

Resilient buildings for a BETTER FUTURE



Our purpose is to invest in green, diversified and resilient buildings that support stakeholder success, provide secure income streams and deliver enduring shareholder value.

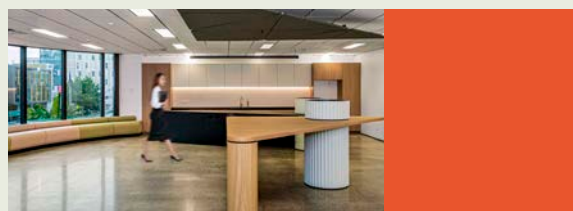
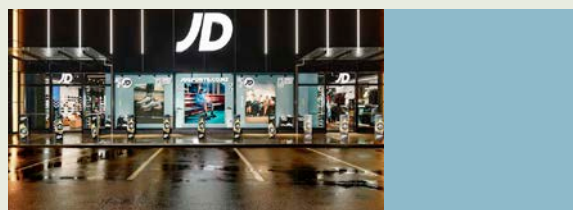
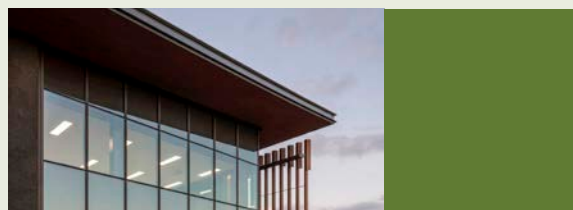
Green

Diversified

Resilient

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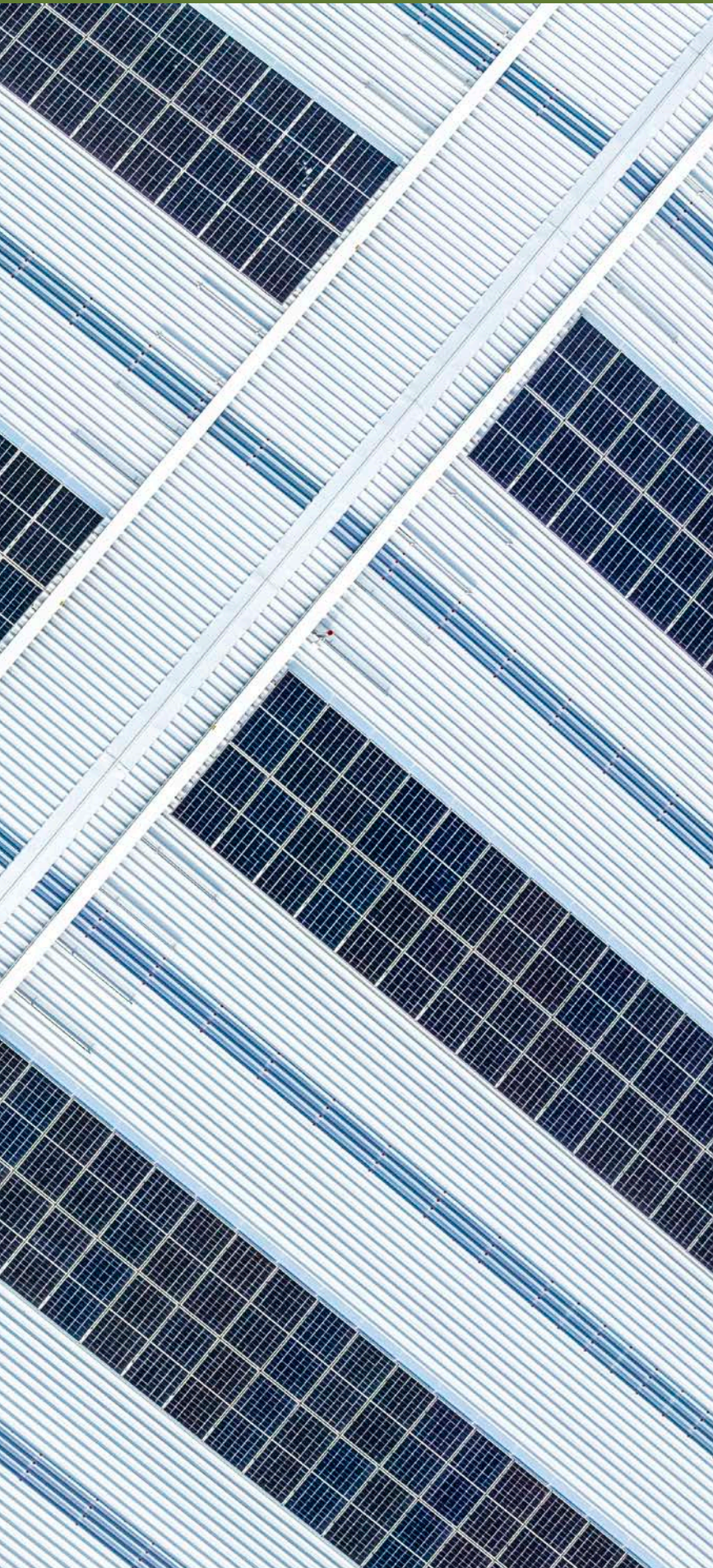


GREEN

Positioning for a lower carbon future

We are advancing a green portfolio that is built for tomorrow. From brownfield developments and adaptive reuse to solar generation and rainwater harvesting, sustainability is embedded in every retrofit and new build.

With a target of 50% of our portfolio certified green and a 17.5% emissions reduction by FY31, we are delivering practical, measurable outcomes that secure income streams and deliver long-term value.



CASE STUDY

DESIGNED FOR LONG-TERM EFFICIENCY

224 Neilson Street Onehunga AUCKLAND

The development at Neilson Street demonstrates how we are delivering low-carbon, future-ready industrial assets at scale. Completed in 2025, the project transformed a contaminated brownfield site into two high-performance warehouses, both achieving 6 Green Star certification.

Designed for long-term efficiency, the two warehouses incorporate net-positive solar generation, producing up to three times their operational energy needs, alongside significant reductions in water use and embodied carbon. A comprehensive climate adaptation plan and ecological restoration of the site further strengthen resilience.

By combining strong environmental performance with functional, future-focused design, Neilson Street supports tenant operations while reducing costs and emissions, helping secure sustainable income and long-term asset value.

RESPONDING TO THE CONDITIONS



Mt Richmond Industrial Estate Mt Wellington AUCKLAND

Mt Richmond reflects our continued investment in green industrial developments that are designed to perform over the long term. The project has achieved a 6 Green Star Design rating and integrates a 275kW solar PV system, rainwater harvesting and advanced stormwater management.

These features reduce operational demand, improve climate resilience and respond to the specific environmental conditions of the site, including flood mitigation through integrated overland flow paths.

Mt Richmond is designed with both sustainability and tenant performance in mind, delivering efficient, adaptable spaces that support evolving operational needs. This approach helps protect occupancy, reduce risk and reinforce the durability of income and value across the portfolio.

DIVERSIFIED

Strength through diversity

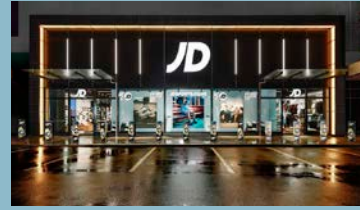
Our diversified portfolio reduces volatility and provides earnings resilience through economic cycles and structural change. Diversification lowers vacancy and funding risk, supports sustainable dividends, growth, and gives investors access to multiple property sectors with one stock.





CASE STUDY

DIVERSIFIED TENANTS



JD Sports

Albany Mega Centre AUCKLAND

In 2025, we welcomed JD Sports to Albany Mega Centre, further strengthening the diversity of our retail portfolio. As their first campus-format store in New Zealand, the 1,300sqm flagship combines premium retail (560sqm of retail space, including a 23m-wide shopfront) with an integrated training hub and experiential merchandising zones.

This addition reflects our focus on attracting leading international brands while supporting evolving retail formats. By accommodating both customer-facing retail and operational capability, the space enhances the overall centre offering and drives foot traffic.

JD Sports' expansion within our portfolio highlights how a diversified tenant mix supports resilient income - combining global brands, modern formats and strong covenant strength to deliver sustainable, long-term returns.

NEW BUSINESS MODELS



FOOTPRINT

Co-Working Spaces AUCKLAND

Footprint represents a different approach to office leasing, responding to the growing demand for flexible, service-led workspaces. Operating across two CBD locations (39 Market Place and 23 Customs Street) it offers a range of options - from day passes and shared desks to private offices.

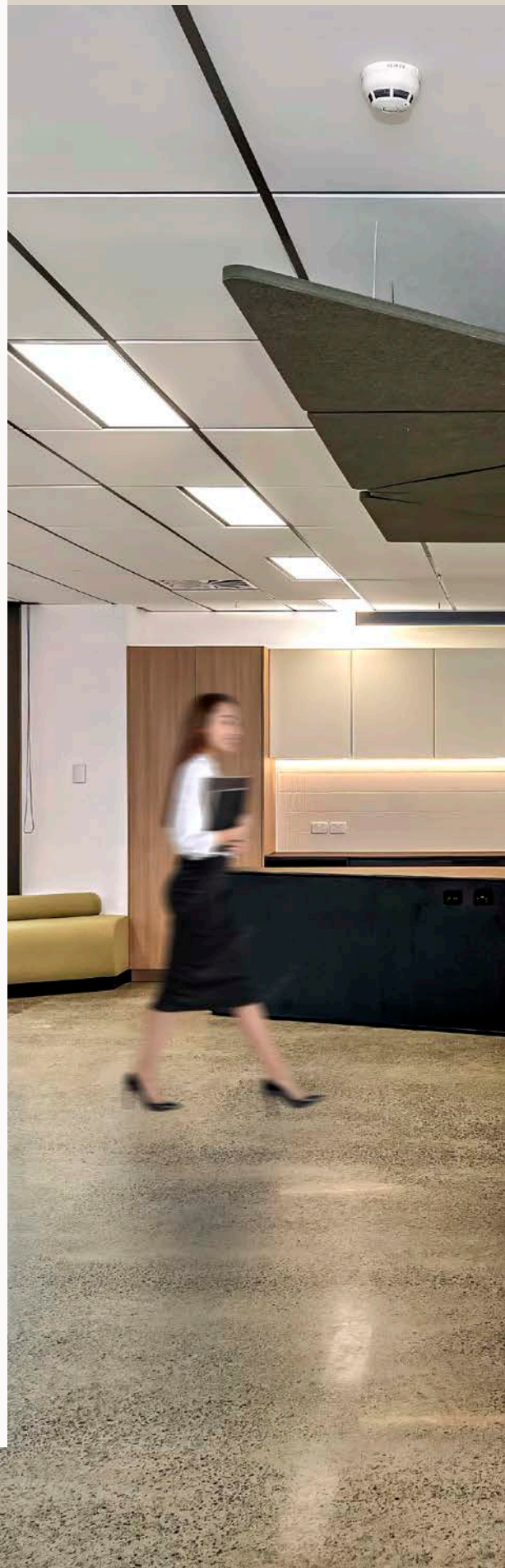
This flexible model attracts a diverse mix of freelancers, entrepreneurs and growing businesses, creating a dynamic and adaptable tenant base. Members benefit from shared amenities, central locations and a strong professional community.

Footprint demonstrates how diversification extends beyond sectors into business models, enabling us to respond to changing occupier needs while maintaining occupancy and supporting stable income across the office portfolio.

RESILIENT

Built to endure and adapt

Resilience underpins every investment decision we make. Our portfolio is designed to withstand climate impacts and meet changing tenant needs. Through strong relationships, climate adaptation planning and disciplined asset management, we protect earnings and support operational continuity. Just as importantly, we promote safe working environments and back great people who strengthen our business for the long term.





CASE STUDY

FUTURE PROOFING



105 Carlton Gore Road
AUCKLAND

The Stantec Building at 105 Carlton Gore Road exemplifies how we enhance resilience through targeted investment. Originally a 25 year old asset, it has been transformed through a full retrofit and seismic upgrade into a high-performing, future-ready workplace.

Now a 6 Green Star and 5.5 Star NABERSNZ rated building, it incorporates solar generation, EV charging, end-of-trip facilities and a highly efficient, all-electric HVAC system. A 99% airtight façade further improves energy performance and occupant comfort.

Recognised as a Gold Winner at the 2025 New Zealand Commercial Project Awards, the building demonstrates how upgrading existing assets protects value, supports tenant performance and delivers resilient, future-proof income streams.

RESILIENCE
THROUGH PEOPLE



Marilyn Storey and Saatyesh Bhana

Resilience is not just built into our assets, it is driven by our people. In 2025, both Marilyn Storey and Saatyesh Bhana were recognised for their leadership and contribution to the property sector.

Marilyn, Head of Development, made the Property Council's Women of Impact list and received a Long Service Award, reflecting her role in delivering complex, sustainable developments and strengthening long-term portfolio performance.

Saatyesh, Head of Sustainability, was recognised as a Green Star Champion by the NZGBC for his influence on sustainable building practices.

Together, their leadership reinforces our ability to deliver resilient buildings, support industry progress and create enduring value for stakeholders.

2026 highlights

\$120.8m

Net
Property
Income
↑ 3.3%

6.65cps

FY26
dividend

\$58.5m

Revaluation
gain for the
year, ↑ 2.7% on
book value

94.6%

Occupancy

5.0yrs

Weighted
average
lease term
(WALT)

\$1.60

Net Tangible
Assets
(per share)

Gearing

37.2%

Industrial weighting

55%

Auckland weighting

72%

Government sector
rental income

31%



Sustainability

6 Green
Star

NZ Design and Built rating at 224A and
224B Neilson Street

39%

Green assets percentage
of portfolio

Toitū

Participated in a Toitū Net Carbon Zero
certification programme since 2020

Social

\$126,100

of community sponsorship in FY2026

Resilient buildings for a BETTER FUTURE

Positioning for a lower carbon future

A business culture that is environmentally focused

Progressing green Value Add portfolio opportunities to drive earnings and capital growth

Targeting strategic growth opportunities with green potential



A diversified portfolio by sector and region

A diversified asset allocation across sectors to reduce volatility and widen growth opportunities

Earnings protection across fluctuating economic conditions and structural changes

A diversified tenant mix

A business that is adaptable and responsive to change

Maintaining strong and valued relationships across all stakeholders

A portfolio that is resilient to climate change impacts and natural disasters

Promoting safe working environments for Argosy staff and business partners





Jeff Morrison
CHAIRMAN

A Resilient Portfolio, Built for Long-Term Value

“Argosy is well positioned, supported by a strong balance sheet and a growing, high-quality and diversified portfolio with a clear focus on sustainability and green assets.”

On behalf of the Board of Directors, it's my pleasure to present Argosy's 2026 Annual Report.

The Management team have continued to execute in accordance with the Company's focus on operational discipline, delivering solid outcomes across occupancy, rental growth and leasing activity.

Leasing enquiry levels have improved recently, albeit recognising they may be impacted by broader market uncertainty associated with ongoing geopolitical tensions. Current vacancy levels will present opportunities as conditions stabilise, enabling the Company to progressively attract new tenants and lift income levels.

During the year, the Company completed its 224 Neilson Street development, marking a key milestone towards the company's target of 50% green buildings by 2031. This property has achieved a 6 Green Star Design and Built rating, reflecting Argosy's commitment to delivering high-quality, resilient assets that support tenant wellbeing and long-term portfolio value.

The Board remains comfortable with the company's capital position and balance sheet strength. The sale of 4 Henderson Place settled for \$40 million in April 2026, and 143 Lambton Quay settled for \$6 million in May 2026. Proceeds from these transactions will initially be used to reduce debt. The business retains sufficient funding capacity to support its ongoing development requirements.

The Company has reported a revaluation gain of \$58.5 million this year, primarily driven by modest cap rate firming and market rental growth. This compares to a revaluation gain of \$72.7 million in the prior financial year. Included in the revaluation gain this year is a \$4.4 million gain on 4 Henderson Place and 143 Lambton Quay as they were held for sale properties at 31 March.

The Company continues with its investment strategy of maintaining a diversified, high-quality portfolio underpinned by its sustainability goals. The company's key portfolio targets are unchanged and include an Industrial weighting of 60–70% and an Auckland exposure of 70–80%.

In September 2025, the Government outlined proposed reforms to New Zealand's earthquake-prone building regime, including the replacement of the existing New Building Standard (NBS) framework with a new earthquake-prone building system. The proposed changes are intended to better identify buildings that pose a genuine seismic risk, with low-seismic regions such as Auckland to be excluded from the new regime.

The reforms to New Zealand's earthquake-prone building legislation are a very positive step for the sector. Our Chief Executive Officer, Peter Mence, represented the Sector as a member of the *Seismic Review Steering Group*, and the Board acknowledges Peter for his contribution to the work in this area.

Governance and succession planning

Argosy's Annual Shareholders Meeting (ASM) will be held as a hybrid meeting on 23 June at 2pm at the Royal New Zealand Yacht Squadron in Auckland. Argosy continues to support hybrid functionality, which allows shareholders to attend virtually and participate in all elements of the meeting, including questions and answers and completing all voting.

Board and executive succession planning continues. As previously announced, Peter intends to step down as CEO by the 2027 Annual Shareholders Meeting (ASM), allowing for a well-planned leadership transition, and the Board have commenced a search for his successor.

At governance level, The Board has agreed that Martin Stearne will succeed myself as Board Chair following the 2027 ASM. Martin is now Chair of the Remuneration and Nominations Committee and is leading the succession transition.

Dividends

The Board has reviewed its dividend policy. It is clear that Adjusted Funds from Operations (AFFO) has been significantly more volatile than a commonly used alternative basis, Funds from Operation (FFO). The distinction between FFO and AFFO is that AFFO makes deductions for maintenance capital, leasing and incentive costs and swap close out costs. These costs can be very significant from year to year, resulting in larger movements in AFFO cents per share and dividend payout ratios. A change to an FFO based policy removes some of this volatility.

Argosy's new policy targets a payout range of 80% to 95% of FFO. Argosy remains committed to ensuring that dividends are sustainable.

A fourth quarter dividend of 1.6625 cents per share has been declared with imputation credits of 0.274727 cents per share attached. This will bring the full year dividend to 6.65 cents per share in line with previous guidance. Overseas investors will receive an additional supplementary dividend of 0.124666 cents per share to offset non-resident withholding tax.

Following recent divestments, the capital position of the business is such that the Board have decided to suspend the Dividend Reinvestment Plan (DRP). As such, the DRP will not be available for shareholders to participate in for the fourth quarter dividend. Please see the dividend announcement today for more details.

As a result of increased market uncertainty, guidance for FY27 is retained at 6.65 cents per share, consistent with the prior year and within the new policy target.

Outlook

Argosy is well positioned, supported by a strong balance sheet and a growing, high-quality and diversified portfolio with a clear focus on sustainability and green assets. The planned, progressive increase in industrial weighting through the green development pipeline is expected to enhance the certainty and stability of cashflows and earnings over time.

The Management team remains very focused on addressing vacancy and near-term lease expiries, and maintaining a high level of tenant retention across the portfolio.



Jeff Morrison
Chairman



Peter Mence
CHIEF EXECUTIVE OFFICER



Dave Fraser
CHIEF FINANCIAL OFFICER

A clear focus on sustainability

“The extended time to close leasing opportunities was evident in the first half of the year, but we have been buoyed by a recent improvement in leasing enquiry.”

NET PROPERTY INCOME

\$120.8m

Up 3.3% on prior period

ANNUALISED RENTAL GROWTH OF

3.5%

On rents reviewed

Key results for the period include:

- Net property income for the period of \$120.8 million, up 3.3% on the prior comparable period;
- \$58.5 million revaluation gain, including assets held for sale, for the 12 months to 31 March (\$72.7 million revaluation gain in the prior comparable period), up 2.7% on book value, contributing to a full year net profit after tax of \$127.7 million (\$125.9 million in the prior comparable period);
- Net distributable income of \$60.9 million, up 9.1% on the prior comparable period;
- Occupancy steady at 94.6% and a Weighted Average Lease Term (WALT) of 5.0 years;
- NTA per share of \$1.60, up from \$1.53 at 31 March 2025;
- Portfolio gearing at 37.2% comfortably within the target band of 30-40%. Portfolio gearing has fallen to 36.1% following the settlement of held for sale properties;
- Strong rent review increases (3.5% annualised rental growth on rents reviewed);
- Progress on green developments, continuing our portfolio transformation and progress to a 50% green portfolio by 2031 (39% at 31 March, including Warehouse 6 at Mt Richmond); and
- FY26 full year dividend of 6.65 cents per share, in line with guidance.

