

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

Name of Entity	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
ABN	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.

Name of Director	Anthony (Tony) John Howarth
Date of last notice	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.

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

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Value/Consideration 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
No. of securities held after change	50,000 BWP Group stapled securities held indirectly
Nature of change 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.

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

3452-5412-4347v1

+ See chapter 19 for defined terms.

Part 3 – +Closed period

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

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Name of Entity	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
ABN	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.

Name of Director	Mark Christian Scatena
Date of last notice	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.

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

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Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Not applicable
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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.

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

Part 3 – ⁺Closed period

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

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

Name of Entity	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
ABN	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.

Name of Director	Danielle Carter
Date of last notice	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.

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

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Value/Consideration 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
No. of securities held after change	2,700 BWP Group stapled securities held indirectly
Nature of change 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.

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

3453-8834-2075v1

+ See chapter 19 for defined terms.

Part 3 – +Closed period

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

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Name of Entity	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
ABN	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.

Name of Director	Fiona Elizabeth Harris
Date of last notice	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.

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

3456-0644-5883v1

+ See chapter 19 for defined terms.

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Value/Consideration 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
No. of securities held after change	20,000 BWP Group stapled securities held indirectly
Nature of change 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.

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

3456-0644-5883v1

+ See chapter 19 for defined terms.

Part 3 – +Closed period

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

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Name of Entity	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
ABN	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.

Name of Director	Alison Quinn
Date of last notice	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.

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

3454-3867-3723v1

+ See chapter 19 for defined terms.

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Value/Consideration 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
No. of securities held after change	15,000 BWP Group stapled securities held indirectly
Nature of change 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.

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

3454-3867-3723v1

+ See chapter 19 for defined terms.

Interest after change	
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Part 3 – +Closed period

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

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

Name of Entity	BWP Group (comprising BWP Property Group Ltd and BWP Management Limited as responsible entity of the BWP Trust)
ABN	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.

Name of Director	Michael James Gerard Steur
Date of last notice	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.

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

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Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Not applicable
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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.

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

Part 3 – ⁺Closed period

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