

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**To Company Name/Scheme **Axiom Properties Limited**ACN/ARSN **009 063 834****1. Details of substantial holder (1)**Name **Sean Baguley**ACN/ARSN (if applicable) **Not applicable**

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

04/09/2025

The previous notice was given to the company on

10/11/2023

The previous notice was dated

10/11/2023**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 Fully Paid Shares	45,673,452	10.56%	53,371,552	12.33%

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
10/11/2023 to 29/08/2025	Sean Baguley	On and off market purchases	Refer annexure A	7,698,100	1.77%

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
Sean Baguley	BHMB Nominees Pty Ltd <BHMB Fund A/C>	BHMB Nominees Pty Ltd <BHMB Fund A/C>	Power to Control Voting Rights	3,123,452	0.72%
Sean Baguley	Block Capital Group (Int) Pty Ltd	Block Capital Group (Int) Pty Ltd	Power to Control Voting Rights	44,608,050	10.31%

Sean Baguley	BHMB Nominees Pty Ltd	BHMB Nominees Pty Ltd	Power to Control Voting Rights	130,000	0.03%
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Mr Sean Baguley		Mr Sean Baguley			
Sean Baguley	+ Mrs Lousie Baguley <SLB	+ Mrs Lousie Baguley <SLB	Power to Control Voting	5,510,050	1.27%
Super Fund A/C>		Super Fund A/C>		Rights	

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
Not Applicable	

6. Addresses

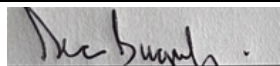
The addresses of persons named in this form are as follows:

Name	Address
Sean Baguley	20 Salter Point Parade, Salter Point WA 6152

Signature

print name **Sean Baguley** capacity **Beneficial Owner**

sign here



date **04/09/2025**

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.

This is annexure A of 1 pages referred to in form 604 Notice of change of interest of substantial holder.

Sean Baguley

Date of change	Person whose relevant interest changed	Registered holder of securities	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected
2/08/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	742	10,611
1/08/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	1,701	25,779
26/07/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	2,447	37,070
25/07/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	7,000	100,000
8/07/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	4,729	69,551
26/06/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	2,010	30,449
24/06/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	2,947	44,648
21/06/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	3,653	55,352
17/06/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	823	12,668
14/06/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	4,358	79,250
14/06/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	388	8,082
14/05/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	6,672	133,614
13/05/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	15,603	276,414
24/04/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	250,000	5,000,000
16/04/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	9,900	220,000
9/04/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	1,411	33,586
5/04/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	840	20,000
4/04/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	788	18,334
26/03/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	563	13,100
25/03/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	798	18,566
21/03/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	1,775	39,434
19/03/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	914	20,300
18/03/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	1,812	40,266
13/03/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	2,926	69,661
1/03/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	1,274	30,339
16/11/2023	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market purchase	20,000	500,000
8/10/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market sale	- 13 -	185
10/07/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market sale	- 3,765 -	48,839
19/06/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market sale	- 1,750 -	25,000
18/06/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market sale	- 1,750 -	25,000
18/04/2024	Sean Baguley	BLOCK CAPITAL GROUP (INT) PTY LTD	On market sale	- 9,200 -	200,000
1/07/2025	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	280	10,000
23/06/2025	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	359	10,000
20/06/2025	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	1,076	35,000
13/06/2025	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	525	15,000
6/06/2025	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	945	30,000
29/05/2025	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	925	25,000
4/12/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	3,000	50,000
27/11/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	3,537	57,991
18/11/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	0	1
15/11/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	61	1,004
14/11/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	2,501	41,004
8/11/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	1,005	15,000
7/11/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	4,791	73,708
4/11/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	0	1
30/10/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	0	1
25/10/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	16	252
18/10/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	1,704	26,088
4/10/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	6,500	100,000
30/09/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	11,736	211,327
27/09/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	12,888	238,673
23/08/2024	Sean Baguley	MR SEAN BAGULEY + MRS LOUISE BAGULEY <SLB SUPER FUND A/C>	On market purchase	1,410	20,000
29/11/2024	Sean Baguley	BHMB NOMINEES PTY LTD	On market purchase	3,792	60,000
12/12/2024	Sean Baguley	BHMB NOMINEES PTY LTD	On market purchase	3,000	50,000
17/12/2024	Sean Baguley	BHMB NOMINEES PTY LTD	On market purchase	786	13,105
19/12/2024	Sean Baguley	BHMB NOMINEES PTY LTD	On market purchase	414	6,895