Despite a cautious property market in the first half of FY26 and increased market volatility toward year end, the business has continued to demonstrate resilience.

Leasing activity reflected longer decision-making timeframes; however enquiry levels increased in the second half of the year.

Argosy made further progress against its sustainability objectives during the year. The completion of 224 Neilson Street and progress at the first Mt Richmond development, underpin the company's goal of achieving a portfolio that is at least 50% green by market value by 2031. Both Warehouse A and Warehouse B at 224 Neilson Street have achieved a 6 Green Star Design and Built rating. In addition, the achievement of a 5 Star NABERSNZ rating for the Citibank Centre in Customs Street, Auckland, reflects ongoing initiatives with existing assets in the portfolio.

Market enquiry around energy performance and on-site renewables reflects a growing focus on operating costs, resilience and long-term efficiency. This reinforces the value of investing in assets that can accommodate evolving energy and sustainability requirements. Assets that support these outcomes are proving more attractive to tenants in a challenging operating environment.

Financial Results

STATEMENT OF COMPREHENSIVE INCOME

Argosy reported net property income of \$120.8 million for the period, up 3.3% on the prior comparable period. Rent review outcomes and income from developments have contributed strongly.

The Company continues to benefit from the establishment of its insurance captive subsidiary. The insurance fundamentals of 2025 appear set to continue into 2026 and excess capacity remains in the market. This creates an opportunity for us to further stabilise premiums and improve coverage terms and conditions.

Interest expense of \$39.1 million was down on the prior comparable period (\$41.6 million). Lower rates more than offset higher average debt levels in the period.

Annual valuations for the year to 31 March 2026 were performed by CBRE Limited, Colliers International New Zealand Limited and Jones Lang LaSalle Limited. The total unrealised revaluation gain was \$58.5 million, or 2.7% on book value, which compares to an unrealised revaluation gain for the year to 31 March 2025 of \$72.7 million.

A modest firming of cap rates and an increase in market rents were the key drivers of the revaluation increase. Of the annual increase of \$58.5 million (including a gain on held for sale assets of \$4.4 million), \$31.3 million was recognised in the interim result at 30 September 2025.

By sector, Industrial increased by \$27 million or 2.2%, Office increased by \$16 million or 2.0%, and Large Format Retail increased by \$11 million or 5.5%. The portfolio is 9.3% under-rented, excluding market rent on developments.

As a result of the FY26 revaluations, Argosy's NTA increased to \$1.60 per share from \$1.53 at 31 March 2025. Following the revaluation, Argosy's portfolio shows a contract yield on values of 5.72% and a yield on fully let market rentals of 6.62%.

In May 2025, the Government announced the Investment Boost tax programme, encouraging productivity and economic growth by providing a tax deduction for qualifying new investment. Under the programme, businesses can deduct 20% of the cost of eligible new assets in the year of purchase or development, in addition to standard depreciation.

Practical completion of Warehouse A at 224 Neilson Street in October 2025 has resulted in an Investment Boost deduction being available in the second half of FY26.

Net profit after tax was \$127.7 million (including a \$58.5 million revaluation gain), compared to net profit after tax of

Management report

\$125.9 million (including a \$72.7 million revaluation gain) in the prior comparable period.

DISTRIBUTABLE INCOME

After adjustment for revaluation gains and the movement in derivatives, net distributable income (NDI) for the year was \$60.9 million, compared to \$55.8 million in the prior comparable period, an increase of 9.1%.

AFFO was 6.85cps for the year, compared to 6.43cps in the prior comparable period, an increase of 6.5%.

Portfolio Metrics, Rent Reviews and Leasing

Challenging economic conditions and geopolitical uncertainty influenced the year. The team maintained a strong focus on operational discipline, delivering solid leasing outcomes.

As at 31 March, Argosy's WALT was 5.0 years and portfolio occupancy was 94.6%.

Over the financial year, Argosy completed 111 rent reviews, achieving annualised rental growth of 3.5%. These reviews were achieved on rents totalling \$80.9 million.

On rents subject to review by sector, Argosy achieved annualised rental growth of 4.4% for Industrial rent reviews, 2.4% for Office rent reviews and 2.6% for Large Format Retail rent reviews. Over the financial year, 72% of rents reviewed were subject to fixed reviews, 25% were market reviews and 3% were CPI based.

Argosy completed 32 leasing transactions across 45,335m² of NLA over the year. Lease transactions were made up of new leases (13), renewals (13) and extensions (6).

During the period Argosy retained two key Wellington Office tenants:

- New Zealand Post Limited exercised their right of renewal for the Ground Floor and Level 1 of 7WQ (4,332m²). The renewal is for six years with a final expiry date of 31 December 2031. Rent reviews are CPI based with a market review at 1 January 2029.
- The Ministry of Business, Innovation and Employment (MBIE) have extended their lease at 15 Stout St (20,709m²) for a further 9 years from 23 July 2026. Reviews are fixed at 2.75% pa with market reviews at 23 July 2026 and 23 July 2032. As part of the new lease Argosy and MBIE will progress a decarbonisation project (including conversion of gas boilers to heat pumps, solar panels, LED light conversion and EV chargers), and façade works (including installing additional parapet flashings for enhanced protection and extending downpipes in various locations for rainfall disbursement). The project has commenced and is expected to cost \$13 million.

The two leases addressed the biggest expiries for both FY26 and FY27, and lifted the weighted average lease term to 5.0 years at 31 March.

Other leasing highlights over the year include:

- Boffa Miskell, 82 Wyndham Street - 1,642m² on a 10 year renewal;
- Steel and Tube Holdings, 39 Randwick Road - 2,097m² on a 3 year renewal;

- Kathmandu, Albany Mega Centre - 899m² on a 6 year renewal;
- The Joint Accreditation System of Australia and New Zealand, 147 Lambton Quay - 492m² on a new 5 year lease;
- Cottee Parker, 39 Market Place - 488m² on a new 6 year lease;
- Intrepid Travel, 39 Market Place - 462m² on a new 6 year lease;
- Sangro Chambers, Citibank Centre, 23 Customs Street East - 447m² on a 10 year extension;
- Arthur J Gallagher, 320 Ti Rakau Drive - 514m² on a 3 year renewal; and
- De'Longhi, 99-107 Khyber Pass Road - 368m² on a 3 year renewal.

The team delivered a solid leasing outcome in FY26, retaining key tenants and attracting new occupiers to the portfolio. Notably, we are currently in active negotiations with prospective tenants for our buildings at 147 Lambton Quay and 39 Market Place.

The industrial sector continued to demonstrate comparatively strong fundamentals. Lower vacancy levels and stable rental outcomes contributed to the portfolio's resilience in a more constrained market environment. As at 31 March 2026, Industrial assets comprised 55% of the portfolio. Completion of the current green value add industrial development pipeline in the medium term is expected to support a further increase toward the target weighting of 60–70%.

Divestment of Non-Core Assets

The property at 4 Henderson Place, Auckland, was unconditionally sold in FY26 for \$40 million and settled in April 2026. The property at 143 Lambton Quay, Wellington was unconditionally sold in FY26 for \$6 million and settled in May 2026.

A further six properties have been identified as non-Core, with a combined current book value of \$139 million, and these properties are expected to be divested over the medium term.

Developments

224 NEILSON STREET

At 224 Neilson Street, practical completion of Warehouse A (11,475m² clear span with a 13-metre knee height and 600m² of office) was achieved in October 2025, in line with budget. Warehouse B (4,901m² clear span with an 11-metre knee height and 510m² of office) is fully leased to Basick Transport. Both Warehouse A and Warehouse B have achieved a 6 Green Star Design and Built rating.

The warehouses incorporate a range of sustainability features, including low-carbon concrete, rainwater harvesting, intelligent lighting and air-conditioning systems, and a rooftop solar array comprising approximately 1,880 panels. The solar installation is expected to generate more than 1.2GWh of electricity annually.

MT RICHMOND

Construction of Stage 1 at Mt Richmond achieved practical completion in May 2026, delivering Warehouse 6, a 5,833m² warehouse and office facility for Viatrix Limited, a global pharmaceutical distributor. Stage 1 also includes two

platforms, both of which have been completed and leased to existing tenants.

In FY26, Warehouse 6 achieved a 6 Green Star Design rating and we are now seeking a 6 Green Star Design and Built rating. The project reflects Argosy's ongoing focus on delivering sustainable, future-ready industrial facilities that align with evolving occupier requirements.

Acquisitions

In October 2025, Argosy settled the acquisition of 291 East Tamaki Road and adjacent titles, a strategic transaction that was unconditionally agreed in November 2024. The site comprises a 4.6 hectare level landholding located approximately 2 kilometres from State Highway 1, within a well established industrial precinct.

The acquisition aligns with Argosy's strategy of increasing exposure to high quality industrial assets and creating long-term value through sustainable, future-ready redevelopment opportunities. The total investment, including the initial purchase price and associated capital works, is \$60 million, with a fully-let holding return of 5%.

291 East Tamaki Road offers flexibility over time to consider redevelopment opportunities that reflect changing occupier requirements and our focus on sustainability and asset quality.

Capital Management

As at 31 March, Argosy's debt to total assets ratio, excluding capitalised borrowing costs, was 37.2%⁽¹⁾ compared to 35.7% at 31 March 2025, and 35.9% at the half-year. Gearing has since fallen to 36.1% following the settlement of two properties in April and May 2026.

The ratio reflects the net impact of revaluation gains, divestments and development activity during the period. Argosy's year end gearing sits comfortably in the middle of its target gearing band of 30-40%, and well below its bank covenant of 50%.

⁽¹⁾ The ratio excludes the right of use asset at 39 Market Place of \$39.7 million, recorded in the period under NZ IFRS 16.

Banking Facilities

In July 2025 and March 2026, Argosy successfully extended its syndicated bank facilities with ANZ Bank New Zealand Limited, Bank of New Zealand, Commonwealth Bank of Australia, Westpac New Zealand Limited and Industrial and Commercial Bank of China Limited, and introduced a new Tranche E.

The refinanced Tranches and expiries (which include a 7 Year Tranche) are:

Tranche A: \$200 million, expiry 1 October 2028.

Tranche B: \$225 million, expiry 1 October 2029.

Tranche E: \$100 million, expiry 1 October 2029.

Tranche D: \$100 million, expiry 1 October 2030.

Tranche C: \$100 million, expiry 1 July 2032.

Argosy's weighted average debt tenure, including bonds, was 3.1 years at 31 March 2026 (2.7 years at 31 March 2025). The weighted average interest rate was 4.6% (5.1% at 31 March 2025).

Green Bonds

The company's first green bond matured on 27 March 2026 and was refinanced with a new \$100m tranche of bank debt, Tranche E. The second green bond (ARG020) matures in October 2026 and will be refinanced later in the year.

Trends/Outlook

Geopolitical developments since the interim release have increased market uncertainty. The outlook remains highly uncertain, with the duration of the current disruption and the potential for further escalation difficult to predict. While no direct impacts on the business have been observed to date, ongoing uncertainty may influence offshore investment sentiment and inflation expectations, particularly through energy markets. Leasing enquiry levels have remained encouraging, with limited change in overall market conditions since the interim period.

Argosy is well positioned, supported by a strong balance sheet and a growing, high quality and diversified portfolio with a clear focus on sustainability and green assets. The planned, progressive increase in industrial weighting through the green development pipeline is expected to enhance the certainty and stability of cashflows and earnings over time.

The Management team remains very focused on addressing vacancy and near-term lease expiries and maintaining a high level of tenant retention across the portfolio.



Peter Mence

Chief Executive Officer



Dave Fraser

Chief Financial Officer

Investment Framework

Argosy has a Clearly Defined Investment Strategy

Argosy is invested in a portfolio that is diversified by sector, location and tenant mix. The Investment Strategy is unchanged and Argosy’s portfolio will continue to consist primarily of Core and Value Add properties.

Core

Core properties are well constructed, well-located assets which are intended to be long-term investments of more than 10 years. The Core properties target is between 75% to 90% of the portfolio by value. Core properties are well located with strong long-term generic demand, a leasing profile that provides for rental growth of at least CPI and good structural integrity with minimal maintenance capital expenditure required.

Value Add

Value Add properties are assets which, through skilled asset management, can increase future earnings and provide capital growth. Value Add properties will already be well located with the potential for strong long-term tenant demand. These properties are available for near to medium-term repositioning or development with the view to moving into the Core category.

Investment Policy

The Investment Policy clearly defines what properties Argosy will seek to own by setting the boundaries within which it will operate and invest. It delivers a clear acquisition checklist and every potential acquisition (and portfolio asset) can be measured against that checklist. In some cases, a portfolio of assets may be considered for acquisition. The strategy for a potential portfolio acquisition must be consistent with the overall Argosy Portfolio Investment Strategy (i.e. the majority by value of the properties are either Core or offer potential to move to Core in the medium-term). Investment Policy target bands also reflect development opportunities over the medium-term and the effect on overall portfolio composition. The Industrial target is 60-70%, Office is 20-30% and the Large Format Retail target is 5-15%. Argosy’s diversified portfolio of quality properties has an average value of \$45.8 million. Liquid properties, which are properties that could potentially be under contract within a short period, currently represent 15% of the portfolio or \$346.1 million.

Capital Management

The optimal capital structure for Argosy is one that enables it to maximise its earnings yield through the property cycle within the following parameters:

- properties can be acquired when they meet the approved Investment Policy criteria, or sold when they are non-Core; and
- there are no forced sales of properties or a requirement to issue equity at a price that is dilutive to shareholders.

Argosy’s debt-to-total assets ratio target band remains at 30-40%. This band allows Argosy flexibility to react to changing financial and property market conditions. Any movement beyond pre-set parameters requires an action plan and timeframe to move debt levels to within the prescribed range.

Risk Management

Argosy has a robust risk assessment process. Risk assessment reviews are carried out by a representative cross-section of Argosy’s management team at least twice a year in accordance with Argosy’s Risk Management Framework. A risk assessment review has three phases: identification of material risks arising from Argosy’s operation; assessment of the probability and consequences of the risk; and development of controls to achieve a level of residual risk that is within Argosy’s risk appetite.

Argosy generally operates within a medium, low to very low overall risk range. Argosy has a low risk appetite for risks associated with managing developments, Value Add projects and compliance matters. Please also refer pages 78-79 of this report for more detail on key risks and mitigations.

Portfolio Mix by Sector



55%	Industrial
35%	Office
10%	Large Format Retail

“Our Investment Policy remains a cornerstone of our strategy, supporting the development of a resilient, sustainable and diversified portfolio.”

Peter Mence

CEO



23 Customs St East AUCKLAND

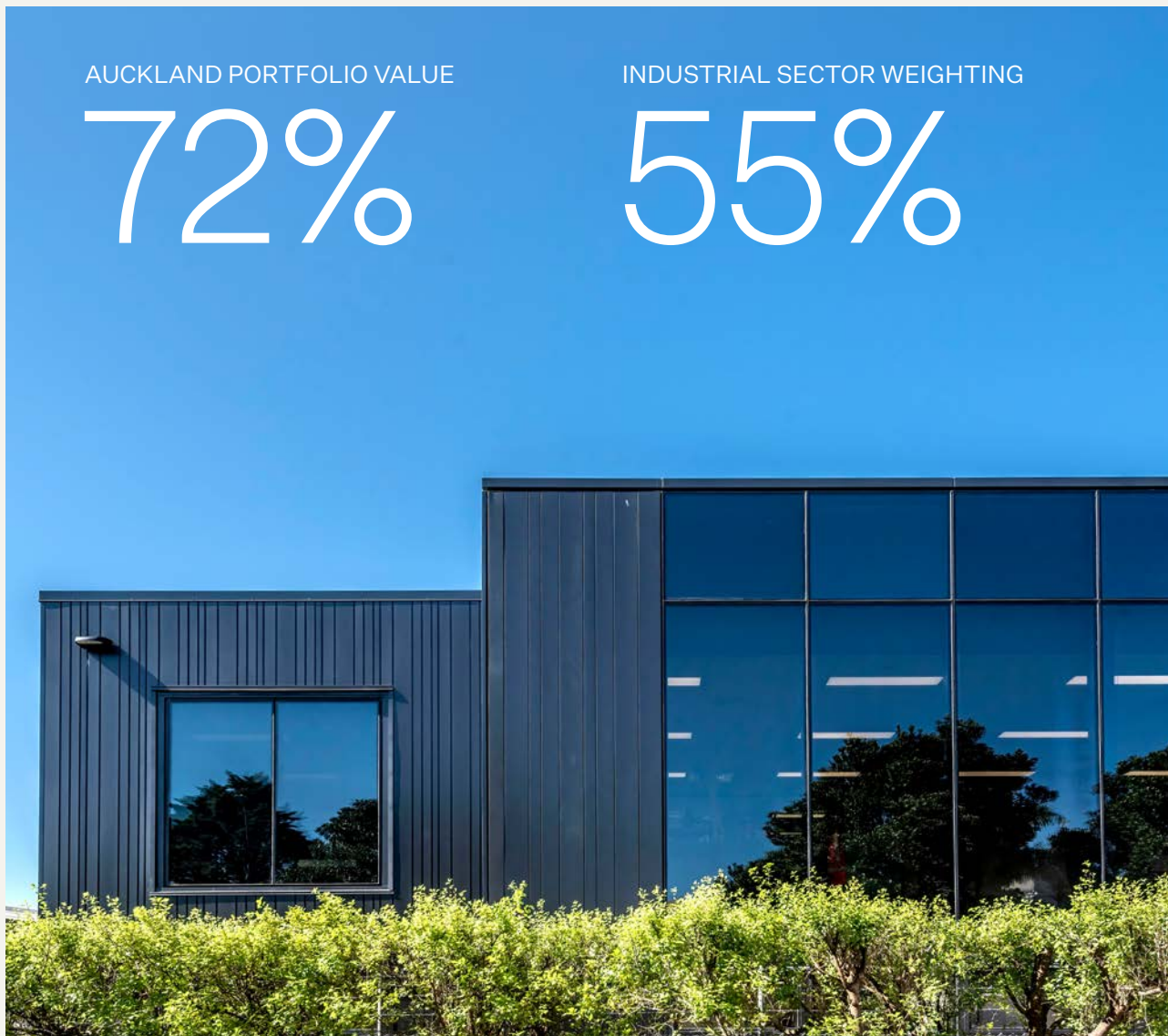
Numbers at a glance

AUCKLAND PORTFOLIO VALUE

72%

INDUSTRIAL SECTOR WEIGHTING

55%

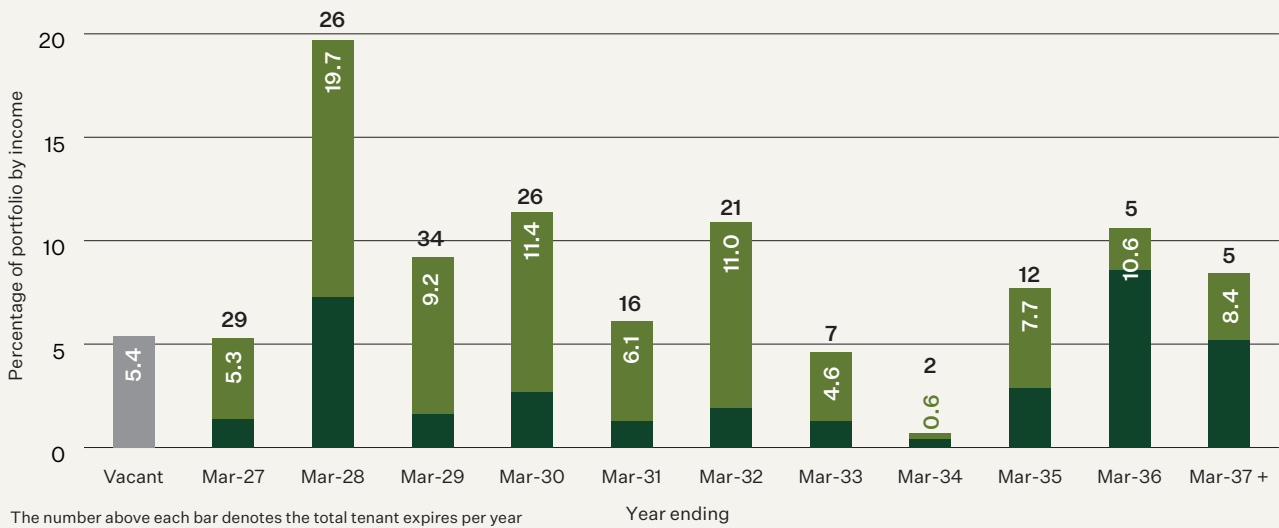


1-3 Unity Drive AUCKLAND

	Unit of measure	Industrial	Office	Large Format Retail	Total
Number of buildings	no.	33	12	4	49
Market value of assets	\$m	1,234.17	789.70	219.15	2,243.02
Net lettable area	m ²	388,541	121,966	49,896	560,403
Occupancy factor by rent	%	93.8%	94.2%	100.0%	94.6%
Weighted average lease term	years	4.3	6.0	4.3	5.0
Average value	\$m	37.4	65.8	54.8	45.8
Contract yield ¹	%	5.31%	6.06%	6.52%	5.72%

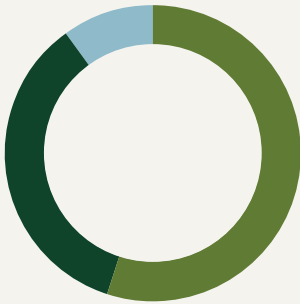
1. Contract yield excludes 8-14 Mt Richmond Drive.

