

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	Mark Christian Scatena
Date of last notice	24 December 2025 (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	Direct
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	N/A
Date of change	2 October 2026
No. of securities held prior to change	158,668 Performance Rights
Class	Deferred Rights
Number acquired	45,990 Deferred Rights awarded
Number disposed	Nil

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Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Nil. The Deferred Rights were awarded under the BWP Employee Incentive Plan (approved by securityholders at BWP's general meeting on 28 July 2025), as part of the deferred equity component of Mr Scatena's FY26 STI award. Further details are set out in BWP's FY26 Remuneration Report, which forms part of BWP's 2026 Annual Report.
No. of securities held after change	45,990 Deferred Rights, each entitling Mr Scatena to receive one fully paid BWP stapled security for nil consideration. The Deferred Rights comprise the deferred equity component of Mr Scatena's FY26 STI award and vest 12 months after allocation, subject to continued service and the BWP Employee Incentive Plan Rules. The FY26 performance conditions have already been assessed and no further performance conditions apply. The Deferred Rights carry no voting rights before vesting and may lapse under the applicable cessation of employment provisions. 158,668 Performance Rights, each entitling Mr Scatena to receive one fully paid BWP stapled security, subject to the applicable performance conditions under the BWP Long Term Incentive Plan.
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Award of 45,990 Deferred Rights under the BWP Employee Incentive Plan (approved by securityholders at BWP's general meeting on 28 July 2025), as part of the deferred equity component of Mr Scatena's FY26 STI award.

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	N/A
Nature of interest	

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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?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A