

Form 604

Corporations Act 2001

Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Simonds Group Limited (SIO)

ACN/ARSN 143 841 801

1. Details of substantial holder (1)

Name McDonald Jones Homes Investments Pty Limited, NEX Building Group Pty Ltd (formerly known as McDonald Jones Homes Pty Ltd) and its related bodies corporate listed in "Annexure A" to this notice (**MJH Group Entities**), Andrew Barend Helmers, Chatswood Pacific Pty Ltd (a company associated with Andrew Barend Helmers) and Asahi Kasei Homes Australia Pty Ltd and its related bodies corporate (**AKH Group Entities**)

ACN (if applicable) McDonald Jones Homes Investments Pty Limited ACN 003 490 079
NEX Building Group Pty Ltd ACN 089 524 050
Asahi Kasei Homes Australia Pty Ltd ACN 618 859 877
Chatswood Pacific Pty Ltd ACN 621 939 857

There was a change in the interests of the substantial holder on 21/12/2022 (being the date of issue of shares by SIO under its 2022 entitlement offer)

The previous notice was given to the company on 30/09/2021

The previous notice was dated 30/09/2021

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interest 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	38,999,367	26.69% (based on 147,234,729 ordinary shares on issue)	38,999,367	10.84% (based on 359,906,450 ordinary shares on issue)

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
21/12/2022	Those persons named in column 1 in paragraph 4 of this form	Dilution as a result of non-participation in SIO's 2022 entitlement offer	N/A	N/A	N/A

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	Person's votes
McDonald Jones Homes Investments Pty Limited	McDonald Jones Homes Investments Pty Limited	McDonald Jones Homes Investments Pty Limited	Holder of fully paid ordinary shares	24,210,975	24,210,975
NEX Building Group Pty Ltd	NEX Building Group Pty Ltd	NEX Building Group Pty Ltd	Holder of fully paid ordinary shares	14,788,392	14,788,392
Each MJH Group Entity	McDonald Jones Homes Investments Pty Limited & NEX Building Group Pty Ltd	McDonald Jones Homes Investments Pty Limited & NEX Building Group Pty Ltd	By virtue of section 608(3)	38,999,367	38,999,367
Asahi Kasei Homes Australia Pty Ltd	McDonald Jones Homes Investments Pty Limited & NEX Building Group Pty Ltd	McDonald Jones Homes Investments Pty Limited & NEX Building Group Pty Ltd	By virtue of section 608(3)	38,999,367	38,999,367
Each AKH Group Entity	McDonald Jones Homes Investments Pty Limited & NEX Building Group Pty Ltd	McDonald Jones Homes Investments Pty Limited & NEX Building Group Pty Ltd	By virtue of section 608(3)	38,999,367	38,999,367

**Note: Kingston Properties Pty Limited (ABN 45 003 305 539), Peter Thomas Durbin & Karen Joy Durbin, McDonald Jones Nominees Pty Limited (ACN 080 187 917), W & J McDonald Investments Pty Limited (ACN 159 853 684), William Alexander McDonald, Helmers Family Investments Pty Limited (ACN 143 057 578) and Laman Street Investments Pty Limited (ACN 159 853 522) (each of whom was named in the Form 604 dated 30 September 2021) have ceased to have a relevant interest in the SIO shares are no longer substantial holders.*

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 (if applicable)	Nature of association
N/A	N/A

6. Addresses

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

Name	Address
McDonald Jones Homes Investments Pty Limited	2 Solent Circuit, Norwest, NSW 2153, Australia
NEX Building Group Pty Ltd	2 Solent Circuit, Norwest, NSW 2153, Australia
Asahi Kasei Homes Australia Pty Ltd	2 Solent Circuit, Norwest, NSW 2153, Australia
Andrew Barend Helmers and Chatswood Pacific Pty Ltd	2 Solent Circuit, Norwest, NSW 2153, Australia
MJH Group Entities	See Annexure A

Signature

print name Nicholas Elkington

capacity Company Secretary

sign here



date 24th August 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 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.
- (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'

This is Annexure 'A' of 1 page referred to in the Form 604 (Notice of Change of Interests of Substantial Holder), signed by me and dated 24th August 2026.



Signed:

The following bodies corporate are related bodies corporate of NEX Building Group Pty Ltd:

MJH Group Entity name	ACN	
AdminDirect Pty Limited	114 683 868	2 Solent Circuit, Norwest, NSW 2153, Australia
Arden Homes Pty Ltd	146 213 970	2 Solent Circuit, Norwest, NSW 2153, Australia
NEX Building Group Pty Ltd	089 524 050	2 Solent Circuit, Norwest, NSW 2153, Australia
McDonald Jones Architects NSW Pty Ltd	143 792 205	2 Solent Circuit, Norwest, NSW 2153, Australia
McDonald Jones Homes (Canberra) Pty Ltd	150 533 298	2 Solent Circuit, Norwest, NSW 2153, Australia
Brighton Homes Australia Pty Ltd	150 532 424	2 Solent Circuit, Norwest, NSW 2153, Australia
McDonald Jones Homes (Sales) Pty Ltd	143 481 912	2 Solent Circuit, Norwest, NSW 2153, Australia
McDonald Jones Homes (Victoria) Pty Ltd	150 532 960	2 Solent Circuit, Norwest, NSW 2153, Australia
McDonald Jones Communities Pty Ltd	603 418 364	2 Solent Circuit, Norwest, NSW 2153, Australia
Mojo Homes Pty Limited	166 754 696	2 Solent Circuit, Norwest, NSW 2153, Australia
MyChoice Conveyancing (NSW) Pty Limited	605 154 103	2 Solent Circuit, Norwest, NSW 2153, Australia
McDonald Jones Homes Pty Ltd	003 687 232	2 Solent Circuit, Norwest, NSW 2153, Australia
Wilson Homes Tasmania Pty Ltd	126 636 897	2 Solent Circuit, Norwest, NSW 2153, Australia
Weeks Homes Pty Ltd	008 087 278	2 Solent Circuit, Norwest, NSW 2153, Australia
Steel Building Systems Australia Pty Ltd	107 106 445	40 Barfield Crescent, Edinburgh North, SA 5113, Australia
SBS Newcastle Pty Ltd	101 370 496	40 Barfield Crescent, Edinburgh North, SA 5113, Australia
SBS Minto Pty Ltd	107 082 744	40 Barfield Crescent, Edinburgh North, SA 5113, Australia
Steel Building Systems QLD Pty Ltd	603 257 629	40 Barfield Crescent, Edinburgh North, SA 5113, Australia
SBS Contracting QLD Pty. Ltd.	613 506 602	40 Barfield Crescent, Edinburgh North, SA 5113, Australia