LEASE EXPIRY PROFILE by rent



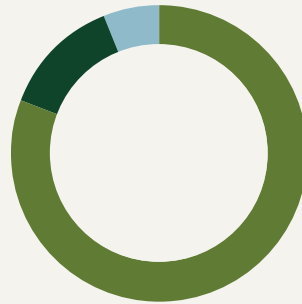
The number above each bar denotes the total tenant expires per year (excluding monthly car parks and tenants with multiple leases within one property).

TOTAL PORTFOLIO VALUE by sector



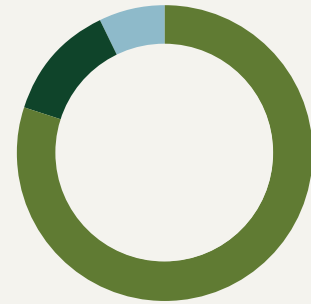
- 55% Industrial
- 35% Office
- 10% Large Format Retail

TOTAL PORTFOLIO VALUE by region



- 72% Auckland
- 25% Wellington
- 3% North Island regional or South Island

PORTFOLIO MIX by type



- 81% Core properties
- 13% Value Add properties
- 6% Properties & land to divest

ANNUALISED RENTAL GROWTH OF

3.5%

on rents reviewed

RENT REVIEWS IN FY26 by sector

	No. of Reviews	Annualised Rent Increase	Increase over Contract (\$)
Industrial	36	4.4%	3,216,127
Office	53	2.4%	896,003
Large Format Retail	22	2.6%	241,654
Total	111	3.5%	4,353,784

CORE PROPERTIES

81%

of total portfolio

NEW LEASES COMPLETED IN FY26 by sector

	Floor Area (sqm)	Average Lease Term (years)	No. of Leases
Industrial	12,062	0.9	5
Office	31,866	8.1	25
Large Format Retail	1,407	6.0	2
Total	45,335	7.3	32

Our Leadership & Governance

Ethics & Values

ARGOSY'S APPROACH

Our values guide our internal conduct as well as our relationships with external parties. In striving for outstanding performance, we do not compromise our ethics or principles. We place great importance on honesty, integrity, quality and trust.

Our values

- Ethics – Inspiring trust in our actions by doing the right thing.
- Culture – Creating a fun environment that encourages inclusiveness and teamwork.
- Respect – Treating all stakeholders with courtesy and understanding.
- Accountability – Taking ownership and responsibility.
- Communication – Promoting effective communication to all stakeholders.

Governance

Argosy will maintain the highest standards of corporate behaviour and accountability.

Argosy's approach

The Company is committed to fostering open and transparent communications with investors, ensuring it delivers to the highest standards and complies with the NZX listing rules.

Argosy is proactive in meeting all its continuous disclosure obligations to ensure that all investors are fully informed

of all material information necessary to assess the Company's performance.

Argosy upholds the highest ethical standards, acting in good faith and in the best interests of shareholders at all times. The ethical and behavioural standards we expect of Directors, officers and employees are set out in our Code of Conduct and Ethics. Argosy's website contains key governance policies which support the delivery of the highest standards of corporate behaviour. Policies include but are not limited to:

- Code of conduct and ethics;
- Conflicts of interest;
- Reporting against the NZX code;
- Diversity;
- Sustainability;
- Insider trading; and
- Shareholder communications.

Performance

Argosy regularly reviews the performance, skills and structure of its Board and Committees to ensure independent and effective governance.

More information about Argosy's governance practices is set out at pages 61-79 of this report.

ANNUAL MEETING

23 June

Hybrid meeting to be held in Auckland



Annual Meeting

Argosy's Annual Shareholders Meeting (ASM) will be held as a hybrid meeting on 23 June at 2pm at the Royal New Zealand Yacht Squadron in Auckland. Argosy continues to utilise the hybrid functionality of the ASM. It allows shareholders to attend virtually and participate in all elements of the meeting including questions and answers and completing all voting.

As usual, all shareholders are encouraged to attend the meeting where you will have the opportunity to listen to and meet the Board of Directors in person.

Retail Roadshow

The 2026 Retail Roadshow schedule has been finalised. Chief Executive Officer Peter Mence is planning a 13 city visit of New Zealand from May to June. The Retail Roadshow remains an important engagement tool for Management to meet directly with shareholders and update them on the company's performance, sustainability goals and strategy.

We encourage our shareholders to attend the roadshow as we believe this will contribute to their understanding of Argosy's business and the listed property market in general.

ANNUAL RETAIL ROADSHOW STARTS

22 May

13 city retail roadshow commences



Key Dates

(indicative only and subject to change)

22 MAY 2026

Annual Retail Roadshow commences and ends Monday 15 June.

23 JUNE 2026

Annual Shareholders Meeting.

24 JUNE 2026

Final quarter FY26 dividend payment.

SEPTEMBER 2026

1st Quarter FY27 dividend payment.

NOVEMBER 2026

FY27 Interim results release.

DECEMBER 2026

2nd Quarter FY27 dividend payment.

Meet our Board of Directors



Jeff Morrison
Chair

Director since July 2013

Mr Morrison has 45 years of experience as a property lawyer, 29 of them as a commercial property partner at Russell McVeagh, and now practises on his own account. Mr Morrison is a trustee of the Spirit of Adventure and other charitable trusts and holds a number of private company directorships. Mr Morrison is a qualified lawyer with a Bachelor of Laws degree from The University of Auckland. He is also a member of the New Zealand Institute of Directors.



Alex Cutler
Director

Director since October 2024

Alex is a prominent figure in the property industry and a dedicated sustainability expert. Alex previously served as Chief Executive of the New Zealand Green Building Council for six years and most recently was the Chief Executive and Chief Sustainability Officer at RDT Pacific. She brings extensive global experience, assisting multinational organisations in recognising the strategic importance of sustainability. Alex holds a MSc in Environmental Management from the University of Surrey, a BSc in Environmental Sciences from the University of Southampton and is a Member of the New Zealand Institute of Directors.



Stuart McLauchlan
Director

Director since August 2018

Mr McLauchlan is a Senior Partner of GS McLauchlan & Co Business Advisors and Accountants, a prominent businessman and company director. He is a Director of Scenic Hotels Group Limited, Dunedin Casinos Limited, EBOS Group Limited and several other companies. Mr McLauchlan is also Chairman of the NZ Sports Hall of Fame and Scott Technology Limited. He is also a past President of the New Zealand Institute of Directors. Mr McLauchlan is a qualified accountant with a Bachelor of Commerce degree from the University of Otago, an FCA from Chartered Accountants Australia and New Zealand and is a Chartered Fellow of the New Zealand Institute of Directors.



Martin Stearne
Director

Director since March 2020

Mr Stearne has over 25 years commercial and capital markets experience, primarily in investment banking. He is a Senior Advisor at Montarne Limited and currently holds appointments to the NZ RegCo Advisory Panel, the Takeovers Panel and the Investment Committee of the Impact Enterprise Fund. He is a member of INFINZ and IceAngels. Mr Stearne holds a BSc (Hons) in maths and a BCom in finance from the University of Otago. He is also a member of the New Zealand Institute of Directors.



Rachel Winder
Director

Director since August 2019

Rachel Winder is an executive leader with over 20 years experience across property and infrastructure, spanning property development, portfolio and investment strategy, financial management and organisational transformation. Her career includes private, corporate and government environments across the construction, telecommunications, and financial services sectors. Rachel has led large scale initiatives that align teams, evolve ways of working and improve operational performance across multi site operations. She brings a strategic perspective on how property and infrastructure can enable business outcomes and long-term value creation. Rachel holds an MBA from the University of Otago and a Bachelor of Property from the University of Auckland.

Meet our Senior Management Team



Peter Mence
Chief Executive
Officer

Peter is the Chief Executive of Argosy Property Limited. An engineer by background, Peter has 40 years of experience in the property industry working with Progressive Enterprises, Challenge Properties, Richard Ellis and Green & McCahill.

Peter joined Armstrong Jones (NZ) in 1994 and was appointed General Manager of Argosy (then known as ING Property Trust) in 2007. Instrumental in the rebranding and internalisation of the company's management, Peter was appointed Chief Executive of the business in 2009.

Peter is a past lecturer in Advanced Property Management at The University of Auckland and is a past President of the Property Council New Zealand. He is a current Trustee of St Andrews Village and the New Zealand Sailing Trust.

In 2013, Peter was honoured with the Stuart McIntosh award in recognition of his contribution to the University of Auckland.

In 2021, Peter was honoured as the Property Council New Zealand Members' Laureate, a lifetime membership awarded once a year to the industry's most respected leaders.

In 2023, Peter received the Supreme Award from the Property Institute.



Dave Fraser
Chief Financial
Officer

Dave joined the team in 2011 and was originally responsible for the planning and execution of the management internalisation and Argosy's corporatisation. He now oversees the financial and corporate activities of the Company.

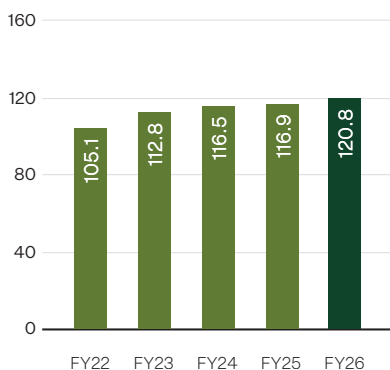
Dave has spent over 30 years in senior financial and general management roles both in New Zealand and overseas, including six years in Japan as a senior vice president with Liberty Media.

He has broad experience in strategic and operational planning, business development, debt restructures, equity raisings and merger and acquisitions. In addition to being a qualified Chartered Accountant, Dave has Bachelor of Commerce and Master of Business Administration degrees from The University of Auckland.

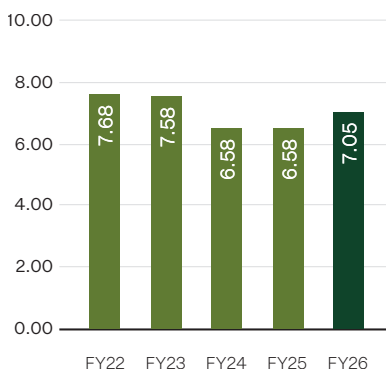
To read bios of all our people please visit our website:
argosy.co.nz/about-us/our-people

Financial Summary

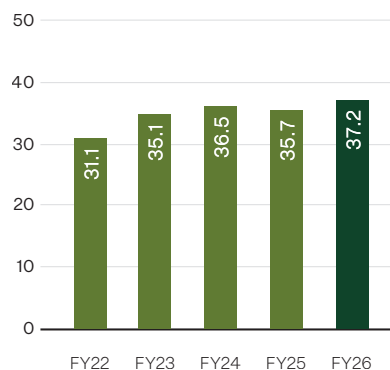
NET PROPERTY INCOME
\$m



NET DISTRIBUTABLE INCOME
cents per share



DEBT-TO-TOTAL-ASSETS
percentage



FINANCIAL SUMMARY

	Unit of measure	FY2022	FY2023	FY2024	FY2025	FY2026
Net property income	\$m	105.1	112.8	116.5	116.9	120.8
Profit before financial income/(expenses) and other gains/(losses) and tax	\$m	93.3	102.0	104.9	105.5	109.4
Revaluation gains on investment property	\$m	163.7	(146.6)	(111.7)	72.7	58.5
Profit for the year (before taxation)	\$m	241.2	(70.9)	(50.8)	138.1	140.4
Profit for the year (after taxation)	\$m	236.2	(80.8)	(54.5)	125.9	127.7
Earnings per share	cents	28.01	(9.55)	(6.43)	14.83	14.80
Gross distributable income per share	cents	8.03	8.11	7.23	7.56	8.15
Net distributable income per share	cents	7.68	7.58	6.58	6.58	7.05
Total assets	\$m	2,291.5	2,212.6	2,069.0	2,162.2	2,343.5
Debt-to-total-assets	%	31.1	35.1	36.5	35.7	37.2
Net assets backing per share	cents	174	158	145	153	160
Cash dividend per share	cents	6.55	6.65	6.65	6.65	6.65
Shares on issue at year end	m	846.6	846.7	847.2	856.5	873.5
Total equity	\$m	1,472.1	1,335.7	1,228.9	1,307.8	1,397.6

PROPERTY METRICS

	Unit of measure	FY2022	FY2023	FY2024	FY2025	FY2026
Number of tenants	no.	157	158	155	164	183
Number of properties ¹	no.	53	54	50	50	49
Average property value	\$m	41.7	39.7	39.5	42.2	45.78
Net lettable area	sqm	629,449	643,693	624,814	549,235	560,403
Total book value	\$m	2,207.5	2,144.8	1,973.8	2,109.1	2,243.0
Weighted average lease term	years	5.7	5.4	5.2	5.1	5.0
Occupancy factor by rental	%	98.7	99.3	96.7	96.5	94.6
Occupancy factor by area	%	99.4	99.5	97.9	97.3	94.8

1. Certain titles have been consolidated and treated as one. The total number of buildings excludes properties held for sale.

Consolidated Financial Statements



Consolidated Financial Statements

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CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2026

	Note	Group 2026 \$000s	Group 2025 \$000s
Non-current assets			
Investment properties	5	2,282,712	2,148,896
Derivative financial instruments	6	2,769	58
Other non-current assets	7	281	3,173
Total non-current assets		2,285,762	2,152,127
Current assets			
Cash and cash equivalents	6	3,389	1,438
Trade and other receivables	6,8	3,142	2,116
Derivative financial instruments	6	116	816
Other current assets	9	5,362	5,727
		12,009	10,097
Investment property classified as held for sale	5,10	45,750	–
Total current assets		57,759	10,097
Total assets	4	2,343,521	2,162,224
Shareholders' funds			
Share capital	11	849,061	829,900
Share based payments reserve	12	831	532
Retained earnings	13	547,693	477,343
Total shareholders' funds		1,397,585	1,307,775
Non-current liabilities			
Interest bearing liabilities	14	755,515	655,982
Derivative financial instruments	6	9,219	19,591
Non-current lease liabilities	25	39,552	39,692
Deferred tax	20	18,778	15,608
Total non-current liabilities		823,064	730,873
Current liabilities			
Interest bearing liabilities	14	100,000	100,000
Trade and other payables	15	13,302	18,207
Taxation payable		2,305	1,788
Current lease liabilities	25	140	134
Derivative financial instruments	6	1,651	571
Other current liabilities	16	2,886	2,876
Deposit received for investment property classified as held for sale		2,588	–
Total current liabilities		122,872	123,576
Total liabilities		945,936	854,449
Total shareholders' funds and liabilities		2,343,521	2,162,224

For and on behalf of the Board



Jeff Morrison
Director



Stuart McLauchlan
Director

Date: 19 May 2026

The notes to the accounts form part of and are to be read in conjunction with these consolidated financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2026

	Note	Group 2026 \$000s	Group 2025 \$000s
Gross property income from rentals		137,492	132,732
Gross property income from expense recoveries		22,315	22,995
Property expenses		(39,033)	(38,845)
Net property income	4	120,774	116,882
Administration expenses	17	11,400	11,412
Profit before financial income/(expenses), other gains/(losses) and tax		109,374	105,470
Financial income/(expenses)			
Interest expense	18	(39,121)	(41,599)
Gain/(loss) on derivative financial instruments held for trading		11,303	1,387
Interest income		135	257
		(27,683)	(39,955)
Other gains/(losses)			
Revaluation gains/(losses) on investment property	5	58,473	72,666
Realised gains/(losses) on disposal of investment property	5	232	(41)
		58,705	72,625
Profit/(loss) before income tax attributable to shareholders		140,396	138,140
Taxation expense	19	12,665	12,284
Profit/(loss) and total comprehensive income/(loss) after tax		127,731	125,856
All amounts are from continuing operations.			
Earnings/(loss) per share			
Basic and diluted earnings/(loss) per share (cents)	22	14.80	14.83

The notes to the accounts form part of and are to be read in conjunction with these consolidated financial statements.

CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2026

	Note	Group 2026 \$000s	Group 2025 \$000s
Shareholders' funds at the beginning of the year		1,307,775	1,228,928
Profit/(loss) and total comprehensive income/(loss) for the year		127,731	125,856
Contributions by shareholders			
Issue of shares from Dividend Reinvestment Plan	11	19,218	9,371
Issue costs of shares	11	(57)	(28)
Dividends to shareholders	13	(57,381)	(56,409)
Equity settled share based payments	12	299	57
Shareholders' funds at the end of the year		1,397,585	1,307,775

The notes to the accounts form part of and are to be read in conjunction with these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	Note	Group 2026 \$000s	Group 2025 \$000s
Cash flows from operating activities			
<i>Cash was provided from:</i>			
Property income		161,830	155,687
Interest received		135	257
<i>Cash was applied to:</i>			
Property expenses		(37,120)	(37,402)
Interest paid		(35,979)	(38,749)
Interest paid for ground lease		(1,991)	(1,998)
Employee benefits		(6,505)	(7,272)
Taxation paid		(8,456)	(7,383)
Other expenses		(4,551)	(4,177)
Net cash from/(used in) operating activities	21	67,363	58,963
Cash flows from investing activities			
<i>Cash was provided from:</i>			
Sale of properties, deposits and deferrals		2,070	35,069
<i>Cash was applied to:</i>			
Capital additions on investment properties		(70,261)	(57,418)
Capitalised interest on investment properties		(3,435)	(3,234)
Purchase of properties, deposits and deferrals		(53,318)	(2,928)
Net cash from/(used in) investing activities		(124,944)	(28,511)
Cash flows from financing activities			
<i>Cash was provided from:</i>			
Debt drawdown	14	219,259	71,969
<i>Cash was applied to:</i>			
Repayment of debt	14	(19,900)	(54,300)
Repayment of maturing bond	14	(100,000)	-
Dividends paid to shareholders net of reinvestments		(38,686)	(47,558)
Issue costs of shares		(54)	(14)
Repayment of lease liabilities		(134)	(127)
Bond costs		(75)	(70)
Facility refinancing fee		(878)	(743)
Net cash from/(used in) financing activities		59,532	(30,843)
Net increase/(decrease) in cash and cash equivalents		1,951	(391)
Cash and cash equivalents at the beginning of the period		1,438	1,829
Cash and cash equivalents at the end of the period		3,389	1,438

The notes to the accounts form part of and are to be read in conjunction with these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. Reporting entity

Argosy Property Limited (APL or the Company) is an FMC Reporting Entity under the Financial Markets Conduct Act 2013 and the Financial Reporting Act 2013. APL is incorporated under the Companies Act 1993 and domiciled in New Zealand.

