

Disclosure of ceasing to have substantial holding

Section 279, Financial Markets Conduct Act 2013

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|---|---|
| To | NZX Limited |
| and | |
| To | Stride Property Ltd & Stride Investment Management Ltd (NS) (SPG) |
| Date this disclosure made: | 26 February 2026 |
| Date last disclosure made: | 01 May 2024 |
| Date on which substantial holding ceased: | 24 February 2026 |

Substantial product holder(s) giving disclosure

| | |
|---------------|-------------------------|
| Full name(s): | FirstCape Group Limited |
|---------------|-------------------------|

Summary of substantial holding:

| | | |
|--|-------------------------------------|-------------|
| Class of quoted voting products: | Ordinary Shares (Shares) | |
| Summary for: | FirstCape Group Limited | |
| For last disclosure | (a) total number held in class: | 29,782,730 |
| | (b) total in class: | 559,038,938 |
| | (c) total percentage held in class: | 5.327% |
| For current holding after ceasing to have a substantial holding | (a) total number held in class: | 27,956,034 |
| | (b) total in class: | 559,462,036 |
| | (c) total percentage held in class: | 4.997% |

Details of transactions and events giving rise to substantial holding:

The transactions/events giving rise to this disclosure obligation are on-market buy and sell trades by FirstCape Group Limited since the previous notice on the 01 May 2024, as summarised in the table below.

| Details for: | Harbour (including BNZ Investment Services Limited) | BNZ Investment Services Limited (included in Harbour's figures) | JBWere (NZ) Limited |
|---|---|---|---------------------|
| On-market purchases – number of shares | 10,242,086 | 1,940,228 | 907,941 |
| On-market purchases – gross consideration | \$12,960,410.70 | \$2,464,003.60 | \$1,160,750.50 |
| On-market sales – number of shares | 4,955,302 | 2,115,030 | 7,699,122 |
| Net transfer out of DIMS | N/A | N/A | 322,299 |
| On-market sales – gross consideration | \$6,517,767.69 | \$2,736,032.94 | \$9,802,327.17 |

| Additional information | |
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| Address of substantial product holder: | Level 21, 171 Featherston Street, Wellington |
| Contact details: | Conor Moynihan T + 04 474 4400 Conor.Moynihan@jbwere.co.nz |

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, Conor Moynihan, 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.