

**EARLY WARNING REPORT  
(Form 62-103F1)**

**Made Pursuant To  
NATIONAL INSTRUMENT 62-103  
*The Early Warning System and Related Take-Over Bid and  
Insider Reporting Issues***

**Item 1. – Security and Reporting Issuer**

- 1.1 State the designation of securities to which this report relates and the name and address of the head office of the issuer of the securities.**

Securities: Ordinary shares in the capital of Central Iron Ore Limited.

Issuer: **Central Iron Ore Limited** (the "Company")  
49-51 York St., Suite 1, Level 2  
Sydney 2000, New South Wales, Australia

- 1.2 State the name of the market in which the transaction or other occurrence that triggered the requirement to file this report took place.**

The Shares (as defined below) are listed on the TSX Venture Exchange (the "TSXV"). Unless otherwise stated, none of the transactions described in this report occurred on the facilities of the TSXV.

**Item 2 – Identity of the Acquiror**

- 2.1 State the name and address of the acquiror.**

**Gullewa Limited ("Gullewa ")**  
Level 2, 49-51 York Street  
Sydney, New South Wales, Australia

- 2.2 State the date of the transaction or other occurrence that triggered the requirement to file this report and briefly describe the transaction or other occurrence.**

On October 24, 2025, Brooklyn Bay Pty Ltd. (a wholly owned subsidiary of Gullewa) ("**Brooklyn Bay**") exercised an aggregate of 2,802,954 ordinary share purchase warrants (the "**Warrants**") and acquired an aggregate of 2,802,954 ordinary shares (each, a "**Share**") in the capital of the Company (the "**Acquisition**").

- 2.3 State the names of any joint actors.**

Under applicable Canadian provincial securities legislation, Brooklyn Bay, A. W. Howland-Rose and David Deitz (collectively, the "**Joint Actors**") are deemed to be joint actors with the Gullewa.

**Item 3 – Interest in Securities of the Reporting Issuer**

- 3.1 State the designation and number or principal amount of securities acquired or disposed of that triggered the requirement to file the report and the change in the acquiror's**

**securityholding percentage in the class of securities.**

Prior to closing the Acquisition, Gullewa and the Joint Actors, directly or indirectly, beneficially owned, or had control or direction over, an aggregate of 21,299,000 Shares and 6,994,000 Warrants, representing approximately 57.02% of the issued and outstanding Shares of the Company on an undiluted and approximately 63.80% on a partially diluted basis. Upon completion of the Acquisition, Gullewa and the Joint Actors directly or indirectly, beneficially owned, or had control or direction over, an aggregate of 24,101,954 Shares and 4,191,046 Warrants, representing approximately 60.02% of the issued and outstanding Shares on an undiluted basis and approximately 63.80% on a partially diluted basis.

**3.2 State whether the acquiror acquired or disposed ownership of, or acquired or ceased to have control over, the securities that triggered the requirement to file the report.**

Gullewa and Joint Actors acquired ownership of the securities that are the subject of this report. See response to Item 2.2.

**3.3 If the transaction involved a securities lending arrangement, state that fact.**

Not Applicable.

**3.4 State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities, immediately before and after the transaction or other occurrence that triggered the requirement to file this report.**

See item 3.1.

**3.5 State the designation and number or principal amount of securities and the acquiror's securityholding percentage in the class of securities referred to in Item 3.4 over which**

- (a) **the acquiror, either alone or together with any joint actors, has ownership and control,**

See item 3.1

- (b) **the acquiror, either alone or together with any joint actors, has ownership but control is held by persons or companies other than the acquiror or any joint actor, and**

Not applicable.

- (c) **the acquiror, either alone or together with any joint actors, has exclusive or shared control but does not have ownership.**

Not applicable.

**3.6 If the acquiror or any of its joint actors has an interest in, or right or obligation associated with, a related financial instrument involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the related financial instrument and its impact on the acquiror's securityholdings.**

Not applicable.

- 3.7 If the acquirer or any of its joint actors is a party to a securities lending arrangement involving a security of the class of securities in respect of which disclosure is required under this item, describe the material terms of the arrangement, including the duration of the arrangement, the number or principal amount of securities involved and any right to recall the securities or identical securities that have been transferred or lent under the arrangement.**

**State if the securities lending arrangement is subject to the exception provided in section 5.7 of NI 62-104.**

Not applicable.