The Company's principal activity is investment in properties which include Industrial, Office and Large Format Retail properties, predominantly in Auckland and Wellington.

These financial statements are the consolidation of APL and its subsidiaries (the Group).

2. Basis of preparation

STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand (NZ GAAP). The accounting policies applied in these financial statements comply with New Zealand equivalents to IFRS Accounting Standards (NZ IFRS) and other applicable Financial Reporting Standards issued and effective at the time of preparing these statements as applicable to the Company as a profit-oriented entity. These Group financial statements also comply with IFRS Accounting Standards.

These financial statements were approved by the Board of Directors on 19 May 2026.

BASIS OF MEASUREMENT

The financial statements have been prepared on the historical cost basis except for derivative financial instruments and investment properties which are measured at fair value.

USE OF ESTIMATES AND JUDGEMENTS

The preparation of financial statements in conformity with NZ IFRS requires the use of certain critical accounting estimates that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The area involving a higher degree of complexity and where assumptions and estimates are significant to the financial statements is note 5 - valuation of investment property.

FUNCTIONAL AND PRESENTATION CURRENCY

These financial statements are presented in New Zealand dollars which is the Company's functional currency and have been rounded to the nearest thousand dollars (\$000).

BASIS OF CONSOLIDATION

The Group's financial statements incorporate the financial statements of APL and its controlled subsidiaries as set out in note 24. Control is achieved when the Company has power over the investee; is exposed, or has rights, to variable returns from its involvement with the investee, and has the ability to use its power to affect its returns. The results of the subsidiaries are included in the consolidated statement of comprehensive income from the date of acquisition which is the date the Company became entitled to income from the subsidiaries acquired. All significant intercompany transactions are eliminated on consolidation.

STATEMENT OF CASH FLOWS

The statement of cash flows is prepared on a GST exclusive basis, which is consistent with the statement of comprehensive income. The following terms are used in the statement of cash flows:

Operating activities are the principal revenue producing activities of the Group and other activities that are not investing or financing activities.

Investing activities are the acquisition and disposal of long term assets and other investments not included in cash equivalents.

Financing activities are activities that result in changes in the size and composition of the contributed equity and borrowings of the entity. Termination payments for swap contracts, establishment fees, extension fees and arranger fees are considered financing activities as they effect a change in the company's borrowing arrangements.

Cash and cash equivalents comprise cash balances and demand deposits. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

3. Material accounting policies

CHANGE IN ACCOUNTING POLICIES

Accounting policies and methods of computation have been applied consistently to all periods and by all Group entities.

STANDARDS ISSUED BUT NOT YET EFFECTIVE

At the date of authorisation of these financial statements, the Group has not applied any new and revised NZ IFRS standards and amendments that have been issued but are not yet effective.

NZ IFRS 18 Presentation and Disclosure in Financial Statements (NZ IFRS 18) will replace NZ IAS 1 Presentation of Financial Statements. NZ IFRS 18 has been issued and will be effective from the period commencing 1 April 2027. It is not expected that the adoption of this standard will have a material impact on the financial statements of the Group other than the presentation of the Consolidated Statement of Comprehensive Income.

4. Segment information

The principal business activity of the Group is to invest in, and actively manage, properties in New Zealand. NZ IFRS 8 Operating Segments requires operating segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker, being the Chief Executive Officer, in order to allocate resources to segments and assess their performance.

The information reported to the Group's Chief Executive Officer includes investment property information aggregated into three business sectors, Industrial, Office and Large Format Retail, based on what the occupants actual or intended use is. Segment profit represents profit earned by each segment including allocation of identifiable revaluation gains/(losses) on investment properties and gains/(losses) on disposal of investment properties.

The following is an analysis of the Group's results by reportable segments.

	Industrial		Office		Large Format Retail		Total	
	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s
Segment profit								
Net property income¹	60,891	54,977	46,238	48,955	13,645	12,950	120,774	116,882
Realised gains/(losses) on disposal of investment properties	232	(39)	–	(2)	–	–	232	(41)
	61,123	54,938	46,238	48,953	13,645	12,950	121,006	116,841
Interest on ground lease	–	–	(1,991)	(1,998)	–	–	(1,991)	(1,998)
Revaluation gains on investment properties	32,906	60,566	14,170	4,109	11,397	7,991	58,473	72,666
Total segment profit²	94,029	115,504	58,417	51,064	25,042	20,941	177,488	187,509
Unallocated:								
Administration expenses							(11,400)	(11,412)
Net interest expense							(36,995)	(39,344)
Gain on derivative financial instruments held for trading							11,303	1,387
Profit before income tax							140,396	138,140
Taxation expense							(12,665)	(12,284)
Profit for the year							127,731	125,856

1. Net property income consists of revenue generated from external tenants less property operating expenditure.

2. There were no inter-segment sales during the year (31 March 2025: Nil).

	Industrial		Office		Large Format Retail		Total	
	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s
Segment assets								
Current assets	4,401	6,494	2,912	3,085	363	250	7,676	9,829
Investment properties	1,234,170	1,128,870	829,392	815,326	219,150	204,700	2,282,712	2,148,896
Non-current assets classified as held for sale	39,750	–	6,000	–	–	–	45,750	–
Total segment assets	1,278,321	1,135,364	838,304	818,411	219,513	204,950	2,336,138	2,158,725
Unallocated assets							7,383	3,499
Total assets							2,343,521	2,162,224

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4. Segment information (continued)

	Industrial		Office		Large Format Retail		Total	
	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s	2026 \$000s	2025 \$000s
Segment liabilities								
Current liabilities	6,236	9,359	3,181	2,757	769	1,050	10,186	13,166
Non-current liabilities	–	–	39,552	39,692	–	–	39,552	39,692
Total segment liabilities	6,236	9,359	42,733	42,449	769	1,050	49,738	52,858
Unallocated liabilities							896,198	801,591
Total liabilities							945,936	854,449

For the purposes of monitoring segment performance and allocating resources between segments, all assets are allocated to reportable segments other than cash and cash equivalents, derivatives, other non-current assets and other minor current assets that cannot be allocated to particular segments. All liabilities are allocated to reportable segments other than borrowings, derivatives, tax liabilities and other minor current liabilities that cannot be allocated to particular segments.

5. Investment properties

ACCOUNTING POLICY – INVESTMENT PROPERTIES

Investment property is property held to earn rental income.

Investment property is initially measured at cost and subsequently measured at fair value with any change therein recognised in profit or loss.

Initial direct costs incurred in negotiating and arranging operating leases and lease incentives granted are added to the carrying amount of the leased asset.

In accordance with the valuation policy of the Group, complete property valuations are carried out at least annually by independent registered valuers. The fair values are based on market values being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuations are prepared using a combination of the Capitalisation of Contract Income, Capitalisation of Market Income and Discounted Cash Flow methodologies. Discounted Cash Flow methodology is based on the estimated rental cash flows expected to be received from the property adjusted by a discount rate that appropriately reflects the risks inherent in the expected cash flows.

Following the adoption of NZ IFRS 16 on 1 April 2019, a right-of-use asset and investment were recognised on the ground lease that exists over 39 Market Place, Viaduct Harbour, Auckland.

Investment properties are derecognised when they have been disposed of and any gains or losses incurred on disposal are recognised in profit or loss in the year of derecognition.

Borrowing costs directly attributable to property under development are capitalised as part of the cost of those assets.

5. Investment properties (continued)

	Industrial 2026 \$000s	Office 2026 \$000s	Large Format Retail 2026 \$000s	Group 2026 \$000s
Movement in investment properties				
Balance at 1 April	1,128,870	815,326	204,700	2,148,896
Acquisition of property	56,067	192	–	56,259
Capitalised costs	57,380	5,643	3,038	66,061
Transfer to property held for sale	(39,750)	(6,000)	–	(45,750)
Change in fair value	32,906	14,170	11,397	58,473
Change in capitalised leasing costs	(419)	170	34	(215)
Change in lease incentives	(884)	(109)	(19)	(1,012)
Investment properties at 31 March	1,234,170	829,392	219,150	2,282,712
Less lease liability (39 Market Place)	–	(39,692)	–	(39,692)
Investment properties at 31 March excluding NZ IFRS 16 lease adjustments	1,234,170	789,700	219,150	2,243,020

	Industrial 2025 \$000s	Office 2025 \$000s	Large Format Retail 2025 \$000s	Group 2025 \$000s
Movement in investment properties				
Balance at 1 April	1,014,900	803,403	195,450	2,013,753
Capitalised costs	53,703	8,217	1,235	63,155
Change in fair value	60,566	4,109	7,991	72,666
Change in capitalised leasing costs	278	(356)	(18)	(96)
Change in lease incentives	(577)	(47)	42	(582)
Investment properties at 31 March	1,128,870	815,326	204,700	2,148,896
Less lease liability (39 Market Place)	–	(39,826)	–	(39,826)
Investment properties at 31 March excluding NZ IFRS 16 lease adjustments	1,128,870	775,500	204,700	2,109,070

Investment properties are classified as Level 3 (inputs are unobservable for the asset or liability) under the fair value hierarchy on the basis that adjustments must be made to observable data of similar properties to determine the fair value of an individual property.

The Group holds the freehold to all investment properties other than 39 Market Place, Viaduct Harbour, Auckland.

	Group 2026 \$000s	Group 2025 \$000s
Acquisition of properties		
291 East Tamaki Road, East Tamaki, Auckland	56,067	–
Carpark at 23 Customs Street East	192	–
	56,259	–
Disposal of properties		
8 Forge Way, Mount Wellington, Auckland	–	35,200
Sale proceeds of properties disposed of	245	35,200
Net gain/(loss) on disposal	245	–
Selling costs	(13)	(41)
Total gain/(loss) on disposal	232	(41)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

5. Investment properties (continued)

All investment properties were independently valued as at 31 March 2026 in accordance with the Group's valuation policy. The valuations were prepared by independent registered valuers Colliers International New Zealand Limited, CBRE Limited and Jones Lang LaSalle Limited. The total value per valuer was as follows:

	Group 2026 \$000s	Group 2025 \$000s
Colliers International New Zealand Limited	1,550,700	1,699,300
CBRE Limited	121,170	226,570
Jones Lang LaSalle Limited	571,150	183,200
	2,243,020	2,109,070

Investment properties are stated at fair value by independent valuers supported by market evidence of property sale transactions and leasing activity. These valuations are reviewed by the Asset Management team within Argosy. The major inputs and assumptions that are used in the valuation that require judgement include forecasts of the current and expected future market rentals and growth, maintenance and capital expenditure requirements, an assessment of yields, discount rates, occupancy, leasing costs and weighted average lease terms.

In deriving a market value under each approach, all assumptions are based, where possible, on market based evidence and transactions for properties with similar locations, conditions and quality of construction and fitout.

Generally as occupancy and weighted average lease terms increase, yields firm, resulting in increased fair values for investment properties. A movement in any of these assumptions could result in a significant change in fair value.

Investment property metrics for the year ended 31 March 2026 are as follows:

		Industrial	Office	Large Format Retail	Total
Contract yield ¹	- Average	5.31%	6.06%	6.52%	5.72%
Market yield ¹	- Average	6.25%	7.05%	6.94%	6.62%
Occupancy (rent)		93.8%	94.2%	100.0%	94.6%
Occupancy (net lettable area)		96.2%	88.1%	100.0%	94.8%
Weighted average lease term (years)		4.3	6.0	4.3	5.0
No. of buildings ²		33	12	4	49
Fair value total (\$000s)		1,234,170	789,700	219,150	2,243,020

1. 8-14 Mt Richmond Drive has been excluded from the yield metrics as it has been valued on the basis of completion of the development currently underway.
2. Certain titles have been consolidated and treated as one.

Investment property metrics for the year ended 31 March 2025 are as follows:

		Industrial	Office	Large Format Retail	Total
Contract yield ¹	- Average	5.54%	6.32%	6.89%	6.00%
Market yield ¹	- Average	6.41%	7.44%	6.64%	6.85%
Occupancy (rent)		100.0%	92.8%	100.0%	96.5%
Occupancy (net lettable area)		100.0%	88.3%	100.0%	97.3%
Weighted average lease term (years)		5.6	4.5	5.0	5.1
No. of buildings ²		33	13	4	50
Fair value total (\$000s)		1,128,870	775,500	204,700	2,109,070

1. 224 Neilson Street and 8-14 Mt Richmond Drive have been excluded from the yield metrics as these have been valued on the basis of completion of the developments currently underway.
2. Certain titles have been consolidated and treated as one.

6. Financial instruments

ACCOUNTING POLICY - NON-DERIVATIVE FINANCIAL INSTRUMENTS

Non-derivative financial instruments comprise trade and other receivables, cash and cash equivalents, borrowings (comprising of interest bearing liabilities and lease liabilities) and trade and other payables.

Non-derivative financial instruments are initially measured at fair value plus directly attributable costs. Subsequently these instruments are measured at amortised cost using the effective interest method. The carrying values of these financial instruments are a reasonable approximation of their fair values.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income over the relevant period (including all fees and points paid or received between the parties to the contract that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial instrument, or, where appropriate, a shorter period to the net carrying amount of the financial instrument.

ACCOUNTING POLICY - DERIVATIVE FINANCIAL INSTRUMENTS

Interest rate swaps are entered into to manage interest rate exposure. For interest rate swaps, the net differential paid or received is recognised as a component of interest expense in the profit or loss.

Interest rate swaps are initially recognised at zero at the date a derivative contract is entered into and are remeasured to their fair value at subsequent reporting dates. The resulting gain or loss is recognised in profit or loss immediately.

Interest rate swaps are presented as a non-current asset or a non-current liability if the remaining maturity of the instrument is more than 12 months and it is not expected to be realised or settled within 12 months. Other interest rate swaps are presented as current assets or current liabilities.

The Group has the following financial instruments:

Group 2026	Derivatives at fair value through profit/ (loss) \$000s	Financial assets measured at amortised cost \$000s	Financial liabilities measured at amortised cost \$000s	Total \$000s
Financial assets				
Cash and cash equivalents	–	3,389	–	3,389
Derivative financial instruments (current and term)	2,885	–	–	2,885
Trade and other receivables	–	3,142	–	3,142
	2,885	6,531	–	9,416
Financial liabilities				
Interest bearing liabilities (current and term)	–	–	(855,515)	(855,515)
Trade and other payables	–	–	(13,302)	(13,302)
Derivative financial instruments (current and term)	(10,870)	–	–	(10,870)
Lease liabilities (current and term)	–	–	(39,692)	(39,692)
Other current liabilities	–	–	(2,886)	(2,886)
	(10,870)	–	(911,395)	(922,265)

6. Financial instruments (continued)

Group 2025	Derivatives at fair value through profit/ (loss) \$000s	Financial assets measured at amortised cost \$000s	Financial liabilities measured at amortised cost \$000s	Total \$000s
Financial assets				
Cash and cash equivalents	–	1,438	–	1,438
Derivative financial instruments (current and term)	874	–	–	874
Trade and other receivables	–	2,116	–	2,116
	874	3,554	–	4,428
Financial liabilities				
Interest bearing liabilities	–	–	(755,982)	(755,982)
Trade and other payables	–	–	(18,207)	(18,207)
Derivative financial instruments (current and term)	(20,162)	–	–	(20,162)
Lease liabilities (current and term)	–	–	(39,826)	(39,826)
Other current liabilities	–	–	(2,876)	(2,876)
	(20,162)	–	(816,891)	(837,053)

RISK MANAGEMENT

The use of financial instruments exposes the Group to credit, interest rate and liquidity risks. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Credit risk

Credit risk relates to the risk that the counterparty to a financial instrument may default on its obligations to the Group, resulting in financial loss.

The Group's main exposure to credit risk arises from trade receivables and transactions with financial institutions, and is summarised in the preceding table. There are no significant concentrations of credit risk in specific receivables due to receivables mainly comprising a large number of tenants in the Group's property portfolio and the Group policy to limit the amount of credit exposure to any financial institution.

The Group manages its exposure to credit risk from trade receivables through its credit policy which includes performing credit evaluations on customers requiring credit. The Group does not hold any collateral in respect of balances past due. Details of impairment losses relating to trade receivables together with the ageing of receivables is provided in note 8.

The risk from financial institutions is managed by placing cash and deposits with high credit quality financial institutions only. Cash deposits are placed with ANZ Bank New Zealand Limited.

6. Financial instruments (continued)

Interest rate risk

Interest rate risk arises from long term borrowings (refer note 14). Variable rate borrowings expose the Group to cash flow interest rate risk while fixed rate borrowings expose the Group to fair value interest rate risk.

The Group manages its exposure to interest rate risk through derivatives in the form of both floating-to-fixed and fixed-to-floating interest rate swaps. These derivatives provide an economic hedge against variability in cash flows as a result of changes in variable interest rates on borrowings.

The Group's policy is to maintain a range of approximately 40-100% of its borrowings in fixed interest rate instruments unless otherwise instructed by the Board of Directors. At year end, 74.0% of borrowings, after the effect of associated swaps, were at fixed rates (2025: 62.6%).

Liquidity risk

Liquidity risk is the risk that the Group may encounter difficulty in meeting its obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. Liquidity risk mainly arises from the Group's obligations in respect of long term borrowings, derivatives and trade and other payables. The Group aims to maintain flexibility in funding by keeping committed credit lines available (refer note 14).

The expected undiscounted cash flows of the Group's financial liabilities by remaining contractual maturity at the balance date is as follows:

	Carrying Amount \$000s	Less than 1 year \$000s	1-2 years \$000s	2-3 years \$000s	3-4 years \$000s	4-5 years \$000s	5+ years \$000s
Group 2026							
Financial liabilities							
Interest bearing liabilities ¹	(855,515)	(127,497)	(149,659)	(219,456)	(334,949)	(102,174)	(8,015)
Trade and other payables	(13,302)	(13,302)	-	-	-	-	-
Derivative financial instruments	(10,870)	(4,871)	(2,165)	(741)	244	227	42
Lease liabilities	(39,692)	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)	(107,764)
Other current liabilities	(2,886)	(2,886)	-	-	-	-	-
	(922,265)	(150,681)	(153,949)	(222,322)	(336,830)	(104,072)	(115,737)

1. The undiscounted cash flows on interest bearing liabilities includes interest, margin and line fees.

	Carrying Amount \$000s	Less than 1 year \$000s	1-2 years \$000s	2-3 years \$000s	3-4 years \$000s	4-5 years \$000s	5+ years \$000s
Group 2025							
Financial liabilities							
Interest bearing liabilities ¹	(755,982)	(135,239)	(130,031)	(357,033)	(224,883)	(102,249)	-
Trade and other payables	(18,207)	(18,207)	-	-	-	-	-
Derivative financial instruments	(20,162)	(3,145)	(4,077)	(2,582)	(1,135)	(91)	17
Lease liabilities	(39,826)	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)	(109,889)
Other current liabilities	(2,876)	(2,876)	-	-	-	-	-
	(837,053)	(161,592)	(136,233)	(361,740)	(228,143)	(104,465)	(109,872)

1. The undiscounted cash flows on interest bearing liabilities includes interest, margin and line fees.

To manage the Group's exposure to interest rate risk on variable rate instruments, the Group has implemented a hedging strategy that uses interest rate swaps that have a range of maturities. At 31 March 2026, the Group had active interest rate derivatives (both payer and receiver swaps) with a notional contract amount of \$860 million (2025: \$700 million). The active derivatives mature over the next 6 years (2025: 6 years). Payer swaps have fixed interest rates ranging from 2.5% to 5.0% (2025: 1.4% to 5.0%). Swaps with a notional amount of \$90 million have been entered into but are not yet effective at 31 March 2026 (2025: \$170 million).

Interest rate swaps are measured at the present value of future cash flows estimated and discounted based on applicable yield curves derived from observable market interest rates. Accepted market best practice valuation methodology using mid-market interest rates at balance date is used, provided from sources perceived to be reliable and accurate. Interest rate swaps have been classified into Level 2 of the fair value hierarchy on the basis that the valuation techniques used to determine the values at balance date use observable inputs.

