citigroup Pty Limited	WAM Capital Limited	Management of the portfolio of WAM Capital Limited	4,004,272	Ordinary shares	4,004,272
WAM Microcap Limited	Citigroup Pty Limited	WAM Microcap Limited	Management of the portfolio of WAM Microcap Limited	1,550,117	Ordinary shares	1,550,117
WAM Research Limited	Citigroup Pty Limited	WAM Research Limited	Management of the portfolio of WAM Research Limited	930,733	Ordinary shares	930,733

This is Annexure C of 1 pages referred to in Form 604 - Notice of change of interests of substantial holder.

Signed: _____



Date: 07/08/2026