- 3.8 If the acquiror or any of its joint actors is a party to an agreement, arrangement or understanding that has the effect of altering, directly or indirectly, the acquiror's economic exposure to the security of the class of securities to which this report relates, describe the material terms of the agreement, arrangement or understanding.**

Not applicable.

#### **Item 4 – Consideration Paid**

- 4.1 State the value, in Canadian dollars, of any consideration paid or received per security and in total.**

\$0.08 per Common Shares for total consideration of \$224,236.

- 4.2 In the case of a transaction or other occurrence that did not take place on a stock exchange or other market that represents a published market for the securities, including an issuance from treasury, disclose the nature and value, in Canadian dollars, of the consideration paid or received by the acquiror.**

See item 4.1.

- 4.3 If the securities were acquired or disposed of other than by purchase or sale, describe the method of acquisition or disposition.**

Not applicable.

#### **Item 5 – Purpose of the Transaction**

**State the purpose or purposes of the acquiror and any joint actors for the acquisition or disposition of securities of the reporting issuer. Describe any plans or future intentions which the acquiror and any joint actors may have which relate to or would result in any of the following:**

- (a) the acquisition of additional securities of the reporting issuer, or the disposition of securities of the reporting issuer;**
- (b) a corporate transaction, such as a merger, reorganization or liquidation, involving the reporting issuer or any of its subsidiaries;**
- (c) a sale or transfer of a material amount of the assets of the reporting issuer or any of its**

subsidiaries;

- (d) a change in the board of directors or management of the reporting issuer, including any plans or intentions to change the number or term of directors or to fill any existing vacancy on the board;
- (e) a material change in the present capitalization or dividend policy of the reporting issuer;
- (f) a material change in the reporting issuer's business or corporate structure;
- (g) a change in the reporting issuer's charter, bylaws or similar instruments or another action which might impede the acquisition of control of the reporting issuer by any person or company;
- (h) a class of securities of the reporting issuer being delisted from, or ceasing to be authorized to be quoted on, a marketplace;
- (i) the issuer ceasing to be a reporting issuer in any jurisdiction of Canada;
- (j) a solicitation of proxies from securityholders;
- (k) an action similar to any of those enumerated above.

Depending on market and other conditions, or as future circumstances may dictate, Gullewa and the Joint Actors may from time to time increase or decrease its holdings of Shares or other securities of the Company

#### **Item 6 – Agreements, Arrangements, Commitments or Understandings With Respect to Securities of the Reporting Issuer**

Describe the material terms of any agreements, arrangements, commitments or understandings between the acquiror and a joint actor and among those persons and any person with respect to securities of the class of securities to which this report relates, including but not limited to the transfer or the voting of any of the securities, finder's fees, joint ventures, loan or option arrangements, guarantees of profits, division of profits or loss, or the giving or withholding of proxies. Include such information for any of the securities that are pledged or otherwise subject to a contingency, the occurrence of which would give another person voting power or investment power over such securities, except that disclosure of standard default and similar provisions contained in loan agreements need not be included.

Not applicable.

#### **Item 7 – Change in material fact**

If applicable, describe any change in a material fact set out in a previous report filed by the acquiror under the early warning requirements or Part 4 in respect of the reporting issuer's securities.

Not applicable.

#### **Item 8 – Exemption**

If the acquiror relies on an exemption from requirements in securities legislation applicable to formal bids for the transaction, state the exemption being relied on and describe the facts supporting

**that reliance.**

Not applicable.

**Item 9 – Certification**

The acquiror must certify that the information in this report is true and complete in every respect. In the case of an agent, the certification is based on the agent’s best knowledge, information and belief but the acquiror is still responsible for ensuring that the information filed by the agent is true and complete.

This report must be signed by each person on whose behalf the report is filed or his or her authorized representative.

It is an offence to submit information that, in a material respect and at the time and in the light of the circumstances in which it is submitted, is misleading or untrue.

I, as the acquiror, certify, or I, as the agent filing this report on behalf of an acquiror, certify to the best of my knowledge, information and belief, that the statements made in this report are true and complete in every respect.

Date: November 10, 2025.

**GULLEWA LIMITED**

By: (signed) "David Deitz"  
Name: David Deitz  
Title: Chief Executive Officer

**BROOKLYN BAY PTY LTD.**

By: (signed) "David Deitz"  
Name: David Deitz  
Title: Chief Executive Officer

(signed) "David Deitz"  
David Deitz