The net liability for derivative financial instruments as at 31 March 2026 is \$8.0 million (2025: \$19.3 million). The mark-to-market decrease in the liability for derivative financial instruments is a result of the movement in the interest rate curve during the financial year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6. Financial instruments (continued)

Sensitivity analysis

The sensitivity analysis below details the potential future impact of reasonably possible changes in the observable inputs over the next financial period. It has been determined based on the exposure to interest rates for both derivative and non-derivative financial instruments at the reporting date.

	Group 2026 Impact on Profit & Loss \$000s	Group 2025 Impact on Profit & Loss \$000s
Increase of 100 basis points	9,419	4,522
Decrease of 100 basis points	(9,953)	(4,961)

7. Other non-current assets

ACCOUNTING POLICY - PROPERTY, PLANT AND EQUIPMENT

All property, plant and equipment is stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

At the end of each reporting period, the Group reviews the carrying amounts of its assets to determine whether there is any indication that those assets have suffered impairment. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

An impairment is recognised immediately in profit or loss.

	Group 2026 \$000s	Group 2025 \$000s
Property, plant and equipment and software	281	232
Deposit paid on acquisition of investment property	–	2,941
Total other non-current assets	281	3,173

There was no impairment in the current year (2025: Nil).

8. Trade and other receivables

ACCOUNTING POLICY - TRADE AND OTHER RECEIVABLES

Trade and other receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade receivables is established to reflect an estimate of amounts that the Group will not be able to collect in accordance with the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

	Group 2026 \$000s	Group 2025 \$000s
Trade receivables	3,189	2,130
Loss allowance	(198)	(135)
	2,991	1,995
Other receivables	151	121
Total trade and other receivables	3,142	2,116

The average credit period on receivables is 4.1 days (2025: 3.3 days). The Group is entitled to charge interest on trade receivables as determined in each individual lease agreement. Interest is charged on receivables over 90 days on a case by case basis. The Group has provided for 50% of all receivables over 90 days unless there is information suggesting that particular amounts are recoverable. This amount increases to 100% of any receivable that is determined as not being recoverable. Trade receivables less than 90 days are provided for based on estimated non-recoverable amounts, determined by reference to relevant factors, conditions, and information at reporting date including past default experience.

Aged past due but not impaired trade receivables

	Group 2026 \$000s	Group 2025 \$000s
0-30 days past due	182	186
31-60 days past due	72	44
Beyond 60 days past due	257	175
	511	405

Included in the Group's trade receivable balance are debtors with a carrying amount of \$511,444 (2025: \$405,437), which are past due at the reporting date, for which the Group has not provided for as there has not been a significant change in credit quality and the amounts are still considered recoverable.

Movement in the loss allowance

	Group 2026 \$000s	Group 2025 \$000s
Balance at the beginning of the year	135	14
(Decrease)/increase in allowance recognised in profit or loss	63	121
Balance at the end of the year	198	135

9. Other current assets

	Group 2026 \$000s	Group 2025 \$000s
Prepayments	3,801	4,327
Other	1,561	1,400
Total other current assets	5,362	5,727

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

10. Property held for sale

4 Henderson Place, Onehunga, Auckland (\$39.8 million) and 143 Lambton Quay, Wellington (\$6.0 million) were subject to unconditional sale and purchase agreements at balance date (31 March 2025: Nil).

11. Share capital

	Group 2026 \$000s	Group 2025 \$000s
Balance at the beginning of the period	829,900	820,557
Issue of shares from Dividend Reinvestment Plan	19,218	9,371
Issue costs of shares	(57)	(28)
Total share capital	849,061	829,900

The number of shares on issue at 31 March 2026 was 873,474,922 (2025: 856,546,809).

All shares are fully paid and rank equally with one vote attached and carry the right to dividends.

Reconciliation of number of shares (in 000s of shares)	Group 2026	Group 2025
Balance at the beginning of the period	856,547	847,169
Issue of shares from Dividend Reinvestment Plan	16,928	9,378
Total number of shares on issue	873,475	856,547

Capital risk management

The Group's capital includes shares, reserves and retained earnings with total shareholders' funds equal to \$1,397.6 million (2025: \$1,307.8 million).

The Group maintains a strong capital base so as to maintain investor, creditor and market confidence and to sustain the Group's future on-going activities and development of the business. The impact of the level of capital on equity holder returns is also recognised along with the need to maintain a balance between the higher returns that might be possible with greater gearing and the advantages and security afforded by a sound capital position.

The Board's intention is to maintain the debt-to-total-assets ratio between 30-40% in the medium term. The Group's banking covenants require that the aggregate principal amount of the loan outstanding does not exceed 50% of the fair value of property at all times. All banking covenants have been met during the year.

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to stakeholders through optimisation of debt and equity. The Group's policies in respect of capital management and allocation are reviewed regularly by the Board of Directors. There have been no material changes in the Group's overall strategy during the year.

12. Share based payments reserve

ACCOUNTING POLICY - SHARE BASED PAYMENTS

The fair value of performance share rights (PSRs) are recognised as an expense in the statement of financial performance over the vesting period of the rights with a corresponding entry to the share based payments reserve.

PSRs were offered to senior executives, commencing 1 April 2015. Under the scheme, PSRs are issued to participants which give them the right to receive ordinary shares in the Company after a three year period, subject to certain vesting and other conditions being met. The vesting of the PSRs is subject to the Company achieving a positive total shareholder return (measured against the Company's share price on the date of the issue of the PSRs, and including dividends) over a three year measurement period. The total number which actually vest will be dependent on the relative ranking of the Company's total shareholder returns against a comparator group of listed entities determined by the Board from the S&P/NZX All Real Estate Gross Index.

The total expense recognised in the year to 31 March 2026, in relation to equity settled share based payments was \$298,600 (2025: \$57,300). No PSRs (2025: Nil) vested during the year.

Grant date	Vesting date	Granted during the year ¹	Weighted average issue price	Balance at the beginning of the period ¹	Vested during the period ¹	Forfeited during the period ¹	Balance at the end of the period ¹
2026							
1 April 2025	1 April 2028	574,641	\$0.99	1,296,466	–	(299,844) ²	1,571,263
2025							
1 April 2024	1 April 2027	501,149	\$1.13	1,076,938	–	(281,621) ³	1,296,466
2024							
1 April 2023	1 April 2026	495,473	\$1.10	1,026,314	(444,849) ⁴	–	1,076,938
2023							
1 April 2022	1 April 2025	299,844	\$1.38	1,026,806	(173,293) ⁵	(127,043) ⁵	1,026,314

1. This is the number of PSRs.

2. Relates to PSR's issued on 1 April 2022.

3. Relates to PSR's issued on 1 April 2021.

4. Relates to PSR's issued on 1 April 2020.

5. Relates to PSR's issued on 1 April 2019.

Fair value measurement of PSRs

The fair value of the PSRs have been measured by PWC using a simulation model. Argosy's performance, and the performance of the comparison group constituents, has been modelled over the time horizon for each Tranche of PSR's to calculate the value of each PSR.

The inputs used in the measurement of the fair values at the grant date were as follows:

	2025 Grant	2024 Grant
Grant date	1 April 2025	1 April 2024
PSR period	3 years	3 years
Expiry date	31 March 2028	31 March 2027
Share price at grant date	\$1.000	\$1.125
Volatility of share price	20.5%	25.8%
Risk free rate	3.7%	4.6%
Forecast annual dividend per share	\$0.07	\$0.07

Volatility estimates are based on historical data for Argosy and for the comparison group.

The risk-free rate at the start of the PSR period was derived from government bond yields maturing between two and five years and using interpolation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

13. Retained earnings

	Group 2026 \$000s	Group 2025 \$000s
Balance at the beginning of the year	477,343	407,896
Profit/(loss) for the year	127,731	125,856
Dividends to shareholders	(57,381)	(56,409)
Total retained earnings	547,693	477,343

The annual dividend paid to shareholders was 6.65 cents per share, paid in four quarterly payments of 1.6625 cents per share (2025: annual dividend paid was 6.65 cents per share).

After 31 March 2026, the final dividend was declared. The dividend has not been provided for. Refer to note 27.

14. Interest bearing liabilities

ACCOUNTING POLICY - INTEREST BEARING LIABILITIES

All interest bearing liabilities are initially measured at fair value net of transaction costs. Subsequent to initial recognition, using the effective interest method.

Borrowing costs are the costs incurred in establishing the bank facility and fixed rate bonds. These costs are amortised over the life of the instrument at the effective interest rate.

	Group 2026 \$000s	Group 2025 \$000s
Non-current liabilities		
Syndicated bank loans	632,630	433,271
Fixed rate green bonds	125,000	225,000
Borrowing costs	(2,115)	(2,289)
	755,515	655,982
Current liabilities		
Fixed rate green bonds ¹	100,000	100,000
	100,000	100,000
Total interest bearing liabilities	855,515	755,982
Weighted average interest rate on interest bearing liabilities (inclusive of bonds, interest rate swaps, margins and line fees)	4.65%	5.11%

1. ARG020 fixed rate green bonds are due to mature on 29 October 2026. Given the maturity date is within 12 months the ARG020 bonds have been classified as a current liability. These interest bearing liabilities will be refinanced later in the financial year ending 31 March 2027.

	Group 2026 \$000s	Group 2025 \$000s
Total interest bearing liabilities at the beginning of the year	755,982	738,057
Drawdowns from syndicated bank loans	219,259	71,969
Repayments to syndicated bank loans	(19,900)	(54,300)
Additional refinancing fee on interest bearing liabilities	(985)	(813)
Repayment of maturing bond ¹	(100,000)	-
Refinancing fee on interest bearing liabilities amortised during the year	1,159	1,069
Total interest bearing liabilities at the end of the year	855,515	755,982

1. The ARG010 fixed rate green bonds matured and were repaid on 27 March 2026.

14. Interest bearing liabilities (continued)

Syndicated bank loans

	Group 2026 \$000s	Group 2025 \$000s
ANZ Bank New Zealand Limited	199,315	58,271
Bank of New Zealand	30,000	60,000
Commonwealth Bank of Australia	109,000	75,000
Industrial and Commercial Bank of China	95,000	90,000
Westpac New Zealand Limited	199,315	150,000
Total syndicated bank loans	632,630	433,271

As at 31 March 2026, the Group had a syndicated revolving facility with ANZ Bank New Zealand Limited, Bank of New Zealand, Commonwealth Bank of Australia, Industrial and Commercial Bank of China and Westpac New Zealand Limited for \$725.0 million (31 March 2025: \$525.0 million) secured by way of mortgage over the investment properties of the Group.

	Group 2026 \$000s		Group 2025 \$000s	
	Limit	Maturity Date	Limit	Maturity Date
Tranche A	200,000	1 October 2028	210,000	1 October 2027
Tranche B	225,000	1 October 2029	215,000	1 October 2028
Tranche C	100,000	1 July 2032	-	-
Tranche D	100,000	1 October 2030	100,000	1 October 2029
Tranche E	100,000	1 October 2029	-	-
	725,000		525,000	

Fixed rate green bonds

NZX code	Value of Issue \$000s	Issue Date	Maturity Date	Interest Rate	Fair Value \$000s
ARG020	100,000	29 October 2019	29 October 2026	2.90%	100,033
ARG030	125,000	27 October 2020	27 October 2027	2.20%	121,114

The fair value of the fixed rate green bonds is based on the listed market price at balance date and is therefore classified as Level 1 in the fair value hierarchy. Interest on the bonds is payable in equal instalments on a quarterly basis in April, July, October and January.

The green bonds are secured by way of mortgage over the investment properties of the Group.

15. Trade and other payables

ACCOUNTING POLICY - TRADE AND OTHER PAYABLES

Trade and other payables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method.

	Group 2026 \$000s	Group 2025 \$000s
GST payable	1,281	682
Other creditors and accruals	12,021	17,525
Total trade and other payables	13,302	18,207

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

16. Other current liabilities

ACCOUNTING POLICY - EMPLOYEE BENEFITS

A provision is recognised for benefits accruing to employees in respect of annual leave and long service leave when it is probable that settlement will be required and they are capable of being measured reliably.

Provisions made in respect of employee benefits expected to be settled within 12 months are measured at their nominal values using the remuneration rate expected to apply at the time of settlement. Provisions made in respect of employee benefits which are not expected to be settled within 12 months are measured as the present value of the estimated future outflows to be made by the Group in respect of services provided by employees up to the reporting date.

	Group 2026 \$000s	Group 2025 \$000s
Employee entitlements	404	397
Other liabilities	2,482	2,479
Total other current liabilities	2,886	2,876

17. Administration expenses

	Group 2026 \$000s	Group 2025 \$000s
Auditor's remuneration:		
Audit and review of financial statements	269	269
Vote scrutineering at annual shareholders' meeting	5	5
Greenhouse Gas briefing	–	3
Total other services	5	8
Total fees paid to auditor	274	277
Employee benefits	6,856	7,019
Other expenses	4,207	3,986
Doubtful debts expense/(recovery)	63	121
Bad debts	–	9
Total administration expenses	11,400	11,412

18. Interest expense

ACCOUNTING POLICY - INTEREST EXPENSE

Interest expense on borrowings is recognised using the effective interest method.

	Group 2026 \$000s	Group 2025 \$000s
Interest expense	(40,565)	(42,835)
Interest on ground lease (39 Market Place)	(1,991)	(1,998)
Less amount capitalised to investment properties	3,435	3,234
Total interest expense	(39,121)	(41,599)

Capitalised interest relates to the developments at 224 Neilson Street, Onehunga, Auckland and 8-14 Mt Richmond Drive, Mt Wellington, Auckland (2025: Capitalised interest relates to the developments at 101 Carlton Gore Road, Newmarket, Auckland, 224 Neilson Street, Onehunga, Auckland and 8-14 Mt Richmond Drive, Mt Wellington, Auckland).

19. Taxation

ACCOUNTING POLICY - TAXATION

Income tax expense comprises current and deferred tax. Income tax expense is recognised in profit or loss except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

	Group 2026 \$000s	Group 2025 \$000s
<i>The taxation charge is made up as follows:</i>		
Current tax expense	9,716	8,552
Deferred tax expense	3,170	3,970
Adjustment recognised in the current year in relation to the current tax of prior years	(221)	(238)
Total taxation expense recognised in profit	12,665	12,284
Reconciliation of accounting profit tax expense		
Profit before tax	140,396	138,140
Current tax expense at 28%	39,311	38,679
Adjusted for:		
Capitalised interest	(962)	(906)
Fair value movement in investment properties	(16,372)	(20,346)
Fair value movement in derivative financial instruments	(3,165)	(388)
Depreciation	(8,174)	(6,435)
Deductible repairs and maintenance expenditure capitalised for accounting purposes	(806)	(903)
Tax on accounting gain on disposal of investment properties	(65)	11
Other	(51)	(1,160)
Current taxation expense	9,716	8,552
Movements in deferred tax assets and liabilities attributable to:		
Investment properties	358	3,465
Fair value movement in derivative financial instruments	3,012	64
Other	(200)	441
Deferred tax expense	3,170	3,970
Prior year adjustment	(221)	(238)
Total tax expense recognised in profit or loss	12,665	12,284

There were no imputation credits at 31 March 2026 (2025: Nil).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

20. Deferred tax

ACCOUNTING POLICY - DEFERRED TAX

Deferred tax is recognised on temporary differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affect neither the taxable profit nor the accounting profit.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised.

Under NZ IAS 12, the measurement of deferred tax liabilities and deferred tax assets depends on whether an entity expects to recover an asset by using it or by selling it and includes a presumption that an investment property is recovered entirely through sale unless it will be consumed over its useful life.

The following are the major deferred tax liabilities and (assets) recognised by the Group, and the movements thereon during the current and prior reporting years:

	Interest rate swaps \$000s	Investment property \$000s	Other \$000s	Total \$000s
At 1 April 2025	(4,842)	18,568	1,882	15,608
Charge/(credit) to deferred taxation expense for the year	3,012	358	(200)	3,170
At 31 March 2026	(1,830)	18,926	1,682	18,778
At 1 April 2024	(4,906)	15,103	1,441	11,638
Charge/(credit) to deferred taxation expense for the year	64	3,465	441	3,970
At 31 March 2025	(4,842)	18,568	1,882	15,608

Deferred tax is provided in respect of depreciation expected to be recovered on the sale of property at fair value. Depreciation is claimed at Inland Revenue Department approved rates.

Investment properties are valued each year by independent valuers (as outlined in note 5). These values include an allocation of the valuation between the land and building components. The calculation of deferred tax on depreciation recovered and changes in fair value relies on the split provided by the valuers.

It is assumed that all fixtures and fittings will be sold at their tax book value.

21. Reconciliation of profit/(loss) after taxation with cash flows from operating activities

	Group 2026 \$000s	Group 2025 \$000s
Profit after tax	127,731	125,856
Movements in working capital items relating to investing and financing activities	11,277	(25)
Non cash items		
Movement in deferred tax liability	3,170	3,970
Movement in interest rate swaps	(11,303)	(1,387)
Fair value change in investment properties	(58,473)	(72,666)
Movements in working capital items		
Trade and other receivables	(1,026)	(46)
Taxation payable	517	411
Trade and other payables	(4,905)	3,760
Other current assets	365	269
Other current liabilities	10	(1,179)
Net cash from operating activities	67,363	58,963

22. Earnings per share

Basic and diluted earnings per share is calculated by dividing the profit attributable to shareholders of the Company by the weighted average number of ordinary shares on issue during the year.

	Group 2026	Group 2025
Profit attributable to shareholders of the Company (\$000s)	127,731	125,856
Weighted average number of shares on issue (000s)	863,247	848,491
Basic and diluted earnings per share (cents)	14.80	14.83
Weighted average number of ordinary shares		
Issued shares at beginning of period (000s)	856,547	847,169
Issued shares at end of period (000s)	873,475	856,547
Weighted average number of ordinary shares (000s)	863,247	848,491

On 19 May 2026, a final dividend of 1.6625 cents per share was approved by the Board.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

23. Distributable income and adjusted funds from operations

	Group 2026 \$000s	Group 2025 \$000s
Profit before income tax	140,396	138,140
Adjustments:		
Revaluation (gains)/losses on investment property	(58,473)	(72,666)
Realised (gains)/losses on disposal of investment properties	(232)	41
(Gain)/loss on derivative financial instruments held for trading	(11,303)	(1,387)
Gross distributable income	70,388	64,128
Current tax expense	(9,495)	(8,314)
Net distributable income	60,893	55,814
Weighted average number of ordinary shares (000s)	863,247	848,491
Gross distributable income cents per share	8.15	7.56
Net distributable income cents per share	7.05	6.58
Net distributable income	60,893	55,814
Amortisation of tenant incentives and leasing costs	2,705	2,068
Share based payment expense	299	57
Funds from operations (FFO)	63,897	57,939
Capitalisation of tenant incentives and leasing costs	(1,447)	(1,390)
Maintenance capital expenditure	(3,333)	(2,116)
Maintenance capital expenditure recovered through sale	–	157
Adjusted funds from operations (AFFO)	59,117	54,590
FFO cents per share	7.40	6.83
AFFO cents per share	6.85	6.43
Dividends paid/payable in relation to period	6.65	6.65
Dividend payout ratio to FFO	90%	97%
Dividend payout ratio to AFFO	97%	103%

The Company's dividend policy is based on AFFO from the Property Council of Australia Voluntary Best Practice Guidelines for disclosing FFO and AFFO as interpreted by the Company and amended to include maintenance capital expenditure recovered through sale.

FFO and AFFO are non-GAAP measures and may not be directly comparable with other entities.

24. Investment in subsidiaries

The Company has control over the following subsidiaries:

Name of subsidiary	Principal activity	Place of incorporation	Place of operation	Holding 2026	Holding 2025
Argosy Property No.1 Limited	Property investment	NZ	NZ	100%	100%
Argosy Property Management Limited	Management company	NZ	NZ	100%	100%
Argosy Cover Limited	Captive insurer	Cook Islands	NZ	100%	100%

The subsidiaries have the same reporting date as the Company.

