

Disclosure of movement of 1% or more in substantial holding or change in nature of relevant interest, or both

Sections 277 and 278, Financial Markets Conduct Act 2013

To NZX Limited
and

To Stride Property Group

Relevant event being disclosed: Movement of 1% or more in substantial holding

Date of relevant event: 9 February 2026

Date this disclosure made: 9 February 2026

Date last disclosure made: 6 October 2025

Substantial product holder(s) giving disclosure

Full name(s): ANZ New Zealand Investments Limited, ANZ Bank New Zealand Limited and ANZ Custodial Services New Zealand Limited

Summary of substantial holding

Class of quoted voting products: Stapled Security - SPG

Summary for:

ANZ New Zealand Investments Limited, ANZ Bank New Zealand Limited and ANZ Custodial Services New Zealand Limited (aggregated as related bodies corporate)

For **this** disclosure,—

(a) total number held in class: 39,182,319
(b) total in class: 559,462,000
(c) total percentage held in class: 7.004%

For **last** disclosure,—

(a) total number held in class: 45,776,260
(b) total in class: 559,462,000
(c) total percentage held in class: 8.182%

The above summary excludes the custodial holdings of ANZ Custodial Services New Zealand Limited (which are set out below), so that these are not double-counted in the aggregated related bodies disclosure.

Summaries of the individual holdings of each of ANZ New Zealand Investments Limited, ANZ Bank New Zealand Limited and ANZ Custodial Services New Zealand Limited are as follows.

Summary for:

ANZ New Zealand Investments Limited

For **this** disclosure,—

(a) total number held in class: 38,541,265
(b) total in class: 559,462,000
(c) total percentage held in class: 6.889%

For **last** disclosure,—

(a) total number held in class: 45,087,298
(b) total in class: 559,462,000
(c) total percentage held in class: 8.059%

Summary for:

ANZ Bank New Zealand Limited

For **this** disclosure,—

(a) total number held in class: 641,054
(b) total in class: 559,462,000
(c) total percentage held in class: 0.115%

For **last** disclosure,—

(a) total number held in class: 688,962
(b) total in class: 559,462,000
(c) total percentage held in class: 0.123%

Summary for: ANZ Custodial Services New Zealand Limited

For **this** disclosure,—

(a) total number held in class: 641,054
(b) total in class: 559,462,000
(c) total percentage held in class: 0.115%

For **last** disclosure,—

(a) total number held in class: 688,962
(b) total in class: 559,462,000
(c) total percentage held in class: 0.123%

Details of transactions and events giving rise to relevant event

Details of the transactions or other events requiring disclosure by ANZ New Zealand Investments Limited:

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	06/10/2025 - 09/02/2026	-	-
On-market Sales	06/10/2025 - 09/02/2026	(6,546,033.00)	9,218,448.11
		(6,546,033.00)	9,218,448.11

Details of the transactions or other events requiring disclosure by ANZ Bank New Zealand Limited:

Relevant interests under the DIMS

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	06/10/2025 - 09/02/2026	2,336.00	(3,214.80)
On-market Sales	06/10/2025 - 09/02/2026	(50,244.00)	70,322.96
		(47,908.00)	67,108.16

Details of the transactions or other events requiring disclosure by ANZ Custodial Services New Zealand Limited:

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	06/10/2025 - 09/02/2026	2,336.00	(3,214.80)
On-market Sales	06/10/2025 - 09/02/2026	(50,244.00)	70,322.96
		(47,908.00)	67,108.16

Details after relevant event

Details for: ANZ New Zealand Investments Limited

Nature of relevant interest(s):

ANZ New Zealand Investments Limited (ANZ Investments) acts as a manager or investment manager for certain managed investment schemes under investment management contracts. ANZ Investments has a relevant interest in the financial products arising only from the powers of investment contained in the investment management contracts as it has:

- a qualified power to control the exercise of the right to vote attached to the financial products; and
- a qualified power to acquire or dispose of the financial products.

