

Form 605
Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To: Company / Scheme Australian United Investment Company Limited
 ACN/ARSN/APFRN ACN 004 268 679
 NFPFRN (if applicable) _____

1. Details of substantial holder (1)

Name: LADY PRIMROSE CATHERINE POTTER ["LADY POTTER"]
PRIMROSE PROPERTIES PTY LTD - ACN 002 792 038
DECERNA PTY LTD - ACN 005 904 530
 ACN/ARSN/APFRN (if applicable) _____
 NFPFRN (if applicable) N/A

The holder ceased to be a substantial holder on 30/04/2026
 The previous notice was given to the company on 11/10/2012
 The previous notice was dated 11/10/2012

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company, scheme or fund, since the substantial holder was last required to give a substantial holding notice to the company, scheme or fund are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
See Annexure A	Lady Potter	Decrease in voting power as a consequence of the scheme of arrangement with DUI of new securities AUI Appendix 2A – application of quotation of securities dated 30/04/2026			
See Annexure A	Primrose Properties Pty Ltd				
See Annexure A	Decerna Pty Ltd				

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting securities in the company, scheme or fund are as follows:

Name and ACN/ARSN/APFRN (if applicable) and NFPFRN (if applicable)	Nature of association
N/A	


4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
LADY POTTER	61/99 Spring Street, Melbourne Vic 3000
PRIMROSE PROPERTIES PTY LTD	North Tower, Level 5, 485 La Trobe Street, Melbourne Vic 3000
DECERNA PTY LTD	North Tower, Level 5, 485 La Trobe Street, Melbourne Vic 3000

Signature

print name Lady Primrose Catherine Potter capacity Lady Primrose Catherine Potter
Director, Primrose Properties Pty Ltd
Director, Decerna Pty Ltd

sign here  date 01/05/2026

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 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) Any relevant agreement or other circumstances because of which the change in relevant interest occurred. 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.


- (5) Details of the consideration must include any and all benefits, money or otherwise, 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.
- (6) The voting shares of accompany constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

ANNEXURE A

Changes in relevant interests

Date of Change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class of securities	Number of securities	Person's votes affected
13/11/2015	Lady Potter	1:8 rights issue @ \$9.41	611,799.50	Ordinary shares	94,123	94,123
13/11/2015	Decerna Pty Ltd	1:8 rights issue @ \$9.41	457,015.00	Ordinary shares	70,310	70,310
13/11/2015	Primrose Properties Pty Ltd	1:8 rights issue @ \$9.41	2,813,278.00	Ordinary shares	432,812	432,812
30/09/2022	Lady Potter	SPP @ \$6.50	30,000.00	Ordinary shares	3,189	3,189
30/09/2022	Decerna Pty Ltd	SPP @ \$6.50	30,000.00	Ordinary shares	3,189	3,189
30/09/2022	Primrose Properties Pty Ltd	SPP @ \$6.50	30,000.00	Ordinary shares	3,189	3,189
25/09/2024	Primrose Properties Pty Ltd	on market purchase	254,492.35	Ordinary shares	23,636	23,636
26/09/2024	Primrose Properties Pty Ltd	on market purchase	126,020.77	Ordinary shares	11,612	11,612
27/09/2024	Primrose Properties Pty Ltd	on market purchase	29,534.74	Ordinary shares	2,715	2,715
30/09/2024	Primrose Properties Pty Ltd	on market purchase	82,118.48	Ordinary shares	7,300	7,300
1/10/2024	Primrose Properties Pty Ltd	on market purchase	10,173.74	Ordinary shares	919	919
4/10/2024	Primrose Properties Pty Ltd	on market purchase	297,125.02	Ordinary shares	26,876	26,876
9/10/2024	Primrose Properties Pty Ltd	on market purchase	54,834.52	Ordinary shares	4,889	4,889
10/10/2024	Primrose Properties Pty Ltd	on market purchase	40,128.20	Ordinary shares	3,592	3,592
14/10/2024	Primrose Properties Pty Ltd	on market purchase	79,721.01	Ordinary shares	7,162	7,162
17/10/2024	Primrose Properties Pty Ltd	on market purchase	62,456.66	Ordinary shares	5,611	5,611
18/10/2024	Primrose Properties Pty Ltd	on market purchase	42,398.40	Ordinary shares	3,809	3,809
21/10/2024	Primrose Properties Pty Ltd	on market purchase	207,134.54	Ordinary shares	18,458	18,458
22/10/2024	Primrose Properties Pty Ltd	on market purchase	155.83	Ordinary shares	14	14
25/10/2024	Primrose Properties Pty Ltd	on market purchase	174,181.84	Ordinary shares	15,634	15,634
28/10/2024	Primrose Properties Pty Ltd	on market purchase	3,203.05	Ordinary shares	292	292
29/10/2024	Primrose Properties Pty Ltd	on market purchase	297,800.98	Ordinary shares	26,731	26,731
31/10/2024	Primrose Properties Pty Ltd	on market purchase	154.98	Ordinary shares	14	14
4/11/2024	Primrose Properties Pty Ltd	on market purchase	253,282.12	Ordinary shares	22,963	22,963
8/11/2024	Primrose Properties Pty Ltd	on market purchase	76,201.14	Ordinary shares	6,821	6,821
11/11/2024	Primrose Properties Pty Ltd	on market purchase	81,440.61	Ordinary shares	7,290	7,290
13/11/2024	Primrose Properties Pty Ltd	on market purchase	400,935.75	Ordinary shares	35,889	35,889
3/12/2024	Primrose Properties Pty Ltd	on market purchase	473,028.80	Ordinary shares	43,446	43,446
4/12/2024	Primrose Properties Pty Ltd	on market purchase	492,417.20	Ordinary shares	44,976	44,976
5/12/2024	Primrose Properties Pty Ltd	on market purchase	50,125.11	Ordinary shares	4,578	4,578
30/04/2026	Primrose Properties Pty Ltd	Merger Implementation	.4724 AUI for each DUI	Ordinary shares	514,785	514,785
30/04/2026	Decerna Pty Ltd	Merger Implementation	.4724 AUI for each DUI	Ordinary shares	174,119	174,119

This is Annexure A, 1 page referred to in Form 605 – Notice of ceasing to be a substantial holder.

Signed: 

Lady Primrose Catherine Potter

Date: 01/05/2026