25. Leases

ACCOUNTING POLICY - LEASES

The Group as a lessee

The Group does not recognise right of use assets or lease liabilities for short term leases or low value leases. Lease payments for these leases are recognised as an expense on a straight line basis over the lease term.

Where Argosy identifies a lease, the following treatment is applied:

Right of use assets are measured at cost comprising the amount of the initial lease liability, any payments made before the commencement of the lease, direct costs and any restoration costs. Right of use assets are disclosed within the same line item as that within which the corresponding underlying assets would be presented if they were owned. Some right of use assets meet the definition of investment properties. Refer note 5 for policies and disclosure on investment properties.

Lease liabilities are measured at the net present value of the lease payments. These payments include fixed lease payments, amounts expected to be payable under residual value guarantees, variable lease payments that are based on an index or rate, the exercise price of a purchase option if the lessee is reasonably certain to exercise that option, and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

These lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

Subsequent to initial measurement, each lease payment is allocated between the principal and finance cost. The finance cost is charged to the statement of comprehensive income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

The maturity analysis of lease liabilities is presented in note 6.

The Group as a lessor

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Group has entered into commercial property leases on its investment properties. The Group has determined that it retains all significant risks and rewards of ownership of these properties and has thus classified these leases as operating leases.

Rental income from operating leases is recognised in the period to which it relates. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and amortised to property expenses on a straight-line basis over the lease term.

In the event that lease incentives are paid to enter into the operating leases, such incentives are recognised as an asset. The aggregate cost of incentives is recognised as a reduction of rental revenue on a straight-line basis.

When a contract includes both lease and non-lease components, consideration is allocated to each component under the contract.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

25. Leases (continued)

Lease liabilities

Lease liabilities relate to the ground lease at 39 Market Place, Viaduct Harbour, Auckland.

	Group 2026 \$000s	Group 2025 \$000s
Opening balance	39,826	39,953
Lease liability interest expense	1,991	1,998
Ground rent paid	(2,125)	(2,125)
Total lease liabilities	39,692	39,826

Non-cancellable operating lease receivable

Operating leases relate to the investment properties owned by the Group with the leases expiring between 2027 and 2038. The lessee does not have an option to purchase the property at the expiry of the lease.

	Group 2026 \$000s	Group 2025 \$000s
Within one year	134,692	129,570
One year or later and not later than five years	365,558	355,084
Later than five years	204,370	191,770
Total operating lease receivable	704,620	676,424

There were no contingent rents recognised as income during the year.

26. Commitments

Building upgrades and developments

Estimated capital commitments contracted for building projects not yet completed at 31 March 2026 and not provided for were \$17.7 million (2025: \$48.8 million).

There were no other commitments as at 31 March 2026 (2025: Nil).

The Company has the following guarantees, which are not expected to be called upon:

As a condition of listing on the New Zealand Stock Exchange (NZX), NZX requires all issuers to provide a bank bond to NZX under NZX Main Board/Debt Market Listing Rule 2.6.2. The bank bond required from APL for listing on the NZX Main Board is \$75,000.

A bank guarantee of \$30,000 was provided by Argosy Property No.1 Limited to Auckland Council to allow building consents and LIM reports to be obtained on account.

27. Subsequent events

On 8 April 2026, the sale of 4 Henderson Place, Onehunga, Auckland settled for \$39.8 million.

On 18 May 2026, the sale of 143 Lambton Quay, Wellington settled for \$6.0 million.

On 19 May 2026, a final dividend of 1.6625 cents per share was approved by the Board. The record date for the final dividend is 10 June 2026 and a payment is scheduled to shareholders on 24 June 2026. Imputation credits of 0.2747 cents per share are attached to the dividend.

28. Related party transactions

Balances and transactions between the Company and its subsidiaries, which are related parties of the Company, have been eliminated on consolidation and are not disclosed in this note. Details of transactions between the Group and other related parties are disclosed below.

	Group 2026 \$000s	Group 2025 \$000s
Key management and directors compensation		
Salaries and other short term employee benefits	2,035	1,975
Share based payments ¹	299	57
Directors' fees	722	796
Total	3,056	2,828

1. This is the accounting expense recognised for share based payment arrangements during the year and does not reflect the fair value of shares vested to key management personnel during the year.

Independent Auditor's Report

To the Shareholders of Argosy Property Limited

Opinion

We have audited the consolidated financial statements of Argosy Property Limited and its subsidiaries (the 'Group'), which comprise the consolidated statement of financial position as at 31 March 2026, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements, on pages 32 to 57, present fairly, in all material respects, the consolidated financial position of the Group as at 31 March 2026, and its consolidated financial performance and cash flows for the year then ended in accordance with New Zealand Equivalents to IFRS Accounting Standards ('NZ IFRS') as issued by the External Reporting Board and IFRS Accounting Standards ('IFRS') as issued by the International Accounting Standards Board.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing ('ISAs') and International Standards on Auditing (New Zealand) ('ISAs (NZ)'). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We are independent of the Group in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* ('PES 1') issued by the New Zealand Auditing and Assurance Standards Board and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ('IESBA Code') as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with PES 1 and the IESBA Code.

Other than in our capacity as auditor and the vote scrutineering at the annual shareholders' meeting, we have no relationship with or interests in the Company or any of its subsidiaries. These services have not impaired our independence as auditor of the Company and Group.

Audit materiality

We consider materiality primarily in terms of the magnitude of misstatement in the financial statements of the Group that in our judgement would make it probable that the economic decisions of a reasonably knowledgeable person would be changed or influenced (the 'quantitative' materiality). In addition, we also assess whether other matters that come to our attention during the audit would in our judgement change or influence the decisions of such a person (the 'qualitative' materiality). We use materiality both in planning the scope of our audit work and in evaluating the results of our work.

We determined materiality for the Group financial statements as a whole to be \$3.44 million.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
<p>Investment Property Valuations</p> <p>As disclosed in note 5 of the consolidated financial statements, investment properties were valued at \$2,283 million as at 31 March 2026. The investment properties are classified into three segments being, Industrial, Office and Large Format Retail.</p> <p>The methods used for assessing fair values include the capitalisation of contract income, capitalisation of market income and discounted cash flow methodologies. Fair values are calculated using actual and forecasted inputs and assumptions including market rentals and growth, maintenance and capital expenditure requirements, an assessment of yields, discount rates, occupancy, leasing costs and weighted average lease terms. Adjustments are made to observable market data of similar properties to reflect the specific nature and location of the individual properties.</p> <p>The Group's policy is to engage independent registered valuers to perform valuations for each of the properties on at least an annual basis.</p> <p>The valuation of investment properties is a key audit matter due to the subjective judgements and assumptions in the valuation process.</p>	<p>We read the valuation reports for all properties that were subject to revaluation at year end. We checked for any limitations of scope in the valuation reports that would impact the reliability of the valuations. When considered appropriate, discussions were held with the valuers to confirm the valuation approach used. These discussions related to the general market, as well as specific properties identified by us.</p> <p>We assessed the valuers' experience and professional accreditations. This included having each of the valuers confirm their independence, qualifications and that the scope of work undertaken was in line with professional valuation standards and financial reporting standards. In addition, we considered the Group's process for reviewing and challenging the valuation reports to ensure that they accurately reflected the individual characteristics of each property.</p> <p>The major inputs to the valuation process were tested across a sample of properties, with a focus on the capitalisation of market rent methodology. For the sample selected, key changes in rental assumptions, capitalisation rates and other adjustments and terms were agreed to underlying supporting information.</p> <p>For a sample of properties, ownership was confirmed through property title searches.</p> <p>Our internal valuation specialists assisted in assessing the appropriateness of the valuation methodology.</p>

Other information

The directors are responsible on behalf of the Group for the other information. The other information comprises the information in the Climate Related Financial Disclosures and in the Annual Report that accompanies the consolidated financial statements and the audit report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and consider whether it is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If so, we are required to report that fact. We have nothing to report in this regard.



Directors' responsibilities for the consolidated financial statements

The directors are responsible on behalf of the Group for the preparation and fair presentation of the consolidated financial statements in accordance with NZ IFRS and IFRS, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible on behalf of the Group for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs and ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

A further description of our responsibilities for the audit of the consolidated financial statements is located on the External Reporting Board's website at:

<https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-1-1/>

This description forms part of our auditor's report.

Restriction on use

This report is made solely to the Company's shareholders, as a body. Our audit has been undertaken so that we might state to the Company's shareholders those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company's shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

Deloitte Limited

Peter Gulliver
Partner
for Deloitte Limited
Auckland, New Zealand
19 May 2026

Corporate Governance

The Company

Argosy is a limited liability company incorporated under the Companies Act 1993. Argosy shares are listed on the NZX Main Board (NZX code: ARG). Argosy's constitution is available on its website (www.argosy.co.nz) and the New Zealand Companies Office website (www.companiesoffice.govt.nz).

Corporate Governance Philosophy

Ultimate responsibility for corporate governance of the Company resides with the Board of Directors. The Board sees strong corporate governance and stewardship as fundamental to the strong performance of the Company and, accordingly, the Board's commitment is to the highest standards of business behaviour and accountability. Outlined below are the main corporate governance practices in place throughout the year. In the Board's opinion, as at 31 March 2026, the Company complied with the recommendations set by the NZX Corporate Governance Code (31 March 2026), except as set out in the Company's Statement on Reporting Against the NZX Code, which is available on the Company's website (www.argosy.co.nz).

Ethical Standards

Argosy's Code of Conduct and Ethics sets out the ethical and behavioural standards expected of Argosy's Directors, Officers and employees. The purpose of the Code of Conduct and Ethics is to uphold the highest ethical standards and ensure Argosy's Directors, Officers and employees are acting in good faith and in the best interests of shareholders at all times. The Code of Conduct and Ethics outlines the Company's policies in respect of conflicts of interest, fair dealing, compliance with applicable laws and regulations, maintaining confidentiality of information, dealing with company assets and use of company information.

Argosy's Code of Conduct and Ethics forms part of each employee's conditions of employment. Failure to comply with the standards or the spirit of the Code of Conduct and Ethics will be considered a serious breach of Argosy policy and will be investigated. Disciplinary action for breaches of the Code of Conduct and Ethics may range from a warning through to termination of employment. Argosy's Code of Conduct and Ethics is available on its website (www.argosy.co.nz).

Climate-Related Financial Disclosures

In October 2025 there was a change in Government policy to limit the application of New Zealand's mandatory climate-related disclosures regime to companies with a market capitalisation exceeding \$1 billion as at each of their two preceding balance dates. In response, the Financial Markets Authority issued a 'no action' statement and NZX issued a class waiver in respect of such reporting. Argosy is therefore not required to prepare climate-related disclosures under New Zealand Climate Standards for the year ended 31 March 2026. However, Argosy has voluntarily prepared climate-related disclosures which have been prepared having regard to the New Zealand Climate Standards and with reference to the Task Force on Climate-related Financial Disclosures (TCFD) recommendations.

Composition of the Board

Argosy is committed to having a Board whose members have the capacity to act independently and have the composite skills to optimise the financial performance of the Company and returns to shareholders. The Constitution provides for there to be not fewer than three Directors. All the members of the Board are independent non-executive Directors. The Board does not impose a restriction on the tenure of any Director as it considers that such a restriction may lead to the loss of experience and expertise from the Board.

Attendance of Directors

BOARD MEETINGS ATTENDED

Director	Attendance
Jeff Morrison (Chair)	7 of 7
Stuart McLauchlan	7 of 7
Chris Gudgeon (retired)	3 of 3
Mike Pohio (retired)	2 of 3
Rachel Winder	7 of 7
Martin Stearne	7 of 7
Alex Cutler	7 of 7

Jeff Morrison, Stuart McLauchlan, Rachel Winder, Martin Stearne and Alex Cutler were Directors as at 31 March 2026. Chris Gudgeon and Mike Pohio resigned from their positions as directors of Argosy with effect from 22 July 2025.

Brief resumés of Argosy's current Directors are included in the section headed "Our Leadership & Governance" on pages 26-27 of this report.

Independent Directors

The Company recognises that independent directors are important in assuring shareholders that the Board is properly fulfilling its role and is diligent in holding Management accountable for its performance.

In determining whether a Director is independent, the Board considers whether the Director is independent of Management and free of any business or other relationship that could materially interfere with, or could reasonably be perceived to materially interfere with, the exercise of his or her unfettered and independent judgement. In accordance with Rule 2.6.1 of the NZX Listing Rules, the Board has determined that all of the Directors were, in its view, independent directors as at balance date as none of them had a disqualifying relationship with the Company. In making this determination the Board has determined that, for the purposes of NZX Listing Rule 3.8.1(f), factor 9 in Table 2.4 of the NZX Corporate Governance Code applies to Jeff Morrison as he has been a director of the Company for a period of more than 12 years. However, the Board has determined that this does not result in Jeff having a "Disqualifying Relationship" (as defined in the NZX Listing Rules). The Company values Jeff's significant experience and understanding of its business, and recognises the robust and critical approach he brings to the Board, including his ability to challenge and hold Management to account. On this basis, the Board considers that his independence is not affected by his tenure. None of the other factors in Table 2.4 of the NZX Corporate Governance Code apply to Jeff.

Corporate Governance

Board Skills

The skills matrix below presents the Board's assessments of its skills and experience against criteria identified as necessary in the context of Argosy's business and the wider commercial environment in which it operates. It helps guide the assessment of the skills and diversity that the Board has or is looking for, provides an opportunity to identify gaps in skills that the Board seeks of current Directors and is part of the Board's

planning for development, renewal and succession. The matrix is reviewed regularly, to ensure the Board's collective skills and experience are aligned with the needs of Argosy's business and developments in the commercial environment. Beyond the variety of technical skills and experience listed below, the Board seeks to work as a team with different personalities and viewpoints, who will respectfully challenge Management and each other to support the long term success of the Company.

Property Industry Experience	Experience in property including but not limited to investment and divestment, leasing, development and management.	4/5
Commercial Experience	Broad range of commercial/entrepreneurial/business experience.	5/5
Financial	Qualifications and experience in accounting and/or finance and the ability to: <ul style="list-style-type: none"> analyse key financial statements critically assess financial feasibility and performance, internal rate of return and cost of capital contribute to strategic financial planning oversee budgets and the efficient use of resources oversee funding arrangements. 	3/5
Legal	General experience with legal principles around property, capital raising and funds management. Experience in corporate and commercial law, including major contracts.	3/5
Capital Markets	Knowledge of capital markets and experience with raising funds via the capital markets. Knowledge and awareness of the objectives and preferences of institutional and retail investors.	2/5
ESG	Knowledge and experience of responsible investment in: <ul style="list-style-type: none"> Environmental: Green Buildings and design, climate change, energy, water and stranded assets. Social: Ethical procurement, labour standards and community relations. Governance: Use of best practice policies, procedures, risk and reporting. 	3/5
Strategy	Business strategy skills, including oversight, development and execution, business growth, sustainability, capital allocation and planning.	4/5
Risk and Compliance	Ability to identify, mitigate and manage key risks to the organisation in a wide range of areas including legal, regulatory and operational (including health and safety).	4/5

Board and Director Performance

The Board will, regularly, critically evaluate its own performance, and its own processes and procedures to ensure that they are not unduly complex and are designed to assist the Board in effectively fulfilling its role. The Board also regularly reviews and evaluates the performance of each standing Committee to ensure it is operating consistently with its constitution and delegations.

Insider Trading and Restricted Persons Trading

Argosy's Directors, Officers and employees, their families and related parties must comply with the Insider Trading and Restricted Persons Trading policy. Amongst other requirements, the policy identifies three 'black-out periods' where trading in the Company's shares is prohibited (with limited exceptions, such as a 'special circumstances' trading application). The black-out periods are from the close of trading on 28 February (or 29 February in a leap year) until the day following the full year announcement date each year; from the close of trading on 31 August until the day following the half year announcement date each year; and 30 days prior to release of a

product disclosure statement for a general public offer of Argosy securities. The black-out periods do not affect ongoing fixed participation in the Dividend Reinvestment Plan (DRP).

Trading by Directors, Officers, employees and their associates, requires pre-trade approval (with limited exceptions, such as shares acquired under the DRP). Officers and employees must obtain approval from any two Directors or a Director and the Chief Financial Officer and Directors must obtain pre-trade approval from the Chairman (or in the case of the Chairman, the Chairman of the Audit and Risk Committee). The holdings of Directors of securities in Argosy are disclosed in the section headed 'Directors' Shareholdings and Bondholdings' on pages 73 and 74 of this report. Argosy's Insider Trading and Restricted Persons Trading Policy is available on its website (www.argosy.co.nz).

Board Committees

Board Committees assist with the execution of the Board's responsibilities to shareholders. Each Committee operates under a Constitution approved by the Board, setting out its role, responsibilities, authority, relationship with the Board, reporting requirements, composition, structure and membership. Argosy's Board Committee constitutions are available on its website (www.argosy.co.nz).

Remuneration and Nominations Committee

The Remuneration and Nominations Committee is a standing Committee of the Board responsible for considering the remuneration of Directors and senior executives, administering the Company's bonus and incentive schemes, succession planning, reviewing Board composition and skills and making recommendations in respect of Director appointments. As at 31 March 2026 Martin Stearne (Chair), Jeff Morrison, Stuart McLauchlan and Rachel Winder were members of the Committee.

The Committee's charter, which sets out its responsibilities in more detail, is available on Argosy's website (www.argosy.co.nz).

ATTENDANCE AT REMUNERATION AND NOMINATIONS COMMITTEE

Remuneration Committee Meetings Attended

Director	Attendance
Martin Stearne (Chair)	2 of 2
Stuart McLauchlan	2 of 2
Jeff Morrison	2 of 2
Rachel Winder	1 of 1

Environmental, Social & Governance (ESG) Committee

The ESG Committee is a standing Committee of the Board responsible for identifying and considering ESG matters in relation to the Company and its operations, including climate change impacts. As at 31 March 2026, Alex Cutler (Chair), Rachel Winder and Jeff Morrison were members of the Committee.

The Committee's charter, which sets out its responsibilities in more detail, is available on Argosy's website (www.argosy.co.nz).

ATTENDANCE AT ESG COMMITTEE

ESG Committee Meetings Attended

Director	Attendance
Alex Cutler (Chair)	4 of 4
Jeff Morrison	2 of 2
Mike Pohio (Retired)	1 of 2
Rachel Winder	4 of 4

Audit and Risk Committee

The Audit and Risk Committee is a standing Committee of the Board responsible for overseeing the financial, accounting, risk management and ethical responsibilities of the Company. The minimum number of members on the Audit and Risk Committee is three. All members must be Directors, the majority must be Independent Directors. The Chairperson must be an Independent Director, have an appropriate financial or accounting background, and be a member of the Institute of Chartered Accountants in New Zealand. As at 31 March 2026 Stuart McLauchlan (Chair), Jeff Morrison and Martin Stearne were members of the Committee.

The Audit and Risk Committee assists the Board in fulfilling its corporate governance and disclosure responsibilities with particular reference to financial matters, external audit, risk management and business ethics. The Committee's charter, which sets out its responsibilities in more detail, is available on Argosy's website (www.argosy.co.nz).

ATTENDANCE AT AUDIT AND RISK COMMITTEE

Audit and Risk Committee Meetings Attended

Director	Attendance
Stuart McLauchlan (Chair)	4 of 4
Jeff Morrison	4 of 4
Chris Gudgeon (Retired)	2 of 2
Martin Stearne	4 of 4

Remuneration Report



A note from the Chair of the Remuneration and Nominations Committee (RNC):

As Chair of the RNC, I'm pleased to present Argosy's Remuneration report for FY26.

The RNC oversees the Company's remuneration policy and practices. These are designed to be competitive and fair and attract, retain and reward individual employees who deliver high performance aligned to strategy, business objectives, investment performance and shareholder interests.

Our approach to remuneration is underpinned by robust governance, independent advice and third-party benchmarking against market data, ensuring the remuneration offered by Argosy reflects both market conditions and the long-term interests of our shareholders.