The investment management contracts are not attached to this notice pursuant to regulation 142 of the Financial Markets Conduct Regulations 2014 (Regulations).

For that relevant interest,—

(a) number held in class: 38,541,265
(b) percentage held in class: 6.889%
(c) current registered holder(s): The New Zealand Guardian Trust Company Limited 32,262,443 or MFL Mutual Fund Limited 6,278,822
(d) registered holder(s) once transfers are registered: Unknown

ANZ Investments also has a relevant interest in the holdings of ANZ Bank New Zealand Limited and ANZ Custodial Services New Zealand Limited as disclosed in this notice, because all of these companies are related bodies corporate.

Details for: ANZ Bank New Zealand Limited

Nature of relevant interest(s):

ANZ Bank New Zealand Limited (ANZ Bank) acts as a discretionary investment management service (DIMS) provider in respect of investment portfolios under a DIMS client agreement. ANZ Bank has a relevant interest in the financial products arising only from the powers of investment contained in the DIMS client agreement as it has:

- a qualified power to control the exercise of the right to vote attached to the financial products; and
- a qualified power to acquire or dispose of the financial products.

The DIMS client agreement is not attached to this notice pursuant to regulation 142 of the Regulations.

For that relevant interest,—

(a) number held in class:	306,361
(b) percentage held in class:	0.055%
(c) current registered holder(s):	ANZ Custodial Services New Zealand Limited
(d) registered holder(s) once transfers are registered:	Unknown

ANZ Bank also provides a trading and custody service in respect of individual client investment portfolios under a trading service client agreement. ANZ Bank has a relevant interest in the financial products arising only from the powers of investment contained in the trading service client agreement as it has:

- a qualified power to control the exercise of the right to vote attached to the financial products; and
- a conditional power to dispose of the financial products.

The trading service client agreement is not attached to this notice pursuant to regulation 142 of the Regulations.

For that relevant interest,—

(a) number held in class:	334,693
(b) percentage held in class:	0.060%
(c) current registered holder(s) of securities:	ANZ Custodial Services New Zealand Limited
(d) registered holder(s) of securities once transfers registered:	Unknown

ANZ Bank also has a relevant interest in the holdings of ANZ New Zealand Investments Limited and ANZ Custodial Services New Zealand Limited as disclosed in this notice, because all of these companies are related bodies corporate.

Details for: ANZ Custodial Services New Zealand Limited

Nature of relevant interest(s):

ANZ Custodial Services New Zealand Limited (ANZCS) is the custodian for:

-ANZ Bank New Zealand Limited's discretionary investment management service and trading and custody service under a custody agreement.

ANZCS has a relevant interest in the financial products as it is the registered holder of the financial products.

The custody agreement is not attached to this notice pursuant to regulation 141 of the Regulations.

For that relevant interest,—

(a) number held in class:	641,054
(b) percentage held in class:	0.115%
(c) current registered holder(s):	Zealand Limited
(d) registered holder(s) once transfers are registered:	Unknown

ANZCS also has a relevant interest in the holdings of ANZ New Zealand Investments Limited and ANZ Bank New Zealand Limited as disclosed in this notice, because all of these companies are related bodies corporate.

Additional information

Address(es) of substantial product holder(s):

ANZ Investments, ANZ Bank and ANZCS: ANZ Centre, 23-29 Albert Street, Auckland 1010

Contact details: Dominic Drury, 0800 269 296, Dominic.Drury@anz.com

Nature of connection between substantial security holders:

ANZ New Zealand Investments, ANZ Bank New Zealand and ANZ Custodial Services New Zealand are related bodies corporate under section 237(d) of the Financial Markets Conduct Act 2013.

Name of any other person believed to have given, or believed to be required to give, a disclosure under the Financial Markets Conduct Act 2013 in relation to the financial products to which this disclosure relates: None

Certification

I, Dominic Drury, 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.