

## Ongoing Disclosure Notice

### Disclosure of Directors and Senior Managers Relevant Interests

Sections 297(1) and 298(1), Financial Markets Conduct Act 2013

To NZX Limited; and
Name of listed issuer:
Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
19 December 2025
26 September 2025

#### Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Diana Papadopoulos
Private Land and Property Fund
N/A
Director of BIML

#### Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):
<b>For that relevant interest-</b>
Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

Ordinary units in the Private Land and Property Fund
• Registered holder and beneficial owner, held via ACNL
47,902
48,311
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

#### Details of transactions giving rise to acquisition or disposal -

Total number of transactions to which notice relates:
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1
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#### Details of transactions requiring disclosure-

Date of transaction* 1:
Nature of transaction:
Name of any other party or parties to the transaction (if known):
The consideration, expressed in New Zealand dollars, paid or received for the acquisition or disposal. If the consideration was not in cash and cannot be readily by converted into a cash value, describe the consideration:
Number of financial products to which the transaction related:

18 December 2025
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$527
409

Whether relevant interests were acquired or disposed of during a closed period (see ** note below):
Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

N/A - DRP
N/A - DRP
N/A - DRP


#### Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
<b>For that relevant interest,-</b>
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Owner as trustee for children, held via ACNL (1,132 units)
1,132
• Current registered holder is as identified in the 'Nature of Relevant Interest'

#### Certification

I, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.
Signature of director or officer:
Date of signature:
or
Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


19 December 2025
Gary Scott, Company Secretary

\*This is the date the transaction is effective. The confirmation of transaction details occurs two business days later, when the unit price is confirmed and settlement occurs.

\*\* Note - in accordance with Booster's personal trading policy, all Directors and Senior Managers are required to obtain written clearance for any trade in PLP (other than for reinvestment of distributions under the distribution reinvestment plan, capital calls by the fund or if transferring between accounts of the same beneficial owner).

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### Disclosure of Directors and Senior Managers Relevant Interests

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Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
19 December 2025
26 September 2025

#### Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Diana Papadopoulos
Private Land and Property Fund
N/A
Director of BIML

#### Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):
<b>For that relevant interest-</b>
Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

Ordinary units in the Private Land and Property Fund
• Owner as trustee for children, held via ACNL
1,123
1,132
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

#### Details of transactions giving rise to acquisition or disposal -

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Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

18 December 2025
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$12
10
N/A - DRP
N/A - DRP
N/A - DRP


#### Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
<b>For that relevant interest,-</b>
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Beneficial owner, held via ACNL (48,311 units)
48,311
• Current registered holder is as identified in the 'Nature of Relevant Interest'

#### Certification

I, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.
Signature of director or officer:
Date of signature:
or
Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


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### Disclosure of Directors and Senior Managers Relevant Interests

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To NZX Limited; and
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Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
19 December 2025
26 September 2025

#### Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Paul Foley
Private Land and Property Fund
N/A
Director of BIML (and BFS and ACNL)

#### Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):

Ordinary units in the Private Land and Property Fund
• Registered holder and beneficial owner, held via ACNL

#### For that relevant interest-

Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

244,234
246,320
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

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Date of the prior written clearance (if any):

18 December 2025
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$2,687
2,086
N/A - DRP
N/A - DRP
N/A - DRP

#### Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
For that relevant interest,-
Number held in class:
Current registered holder(s):


Ordinary units in the Private Land and Property Fund
• Spouse as beneficial owner, held via ACNL (7,906 units)
7,906
• Current registered holder is as identified in the 'Nature of Relevant Interest'

#### Certification

I, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.
Signature of director or officer:
Date of signature:

or

Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


19 December 2025
Gary Scott, Company Secretary

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Sections 297(1) and 298(1), Financial Markets Conduct Act 2013

To NZX Limited; and
Name of listed issuer:
Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
19 December 2025
27 June 2025

#### Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Mihaela Emilia Chitu
Private Land and Property Fund
N/A
Senior Manager of BIML

#### Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):
<b>For that relevant interest-</b>
Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

Ordinary units in the Private Land and Property Fund
• Registered holder and beneficial owner, held via ACNL
39,428
39,764
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

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Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

18 December 2025
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$434
337
N/A - DRP
N/A - DRP
N/A - DRP


#### Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
<b>For that relevant interest,-</b>
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Partner as beneficial owner, held via ACNL (774 units)
774
• Current registered holder is as identified in the 'Nature of Relevant Interest'

#### Certification

I, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.
Signature of director or officer:
Date of signature:
or
Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


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Gary Scott, Company Secretary

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27 June 2025

#### Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Mihaela Emilia Chitu
Private Land and Property Fund
N/A
Senior Manager of BIML

#### Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

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Nature of the affected relevant interest(s):
<b>For that relevant interest-</b>
Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

Ordinary units in the Private Land and Property Fund
• Partner of beneficial owner, held via ACNL
767
774
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

#### Details of transactions giving rise to acquisition or disposal -

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Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

18 December 2025
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$8
7
N/A - DRP
N/A - DRP
N/A - DRP


#### Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
<b>For that relevant interest,-</b>
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Beneficial owner, held via ACNL (39,764 units)
39,764
• Current registered holder is as identified in the 'Nature of Relevant Interest'

#### Certification

I, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.
Signature of director or officer:
Date of signature:
or
Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


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