Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company/registered scheme/notified foreign passport fund name: Cettire Limited

ACN/ARSN/APFRN: 645 474 166

NFPFRN (if applicable): Not applicable

1. Details of substantial holder (1)

Name: UDN Eden Management LTD and persons listed in Annexure A

ACN/ARSN/APFRN (if applicable): Not applicable

NFPFRN (if applicable): Not applicable

There was a change in the interests of the substantial holder on: 02 / 11 / 2026

The previous notice was given to the company, or the responsible entity for a registered scheme, or the operator of a notified foreign passport fund on: 12 / 10 / 2026

The previous notice was dated: 12 / 10 / 2026

2. Previous and present voting power

The total number of votes attached to all the voting shares or interests in the company, scheme or fund 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, scheme or fund, 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	20,200,000	5.298524%	24,105,911	6.323057%

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, 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 (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
Annexure B	Annexure B	Annexure B	Annexure B	Annexure B	Annexure B

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
Annexure A	Annexure A	Annexure A	Annexure A	Annexure A	Annexure A

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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 securities in the company, scheme or fund are as follows:

Name and ACN/ARSN/APFRN (if applicable) and NFPFRN (if applicable)	Nature of association
No changes	Not applicable

6. Addresses

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

Name	Address
See Annexure A	See Annexure A

Signature

print name Assaf Nathan capacity CIO and Director of UDN Eden Management LTD

sign here date 03 / 11 / 2026

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DN: CN=612fae0b-dad2-4b04-af07-286f1dd463b2
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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, scheme or fund multiplied by100.

(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 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.

(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.

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Annexure A - Reporting persons and present interests

This is Annexure A of 1 page referred to in Form 604, Notice of change of interests of substantial holder, concerning Cettire Limited, ACN 645 474 166.

The following persons (the "UDN group") have overlapping relevant interests in the same 24,105,911 fully paid ordinary shares as at 2 November 2026.

Reporting person	Nature of relevant interest	Shares / votes
UDN Eden Management LTD	Power to control voting and disposal under the funds' investment-management arrangements, subject to the respective general partners' overall supervision.	24,105,911
Assaf Nathan Advisory and Training Services LTD	Voting power of 33.3% in UDN Eden Management LTD.	24,105,911
Kamino Consulting LTD	Voting power of 33.3% in UDN Eden Management LTD.	24,105,911
Yaniv Uliel	Voting power of 33.3% in UDN Eden Management LTD.	24,105,911
Assaf Nathan	100% control of Assaf Nathan Advisory and Training Services LTD.	24,105,911
Nathanael Dreyfuss	100% control of Kamino Consulting LTD.	24,105,911

Portfolio holders and registration

Person entitled to registration	Registered holder	Shares / votes
Eden Discovery, LP	BNP PARIBAS NOMINEES PTY LTD <IB AU NOMS RETAILCLIENT>	19,000,000
Eden Alpha C.I., LP	BNP PARIBAS NOMINEES PTY LTD <IB AU NOMS RETAILCLIENT>	5,105,911

EDEN Discovery G.P LTD and EDEN G.P FUNDS LTD are the respective general partners of Eden Discovery, LP and Eden Alpha C.I., LP.

Addresses

Common business address for all reporting persons, funds and general partners named above: Giza offices, Floor 37, Moshe Aviv Tower, 7 Jabotinsky Street, Ramat Gan 5252007, Israel.

Registered nominee address: PO Box R209, Royal Exchange NSW 1225, Australia.

Assaf Nathan | CIO and Director of UDN Eden Management LTD
For and on behalf of the reporting persons listed in Annexure A.

Signature: _____ Digitally signed by 612fae0b-dad2-4b04-af07-286f1dd463b2 DN: CN=612fae0b-dad2-4b04-af07-286f1dd463b2 Reason: Form 604 Location: Herzlia Date: 2026.11.03 01:11:14+02'00' Foxit PDF Editor Version: 2025.2.0

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Annexure B - Changes in relevant interests

This is Annexure B of 1 page referred to in Form 604, Notice of change of interests of substantial holder, concerning Cettire Limited, ACN 645 474 166.

Changes since the position disclosed at close of ASX trading on 1 October 2026. Each change affects all members of the UDN group defined in Annexure A.

Fully paid ordinary Cettire shares; Australian trading dates. Cash is AUD, excluding brokerage; parentheses indicate sale proceeds received. Non-cash consideration: nil.

Date	Person whose interest changed	Nature of change	Cash paid / (received) AUD	Ordinary shares affected	Votes affected
06/10/2026	UDN group	On-market purchase	233,162.25	+792,578	+792,578
06/10/2026	UDN group	On-market purchase	61,956.60	+207,422	+207,422
06/10/2026	UDN group	On-market purchase	29,500.00	+100,000	+100,000
06/10/2026	UDN group	On-market purchase	9,886.04	+33,512	+33,512
06/10/2026	UDN group	On-market purchase	30,000.00	+100,000	+100,000
07/10/2026	UDN group	On-market purchase	29,500.00	+100,000	+100,000
07/10/2026	UDN group	On-market purchase	19,613.96	+66,488	+66,488
08/10/2026	UDN group	On-market purchase	13,957.63	+47,314	+47,314
08/10/2026	UDN group	On-market purchase	15,787.18	+52,686	+52,686
12/10/2026	UDN group	On-market purchase	89,395.21	+300,000	+300,000
12/10/2026	UDN group	On-market purchase	88,113.42	+294,431	+294,431
12/10/2026	UDN group	On-market purchase	1,726.39	+5,569	+5,569
12/10/2026	UDN group	On-market purchase	138,294.60	+460,982	+460,982
13/10/2026	UDN group	On-market purchase	12,095.58	+39,018	+39,018
13/10/2026	UDN group	On-market purchase	35,000.00	+100,000	+100,000
14/10/2026	UDN group	On-market purchase	35,000.00	+100,000	+100,000
19/10/2026	UDN group	On-market sale	(43,008.65)	-100,000	-100,000
19/10/2026	UDN group	On-market sale	(42,507.69)	-100,000	-100,000
19/10/2026	UDN group	On-market sale	(42,000.00)	-100,000	-100,000
19/10/2026	UDN group	On-market sale	(41,507.52)	-100,000	-100,000
19/10/2026	UDN group	On-market purchase	413,809.82	+1,000,000	+1,000,000
19/10/2026	UDN group	On-market purchase	126,868.89	+300,000	+300,000
21/10/2026	UDN group	On-market sale	(41,000.00)	-100,000	-100,000
21/10/2026	UDN group	On-market sale	(40,500.00)	-100,000	-100,000
22/10/2026	UDN group	On-market purchase	39,500.00	+100,000	+100,000
22/10/2026	UDN group	On-market purchase	40,000.00	+100,000	+100,000
22/10/2026	UDN group	On-market purchase	40,492.75	+100,000	+100,000
02/11/2026	UDN group	On-market purchase	36,009.74	+105,911	+105,911

Assaf Nathan | CIO and Director of UDN Eden Management LTD

For and on behalf of the reporting persons listed in Annexure A.

Signature: _____ Digitally signed by 612fae0b-dad2-4b04-af07-286f1dd463b2 DN: CN=612fae0b-dad2-4b04-af07-286f1dd463b2 Reason: Form 604 Location: Herzlia Date: 2026.11.03 01:11:21+02'00' Foxit PDF Editor Version: 2025.2.0

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