To recruit and retain high performing employees, Argosy offers competitive fixed remuneration in the form of salaries and employee benefits. To incentivise high performance, Argosy also offers variable remuneration by inviting permanent employees to participate in a short-term incentive scheme (STI) which focuses on financial performance, operational targets and individual performance each financial year.

The Company awards performance share rights (PSRs) to eligible senior executives under its long-term incentive scheme (LTI), which rewards sustained performance over rolling three-year periods.

The LTI performance measures were updated in the prior year to better incentivise senior executives and to reflect developments in market practice based on other similar schemes. These changes are described in detail further on page 67.

In recent years there have been developments in remuneration reporting, and CEO remuneration reporting in particular. In last year's report we expanded our reporting to adopt recommendations in the NZX remuneration reporting template. This year we have added to that by providing additional detail.

Argosy continues to operate in a competitive environment for skills and talent. The RNC has reviewed the Company's remuneration policies and practices and considers that they create the foundation for a high performing team whose interests are aligned with the interests of the Company's shareholders.

Finally, on behalf of the directors, I would like to extend my thanks to all of our employees for their dedication, energy and commitment over the past year.

A handwritten signature in black ink, appearing to read 'M Stearne', written in a cursive style.

Martin Stearne

Chair of the Remuneration and Nominations Committee

Remuneration Governance

The Board has a standing Remuneration and Nominations Committee (RNC) which is responsible for overseeing Argosy's remuneration policies and practices. The RNC operates under a written Constitution and in accordance with the Company's Remuneration Policy, both of which are available on the Company's website (www.argosy.co.nz). Each member of the RNC is independent and Management only attend Committee meetings by invitation. Further information concerning the composition of the RNC is set out on page 63.

External Advisors

Remuneration benchmarking of both Directors and senior executives is undertaken regularly by external remuneration consultants. In the current year, the RNC has received independent remuneration advice related to employee salary levels and the employee short-term incentive scheme (STI). The Board also receives an independent review of parameters annually to allow it to determine to what extent long-term incentive scheme (LTI) performance measures have been met.

Employee Remuneration at Argosy

The Board has established remuneration policies and practices to attract and retain a high performing team to carry on the Company's property investment business in the interests of shareholders. All permanent staff are paid a mixture of fixed and variable remuneration.

The fixed remuneration component is designed to reward employees for their skills and experience and the accountability of their role. The variable remuneration component is designed to link remuneration outcomes to both individual performance and the success of the Company. It is comprised of an annual STI for all permanent employees and an LTI for eligible senior executives (currently being the CEO and the CFO).

The fixed and variable remuneration components are described in more detail below.

Fixed Remuneration

Fixed remuneration is the primary basis for remunerating the Company's employees. Each employee's fixed remuneration is determined based on their responsibilities, capability, performance and market benchmarks. Fixed remuneration for permanent employees comprises their base salary and benefits. Benefits may include:

- KiwiSaver employer superannuation contributions;
- life and disability insurance;
- health insurance; and
- private use of a company vehicle.

There is an annual salary review process for all employees. The CEO undertakes this review for all employees other than the CEO and CFO. The Board undertakes this review directly in respect of the CEO and CFO. Salary adjustments are benchmarked to market data and then assessed independently by an external HR expert before being considered by the RNC and Board.

Short Term Incentive Scheme

The STI is a discretionary variable pay scheme for permanent employees, designed to reward participants for high performance and the Company's performance over the financial year. The STI for all employees, other than the CEO, is outlined as follows:

- The STI is based on a mix of Company and individual performance measures with stretch performance goals.
- The STI available to each employee ranges from 0-40% of their base salary, depending on skills and responsibility.
- The Company performance measure is based on specific annual Company targets incorporating some stretch components. This year's targets relate to net property income, adjusted funds from operations (AFFO) per share and key operational performance metrics, which are linked to the Company's budget and 10 year plan approved by the Board. Company targets presently represent 70% of each employee's STI. Weightings are reviewed periodically by the RNC. Where the result of a performance measure falls below the specified threshold, there is no payment for that proportion of the STI (there is a stretch component for the CFO's net property income target). Stretch targets are awarded based on a straight-line progression within a specified band.
- Individual goals and performance measures are agreed every year between each manager and their direct reports (and in the case of the individual goals and performance measures for the CFO, the Board), to ensure alignment with key deliverables and encourage outstanding performance. Individual targets presently represent 30% of each employee's STI. The actual payment to individuals is at the discretion of the Board.
- The total STI paid as a percentage of total salaries (excluding the CEO) is 16%.

Corporate Governance

The FY26 performance outcome (excluding the CEO) approved by the Board, is summarised in the table below:

Performance Hurdle	Weighting	Measure/Source	Performance	2026 STI% Outcome
Net property income	25.0%	Budget	Partially Achieved	98%
AFFO budget (per share)	12.5%	Budget	Achieved	100%
AFFO stretch (per share)	12.5%	Budget plus 0.10cps	Achieved	100%
Financial performance	50%			
Leasing activities	8%	Action on specific vacancy and expiries	Partially Achieved	50%
Portfolio positioning	12%	Acquisitions, development completion/leasing and divestments	Partially Achieved	50%
Operational & strategic initiatives	20%			
Employee Performance Plan	30%	Individual assessment		100%

The FY27 STI targets are summarised below:

Performance Hurdle	Weighting	Measure/Source
Net property income	25.0%	Budget
AFFO Budget (per share)	12.5%	Budget
AFFO Stretch (per share)	12.5%	Budget plus 0.10cps
Financial performance	50%	
Leasing activities	13%	Action on specific vacancy and expiries
Portfolio positioning	7%	Acquisitions, development completion/leasing and divestments
Operational & strategic initiatives	20%	
Employee Performance Plan	30%	Individual assessment

Long Term Incentive Scheme (LTI)

The Company has established an LTI scheme to remunerate senior executives for sustained returns to shareholders over rolling three-year periods. Under the LTI scheme (which is subject to Board discretion), the Company may issue PSRs to eligible employees each year (during the year to 31 March 2026 these were the CEO and CFO). Each PSR entitles its holder to one share in Argosy after the three-year performance period, subject to meeting LTI performance thresholds. There are no dividend equivalent rights attached to the PSR grants.

Further detail on PSRs granted by the Board is included in Note 12 of the Financial Statements on page 47.

The LTI performance measure for PSRs with a performance period from 1 April 2023 to 31 March 2026 (and earlier periods) is a relative Total Shareholder Return (TSR) performance hurdle based on a comparison of the Company's TSR against the TSR of a comparator group of listed entities determined by the Board, and requiring non-negative TSR performance over the performance period.

- Comparator entities are chosen from the S&P/NZX All Real Estate Gross Index.
- TSRs of the entities in the comparison group over the performance period (which is three years) are ranked from highest to lowest.
- If Argosy's TSR over the performance period is non-negative and exceeds the TSR of the company ranked at the 50th

percentile in the comparison group, 50% of the PSRs will vest.

- If Argosy's TSR over the performance period is non-negative and exceeds the TSR of the company ranked at the 75th percentile in the comparison group, 100% of the PSRs will vest.
- There is a straight-line progression and apportionment between these two points.

PSRs with a performance period from 1 April 2022 to 31 March 2025 would have resulted in shares being issued during FY26, based on the applicable TSR performance hurdle. The Company's TSR performance over this performance period exceeded the company ranked at the 50th percentile, but was below the company ranked at the 75th percentile. However, as the TSR performance was negative, no PSRs vested. Had the TSR been positive, 89% of PSRs would have vested.

For the performance period from 1 April 2023 to 31 March 2026, the Company's TSR performance exceeded the company ranked at the 75th percentile, and all PSRs for this performance period vested and will be issued in June 2026, but have been included as remuneration attributable to FY26.

The last three years results are summarised in the table below:

Vesting Period	Allotment Date	Argosy TSR	Peer Group 50th Percentile	Peer Group 75th Percentile	Potential Vesting	Positive Return	Number of PSR's vesting
1 April 2023 - 31 March 2026	June 2026	22.9%	2.3%	11.8%	100%	✓	495,473
1 April 2022 - 31 March 2025	June 2025	-11.6%	-15.0%	-10.6%	89%	X	0
1 April 2021 - 31 March 2024	June 2024	-6.7%	-15.2%	-11.2%	100%	X	0

The LTI performance measure for PSRs awarded for the performance period from 1 April 2024 to 31 March 2027 (and the two subsequent performance periods) has been updated to better incentivise senior executives and to reflect developments in market practice based on other similar schemes. The new performance measure is based on a broader range of performance hurdles as summarised in the table below:

Performance hurdle	LTI weighting	Threshold	Stretch target
Relative TSR	40%	50 th percentile	75 th percentile
Absolute TSR	40%	TSR exceeding compounded cost of equity	TSR exceeding compounded cost of equity (+ 3%)
FFO Growth	20%	FFO growth over the period of 0.60cps	FFO growth over the period of 0.75cps

The thresholds and stretch targets for each of the performance measures are described below (with a straight-line progression between the threshold and the stretch target under each measure):

- Relative TSR performance measure: The 50th percentile of the Company's peer group is widely considered an appropriate threshold for relative TSR performance in LTI schemes, as it represents market-level returns aligned with shareholder interests, balancing reward with risk. The 75th percentile stretch target balances ambitious performance goals with realistic expectations.
- Absolute TSR performance measure: The absolute TSR performance measure is calculated as the compound cost of equity over the three-year PSR performance period, using the annual forward cost of capital determined as at 1 April in each year of the PSR period (advised by an investment bank). The stretch target is similarly calculated, using the forward cost of equity plus 3%.

- Funds from operations (FFO) performance measure: FFO is widely considered an appropriate performance measure for property investment companies such as Argosy because it is focused on operational performance, aligned with sustainable returns and it rewards disciplined capital management. The FFO growth performance measure is based on the greater of the FFO per share for the preceding two years, with a threshold of FFO per share plus 0.60cps and a stretch target of FFO per share plus 0.75cps.

The RNC received independent advice in FY25 that these LTI hurdles were reasonable and market aligned.

Corporate Governance

Chief Executive's Remuneration

The Chief Executive's remuneration is outlined below:

	2026	2025	2024
Base Salary	\$700,000	\$677,000	\$677,000
Other Benefits	\$110,300	\$73,500	\$73,600
STI	\$370,000	\$364,000	\$315,500
LTI Vested	\$386,700 ¹	-	\$415,000 ²
Total Remuneration	\$1,567,000	\$1,114,500	\$1,481,100

1. FY26 LTI to be allotted in June - attributed value is based on share price of \$1.095 at 28 April 2026.

2. FY24 LTI relates to the period from 1 April 2020 to 31 March 2023.

BASE SALARY AND BENEFITS

Base salary and other benefits reflect the CEO's fixed remuneration during the year. The base salary of \$700,000 increased by 3.4% over the prior year. The Board considered external benchmarking advice in setting the CEO's base salary for FY26.

There is no change to the CEO's base salary for FY27.

SHORT TERM INCENTIVE

The CEO's maximum STI for the year is equal to 70% of base salary (\$490,000). The proportion of this amount awarded reflects the RNC's assessment of the CEO's performance during the year measured against agreed performance hurdles in the following areas:

- Financial performance: Targets based on net property income and AFFO (per share).
- Health and safety: Targets based on zero serious harm injuries and no negative findings from regulators.
- Operational & strategic initiatives: Targets based on leasing, portfolio positioning and development completion and leasing.
- Sustainability: Targets based on near term actions in the Company's Sustainability Framework.

The CEO was awarded 76% of the target in FY26 (FY25 77%).

There is no change to the maximum STI available for FY27.

More detail for FY26 is provided in the table below.

Performance Hurdle	Weighting	Measure/Source	2026 Performance	2026 STI% of Weighting
On Target Objectives (Part A)				
Financial performance				
Net property income	10%	Budget	Achieved	100%
Net property income - stretch	10%	Budget + \$1 million	Partially Achieved	75%
AFFO budget (per share)	10%	Budget	Achieved	100%
AFFO stretch (per share)	10%	Budget plus 0.10cps	Achieved	100%
Health & Safety				
No serious harm injuries contributed to by Argosy and no negative findings by regulators	10%	Zero serious harm/negative findings	Achieved	100%
Operational & Strategic Initiatives				
Progress specific portfolio positioning initiatives	22%	Strategic plan/key deliverables	Partially Achieved	14%
Address key lease expiries/vacancies	12%	Strategic plan/key deliverables	Achieved	100%
Development completion and leasing	6%	Strategic plan/key deliverables	Partially Achieved	50%
Sustainability				
Employee satisfaction	3.3%	Annual staff survey >80%	Achieved	100%
Tenant satisfaction	3.3%	Annual tenant survey >80%	Achieved	100%
Green Star and NABERSNZ ratings	3.4%	Ratings achieved	Achieved	100%
Total	100%			76%

The FY27 STI targets are summarised below:

Performance Hurdle	Weighting	Measure/Source
Financial performance		
Net property income	20%	Budget
AFFO budget (per share)	10%	Budget
AFFO stretch (per share)	10%	Budget plus 0.10cps
Health & Safety		
No serious harm injuries contributed to by Argosy and no negative findings by regulators	10%	Zero serious harm/negative findings
Operational & strategic initiatives		
Progress specific portfolio positioning initiatives	10%	Strategic plan/key deliverables
Address key lease expiries/vacancies	15%	Strategic plan/key deliverables
Development completion and leasing	10%	Strategic plan/key deliverables
Sustainability		
Employee satisfaction	5%	Annual staff survey >80%
Tenant satisfaction	5%	Annual tenant survey >80%
Green Star and NABERSNZ ratings	5%	Ratings achieved
Total	100%	

LONG TERM INCENTIVE

PSRs which would have been allotted in the current year: As explained above, PSRs with a performance period from 1 April 2022 to 31 March 2025, with a share issue date during FY26, did not vest. The Company's TSR performance over the performance period was between the 50th and 75th percentiles and met the relative TSR performance threshold for a partial vesting of PSRs. However, as TSR performance was negative in absolute terms, 188,926 PSRs that would otherwise have vested were forfeited.

PSRs to be allotted in June 2026 but attributable to the current year: PSRs with a performance period from 1 April 2023 to 31 March 2026 will be allotted in June 2026, but are reported as CEO remuneration during FY26. The Board determined that the Company's TSR performance over this performance period exceeded the company ranked at the 75th percentile, and 353,133 PSRs have vested with an estimated value of \$386,700.

PSRs awarded during the current year: The CEO was awarded 409,723 PSRs during FY26 (which have a three-year performance period commencing 1 April 2025). The award of PSRs was calculated based on 60% of base salary and using the volume weighted average price of the shares sold through the NZX over the period of 10 trading days ending on 31 March 2025. Further detail on the value of PSRs granted by the Board is included in Note 12 of the Financial Statements on page 47.

The value of the PSRs awarded during the year is not included in the CEO's remuneration table on page 68 or the employee remuneration table on page 70.

	Granted	Commencement date	PSR period	Vesting date
2021 PSRs	180,005	1 April 2021	Three years	Forfeited
2022 PSRs	188,926	1 April 2022	Three years	Forfeited
2023 PSRs	353,133	1 April 2023	Three years	June 2026
2024 PSRs	359,310	1 April 2024	Three years	Expected FY28
2025 PSRs	409,723	1 April 2025	Three years	Expected FY29 (or earlier on CEO retirement)

The CEO's shareholdings in the Company are disclosed on page 74 of this report.

Corporate Governance

ESG DISCLOSURES

As at 31 March 2026, the CEO's base salary of \$700,000 was 4.7 times (2025: 4.7 times) that of the base salary of the median employee at \$150,000 per annum. The CEO's total remuneration, including STI and LTI Earned, of \$1,567,000 was 7.9 times (2025: 5.5 times) the total remuneration of the median employee at \$197,900.

The Company does not report gender pay gap information as it has less than 50 employees. The MindTheGap campaign's December 2021 policy document recommends that it is not appropriate for issuers with less than 50 employees to make a gender pay gap disclosure.

CEO RETIREMENT

Argosy's CEO has advised that he wishes to step down as CEO by the 2027 Annual Shareholders Meeting (ASM). The extended notice period enables a smooth and well-planned leadership transition. If a new CEO is employed before May 2027, Argosy will pay all remuneration sums which the CEO would have received had employment continued until the ASM, less applicable taxes and deductions.

In respect of PSR's granted for the PSR period beginning on 1 April 2025, all of those PSR's will vest. In respect of PSR's granted for the PSR period beginning on 1 April 2026, 66.7% will vest. No PSR's will be granted for the period commencing 1 April 2027.

Employee Remuneration

All employees of the Group are employed by Argosy Property Management Limited, a wholly owned subsidiary of the Company. The number of employees or former employees (including the CEO) who received remuneration and any other benefits in their capacity as employees of \$100,000 per annum or more, are set out in the following table:

Amount of Remuneration	No. of Employees
\$100,001 - \$110,000	3
\$130,001 - \$140,000	2
\$140,001 - \$150,000	2
\$150,001 - \$160,000	2
\$160,001 - \$170,000	1
\$180,001 - \$190,000	2
\$190,001 - \$200,000	2
\$210,001 - \$220,000	2
\$240,001 - \$250,000	1
\$250,001 - \$260,000	1
\$260,001 - \$270,000	2
\$300,001 - \$310,000	1
\$310,001 - \$320,000	2
\$320,001 - \$330,000	3
\$340,001 - \$350,000	2
\$440,001 - \$450,000	1
\$500,001 - \$510,000	1
\$1,010,001 - \$1,020,000	1
\$1,560,001 - \$1,570,000	1

Footnote:

The CEO salary included in the table above includes the STI earned in this financial year, and described further on page 68, which will be paid in the financial year ending 31 March 2027. The estimated value of shares issued in respect of PSRs that vested on 31 March 2026 but will be issued in June 2026 is included in the table.

Employee remuneration does not include PSRs issued under the Company's LTI scheme that have been granted but which have not vested.

Directors' Remuneration

DIRECTOR REMUNERATION POLICY

The RNC reviews Director remuneration annually and makes recommendations to the Board. The Board takes advice from independent remuneration specialists when considering any proposal to increase the Directors' fees.

DIRECTORS' FEES

The Company considers it desirable to attract and retain high performing Directors whose skills and experience are well suited to the Company's requirements. To this end, it is important that the Directors are remunerated appropriately. The current total Directors' fee pool approved by ordinary resolution at the Company's 2024 Annual Meeting is \$853,000 per annum. Pursuant to Rule 2.11.3 of the NZX Listing Rules, this fee pool may be increased if a new Director is appointed by an amount not exceeding the average amount then being paid to each Non-Executive Director other than the Chairperson.

Director remuneration arrangements and outcomes

The Directors' fees are presently set as follows:

Office	Remuneration	No. of people holding office
Chair	\$160,000	1
Non-Executive Director	\$97,500	4
Chair of Audit and Risk Committee	\$20,000	1
Audit and Risk Committee Member	\$12,000	2
Chair of Remuneration and Nominations Committee	\$12,500	1
Remuneration and Nominations Committee Member	\$6,000	3
Chair of ESG Committee	\$15,000	1
ESG Committee Member	\$10,000	2

The approved fee pool includes an unallocated amount of \$100,000 that provides flexibility to remunerate Directors who assume additional responsibilities (including any one-off project work and committee memberships) from time to time beyond the scope of their usual responsibilities. No such remuneration was provided in the year to 31 March 2026 (2025: Nil).

Remuneration paid to Directors by the Company during the year is as follows:

Director	Fee	Fee for Remuneration & Nominations Committee			Total Remuneration
		Fee for Audit & Risk Committee	Fee for ESG Committee	Fee for Nominations Committee	
Jeff Morrison (Chair)	\$160,000	\$12,000	\$8,015	\$6,905	\$186,920
Stuart McLauchlan	\$97,500	\$20,000	\$6,000	-	\$123,500
Martin Stearne	\$97,500	\$12,000	\$10,494	-	\$119,994
Rachel Winder	\$97,500	-	\$4,148	\$10,000	\$111,648
Alex Cutler	\$97,500	-	-	\$13,457	\$110,957
Mike Pohio (Retired)	\$30,252	-	-	\$4,654	\$34,906
Chris Gudgeon (Retired)	\$30,252	\$3,723	-	-	\$33,975
Total	\$610,504	\$47,723	\$28,657	\$35,016	\$721,900

No current or former Director received any other benefits from Argosy during the year to 31 March 2026 (2025: Nil).

Corporate Governance

Gender Balance

As at 31 March 2026, the gender balance statistics for the Company's Directors, Officers and all employees were as follows:

	Directors	Officers	All employees
Female	2 (2025: 2)	3 (2025: 3)	16 (2025: 17)
Male	3 (2025: 5)	8 (2025: 8)	19 (2025: 18)
Total	5 (2025: 7)	11 (2025: 11)	35 (2025: 35)

As at 31 March 2026, the age statistics for the Company's Directors, Officers and all employees were as follows.

	Directors	Officers	All employees
Under 30	Nil (2025: Nil)	Nil (2025: Nil)	3 (2025: 4)
30-50 yrs	Nil (2025: Nil)	4 (2025: 4)	17 (2025: 16)
Over 50	5 (2025: 7)	7 (2025: 7)	15 (2025: 15)

Argosy's Diversity Policy is available on its website (www.argosy.co.nz). The Board considers that the diversity objectives and targets in the Policy are appropriate. Argosy has met targets in respect of Directors and staff, and the Board considers it is making good progress toward meeting the target for Officers. You can find further information on diversity on page 25 of the 2026 Sustainability Report.

Indemnity and Insurance

As permitted by its constitution and the Companies Act 1993, Argosy has indemnified its Directors and Officers, and the directors and officers of its subsidiaries, against potential liabilities and costs they may incur for their acts or omissions as directors and officers. Argosy does not indemnify liability or costs in respect of which an indemnity is prohibited by law.

During the year, Argosy also effected directors' and officers' insurance and paid associated insurance premiums. It covers directors and officers for risks normally covered by such insurance. It does not cover liability or costs in respect of which an indemnity is prohibited by law.

Shareholdings and Bondholdings

Equity and debt securities in which each Director and associated person of each Director held a relevant interest as at 31 March 2026 are listed below:

Director	Holder	Trustees	Interest	Shares
Rachel Winder	Rachel Winder		Beneficial	14,000
Martin Stearne	FNZ Custodians Limited for the trustees of the MW and LJ Stearne Family Trust	Martin William Stearne and Tobias Edward Groser	Beneficial (family trust)	200,000
Stuart McLauchlan	JBWere (NZ) Nominees Limited		Beneficial	83,207
Stuart McLauchlan	1804 Limited		Beneficial	25,000
Jeff Morrison	Investment Custodial Services for the trustees of the Suzanne Fisher Trust	Jeff Morrison and Barry Fisher	Non beneficial (professional trustee)	243,790
Jeff Morrison	Investment Custodial Services for the trustees of the LJ Fisher Trust	Jeff Morrison and Andrew Spencer	Non beneficial (professional trustee)	21,636
Jeff Morrison	Trustees of the JM Thompson Charitable Trust	Jeff Morrison and Robyn Shearer	Non beneficial (professional trustee)	357,730
Jeff Morrison	Trustees of the Dalbeth Family Trust No.3	William Dalbeth and Jeff Morrison	Non beneficial (professional trustee)	246,640
Jeff Morrison	Trustees of the Dalbeth Family Trust No.4	William Dalbeth and Jeff Morrison	Non beneficial (professional trustee)	334,300
Jeff Morrison	FNZ Custodians Limited for Stephen Fisher, Virginia Fisher and Jeff Morrison as trustees of the Stephen and Virginia Fisher Trust	Stephen Fisher, Virginia Fisher and Jeff Morrison	Non beneficial (professional trustee)	66,000
Jeff Morrison	Investment Custodial Services Limited for the Spirit of Adventure Trust Board	Charitable Trust Board	Non beneficial (professional trustee)	191,924
Jeff Morrison	Investment Custodial Services Limited for Jeff Morrison and Noeline Morrison as trustees of the J&N Morrison Family Trust	Jeff Morrison and Noeline Morrison	Beneficial (family trust)	342,322
Jeff Morrison	Investment Custodial Services Limited for The Lou and Iris Fisher Charitable Trust Board	Charitable Trust Board	Non beneficial (director of trust manager)	155,531
Total				2,282,080

Corporate Governance

Director	Holder	Trustees	Interest	Number of ARG020 Bonds
Jeff Morrison	Stephen and Virginia Fisher Trust	Stephen Fisher, Virginia Fisher and Jeff Morrison	Non beneficial (professional trustee)	125,000
Jeff Morrison	Susanne Fisher Trust	Stephen Fisher and Jeff Morrison	Non beneficial (professional trustee)	200,000
Jeff Morrison	The Lou and Iris Fisher Charitable Trust Board	Charitable Trust Board	Non beneficial (professional trustee)	200,000

Director	Holder	Trustees	Interest	Number of ARG030 Bonds
Jeff Morrison	FNZ Custodians Limited for Stephen Barry Fisher, Virginia Jane Fisher and Jeff Morrison as trustees of the Stephen and Virginia Fisher Trust	Stephen Fisher, Virginia Jane Fisher and Jeff Morrison	Non beneficial (professional trustee)	150,000

Equity securities in which each Senior Manager and associated persons of each Senior Manager held a relevant interest as at 31 March 2026 are listed below:

Officer	Holder	Trustees	Interest	No. of shares
Peter Mence	Peter Mence		2023 PSRs ¹	353,113
			2024 PSRs ¹	359,310
			2025 PSRs ¹	409,723
	Peter Mence	Peter Mence and Stella McDonald	Beneficial	788,676
	Trustees of the Papageno Trust		Non beneficial	416,077
	Sharesies Nominee Limited as nominee for Peter Donald Mence	Sharesies Nominee Limited	Beneficial	510,347
Dave Fraser	Dave Fraser		2023 PSRs ¹	142,340
			2024 PSRs ¹	141,839
			2025 PSRs ¹	164,918
	Dave Fraser		Beneficial	680,616

1. Performance Share Rights issued under the Company's Long Term Incentive Scheme.

DIRECTORS AND SENIOR MANAGERS' SHARE AND BOND DEALINGS

The Directors and Senior Managers disclosed the following dealings which relate to the acquisition of shares and bonds in the Company during the year:

- Dave Fraser acquired a beneficial interest in 50,000 shares in the Company on 4 June 2025 for consideration of \$52,750 through an on-market acquisition.
- Dave Fraser disposed of a beneficial interest in 110,918 performance share rights in the Company on 20 May 2025 for nil consideration which expired under the Company's Long Term Incentive Scheme. Dave Fraser acquired a beneficial interest in 164,918 performance share rights in the Company on 20 May 2025 for nil consideration which were granted under the Company's Long Term Incentive Scheme.
- Peter Mence acquired a beneficial interest in 11,775 shares in the Company on 25 March 2026 for consideration of \$12,915 under the Company's dividend reinvestment plan.
- Peter Mence acquired a beneficial interest in 7,620 shares in the Company on 25 March 2026 for consideration of \$8,357 under the Company's dividend reinvestment plan.
- Peter Mence acquired a beneficial interest in 10,450 shares in the Company on 17 December 2025 for consideration of \$12,742 under the Company's dividend reinvestment plan.
- Peter Mence acquired a beneficial interest in 6,762 shares in the Company on 17 December 2025 for consideration of \$8,245 under the Company's dividend reinvestment plan.
- Peter Mence acquired a beneficial interest in 10,453 shares in the Company on 24 September 2025 for consideration of \$12,568 under the Company's dividend reinvestment plan.
- Peter Mence acquired a beneficial interest in 6,762 shares in the Company on 24 September 2025 for consideration of \$8,132 under the Company's dividend reinvestment plan.
- Peter Mence acquired a beneficial interest in 71,295 shares in the Company on 27 June 2025 for consideration of \$79,700 through an on-market acquisition.
- Peter Mence acquired a beneficial interest in 11,899 shares in the Company on 25 June 2025 for consideration of \$12,370 under the Company's dividend reinvestment plan.
- Peter Mence acquired a beneficial interest in 81,795 shares in the Company on 24 June 2025 for consideration of \$90,000 through an on-market acquisition.
- Peter Mence acquired a beneficial interest in 28,684 shares in the Company on 19 June 2025 for consideration of \$30,717 through an on-market acquisition.
- Peter Mence disposed of a beneficial interest in 188,926 performance share rights in the Company on 20 May 2025 for nil consideration which expired under the Company's Long Term Incentive Scheme. Peter Mence acquired a beneficial interest in 409,723 performance share rights in the Company on 20 May 2025 for nil consideration which were granted under the Company's Long Term Incentive Scheme.
- Stuart McLauchlan acquired a beneficial interest in 1,242 shares in the Company on 25 March 2026 for consideration of \$1,362 under the Company's dividend reinvestment plan.
- Stuart McLauchlan acquired a beneficial interest in 1,103 shares in the Company on 17 December 2025 for consideration of \$1,344 under the Company's dividend reinvestment plan.
- Stuart McLauchlan acquired a beneficial interest in 1,103 shares in the Company on 24 September 2025 for consideration of \$1,325 under the Company's dividend reinvestment plan.
- Stuart McLauchlan acquired a beneficial interest in 1,255 shares in the Company on 25 June 2025 for consideration of \$1,305 under the Company's dividend reinvestment plan.
- Jeff Morrison acquired a beneficial (family trust) interest in 40,000 shares in the Company on 23 May 2025 for consideration of \$42,680 through an on-market acquisition.

Corporate Governance

The Directors have declared interests in the entities listed below.

Director	Position	Company/Organisation
Stuart McLauchlan	Director	GS McLauchlan & Co
	Director	Scenic Hotel Group Limited
	Chairman	Dunedin Casinos Limited
	Chairman	Analog Digital Instruments Limited
	Chairman	Scott Technology Limited
	Director	Ebos Group Limited
	Chairman	Skyline Aviation Limited
	Trustee	South Link Education Trust
Mike Pohio (Retired)	Chairman	Rotoiti 15 Investment Limited Partnership
	Chairman	Mana Ahuriri Holdings Limited Partnership
	Director	Whakapoungakau 24 Limited
	Director	Kiwi Group Capital Limited
	Chairman	Te Pou Tahua
Jeff Morrison (Chair)	Trustee	Spirit of Adventure Trust
	Director	Argosy Property No.1 Limited
	Director	Argosy Property Management Limited
Chris Gudgeon (Retired)	Director	National Infrastructure Funding and Financing Limited
	Chairman	Ngati Whatua Orakei Whai Rawa Limited
	Chairman	Ngati Whatua Orakei Housing Trustee Limited
	Chairman	Whai Rawa GP Limited
	Chairman	Whai Rawa Kainga Development Limited
	Member	KiwiRail Holdings Limited Property Committee
	Board advisor	Dialog Property (NZ) Limited
Rachel Winder	Director	Current Trading Company Limited
	Director	Auckland Thoroughbred Racing Inc.
	Chair	Te Atiawa Iwi Holdings Management Limited
	Chair	Te Atiawa (Taranaki) Holdings Limited
	Director	Waikato Regional Airport Limited
	Director	Titanium Park Limited
	Director	Argosy Property No.1 Limited
	Director	Argosy Property Management Limited
	Martin Stearne	Director & Shareholder (100%)
Director		Impact Ventures CI Limited
Member		Impact Enterprise Fund Investment Committee
Member		NZX RegCo Advisory Panel
Member		Takeovers Panel
Senior Advisor		Montarne Limited
Director		Argosy Property No.1 Limited
Director		Argosy Property Management Limited
Alex Cutler	Director & Shareholder	Urban Constructs (NZ) Limited
Peter Mence	Director	Argosy Property No. 1 Limited
	Director	Argosy Cover Limited
	Director	Argosy Property Management Limited
Dave Fraser	Director	Argosy Property No. 1 Limited
	Director	Argosy Cover Limited
	Director	Argosy Property Management Limited

Information used by Directors

No Director requested to use information received in his or her capacity as a Director that would not otherwise be available to the Director.

Indemnities and insurance

The Company effected insurance for Directors, Officers and employees for liability (including defence costs) arising in respect of acts or omissions while acting in the capacity of a director, officer or employee, and a policy for defence costs.

External audit firm guidelines

In addition to the formal constitution under which the Audit and Risk Committee operates, the Audit and Risk Committee also has an External Auditor Independence Policy containing procedures to ensure the independence of the Company's external auditor. Argosy's External Auditor Independence Policy is available on its website (www.argosy.co.nz).

The Audit and Risk Committee is responsible for recommending the appointment of the external auditor and maintaining procedures for the rotation of the external audit lead partner.

Under the External Auditor Independence Policy, the external audit lead partner must be rotated every 5 years.

The Policy covers provision of non-audit services with the general principle being that the external auditor should not have any involvement in the production of financial information or preparation of financial statements such that they might be perceived as auditing their own work.

Deloitte is the Company's current external auditor.

NZX rulings and waivers

The Company relied on the NZX class waivers from Listing Rules 3.7.1(b)(ii) and 3.7.1(g)(ii) during the year to 31 March 2026. These are an exemption from the requirement to include climate statements in the annual report, and an exemption from the requirement to provide a summary of the class waiver in the annual report.

Donations

The Company paid \$126,100 across the following sponsorship payments during the year to 31 March 2026:

Camp Bentzon (Kawau Island) Trust	\$50,000
Red Beach Surf Life Saving Club Inc.	\$18,000
Variety - the Children's Charity	\$15,000
The University of Auckland	\$10,000
Taylor's Mistake Surf Life Saving Club	\$7,500
St Clair Surf Life Saving Club	\$7,000
The Property Foundation	\$7,000
Spirit of Adventure Trust	\$6,500
Keystone New Zealand Property Education Trust	\$3,000
Special Children's Christmas Parties	\$2,100

Further information about sponsorships is provided on pages 28-30 of Argosy's Sustainability Report.

No other member of the Group made donations in the year to 31 March 2026.

Argosy subsidiaries – Directors

As at 31 March 2026:

- Jeff Morrison, Martin Stearne, Rachel Winder, Peter Mence and Dave Fraser were the Directors of Argosy Property No. 1 Limited;
- Jeff Morrison, Martin Stearne, Rachel Winder, Peter Mence and Dave Fraser were the Directors of Argosy Property Management Limited; and
- Peter Mence, Dave Fraser and Antony Will were the Directors of Argosy Cover Limited.

No director of any Argosy subsidiary received additional remuneration or benefits in respect of their directorships other than Antony Will who is an independent director of Argosy Cover Limited. Other than the entries set out under the heading "Directors' Interests", there were no entries made in the Interests Registers of Argosy's subsidiaries during the year to 31 March 2026. The directors of Argosy's subsidiaries who are not also directors of the Company have no interests recorded in the interest registers of those companies.

Corporate Governance

Risk Management

Argosy's approach to risk management supports the achievement of its strategic and operational objectives and the delivery of long term value to shareholders. Managing risk is part of ordinary decision making across the business and reflects the Board's view that a considered level of risk is inherent in Argosy's activities.

The Board sets the Company's risk appetite and retains overall responsibility for risk oversight. The Board's Audit and Risk Committee oversees the operation of Argosy's Risk Management Framework, while Management is responsible for identifying, assessing and managing risks through the Risk Management Committee, which includes representatives from across the business.

The risk management framework sets out a structured process for the identification and assessment of risks arising from Argosy's operations and strategic activities, together with the consideration and application of controls and mitigations

appropriate to the nature and scale of those risks. Risk assessments are undertaken at least twice each year by Management and are reported to the Audit and Risk Committee and the Board.

During the year there were no material changes to Argosy's key risks. The risks outlined below have not changed materially since the prior year and reflect Argosy's normal operating environment and strategic activities. Argosy generally operates within a medium (M), low (L) to very low (VL) overall risk range, consistent with the Board approved risk appetite. The key risks disclosed are considered to be within the risk appetite established by the Board for the relevant risk categories, including a low appetite for development and compliance related risks and a very low appetite for health and safety risks. Climate-related risks are set out in Argosy's Climate-related Disclosures.

Business risk	Mitigation	Risk Rating
Asset Management: Unanticipated loss of value due to regulatory changes, inherent defects or poorly selected acquisitions.	Argosy regularly monitors the quality of its portfolio. This includes monitoring of seismic performance, cladding and environmental hazards. Argosy carries out detailed due diligence prior to acquiring any property.	M
Property Development: Delays, cost increases or supplier defaults materially impacting forecast profitability of development activities.	Argosy closely monitors project budgets, prepares standardised reporting for developments, conducts end of project review meetings for efficiency improvement, maintains a dedicated development team, and fosters strong relationships with key contractors to mitigate risk.	L
Economic downturn: Downturn in economy leading to tenant distress and reduced leasing demand.	Argosy carries out comprehensive due diligence on new tenants and has a diverse base of tenants which provides resilience in an economic downturn. Tenant arrears are reviewed fortnightly and non-payment is actively monitored and managed with tenants promptly. Our portfolio diversification across sectors and geographies, and exposure to Government tenants, reduces the risk of distressed tenants. Argosy's weighted average lease term of 5.0 years also limits exposure to reduced demand during downturns in the business cycle.	M
Insurance: Failure to adequately insure resulting in uninsured losses.	Argosy engages reputable insurance brokers and carries out regular insurance valuations to ensure properties are adequately insured. We seek to reduce risk by both maintaining strong relationships with local insurers and by accessing offshore insurers in London. Argosy has established an insurance captive to improve access to overseas reinsurance markets thereby reducing risks in relation to securing adequate insurance cover at reasonable cost, particularly in relation to Wellington earthquake risk.	VL
Health and safety: Non-compliance with health and safety obligations by Argosy or its contractors leading to preventable health and safety incidents resulting in serious injury or death.	Argosy has a health and safety framework to manage health and safety risk. Health and safety is overseen at a management level by the Health and Safety Committee, and health and safety is a standing agenda item with routine reporting at Board meetings. Our health and safety systems are independently reviewed on a three-yearly cycle. We collaborate with contractors and tenants to promote high standards of health and safety at Argosy sites.	VL
Disruption to business continuity: Interruption to business as usual operations at Argosy's corporate premises due to natural disaster or other events impacting Argosy's staff, property or systems.	Argosy maintains a business continuity plan that enables continuation of critical operations in the event of disruption to its corporate premises. Information technology systems are cloud-based and backed up locally and overseas ensuring the security and accessibility of business records.	VL

Business risk	Mitigation	Risk Rating
<p>Cyber security and data protection: Financial loss, loss of business records, or unauthorised disclosure of sensitive information due to criminal activity involving the use of a computer, network, or networked device.</p>	<p>Argosy staff undertake regular cyber security training to prevent unauthorised access to Argosy's computer network and systems. Argosy systems incorporate security features such as data encryption, strong passwords, multi-factor authentication, anti-spam technologies, monitoring tools to pre-emptively detect incidents, and analysis tools to identify incidents as they happen or after they occur. There are also strong controls to prevent fraud-induced payments. Argosy's information technology systems are cloud-based, with multiple backups locally and overseas by reputable providers to ensure the security and accessibility of business records. Were Argosy's business records to become inaccessible due to a cyber event, many key records could be reconstructed from hard copy documentation and third party information (such as lease documentation and bank records) and monthly automatic lease payments would continue to be received from tenants.</p>	L
<p>Interest rates and liquidity: Unexpected interest rate rises or rapid and unexpected appreciation of funding margins leading to increased costs; or limited capacity or rationed lending restricts access to debt funding.</p>	<p>Argosy follows a hedging policy under which it operates within hedging bands recommended by independent treasury advisors. Bank funding is confirmed until at least October 2028, and there is added diversification and tenure from Argosy's Green Bonds. The average duration of Argosy's total funding is 3.1 years.</p>	M
<p>Breach of bank covenants: Reduction in property values or increase in interest costs causes Argosy to breach bank covenants.</p>	<p>Argosy operates under a capital management framework which ensures regular monitoring of bank covenants. Argosy maintains significant headroom in its facilities and fosters strong relationships with its banking syndicate. Regular monitoring includes forecasts of key ratios (and associated sensitivity analysis) and takes into account the impact of material transactions.</p>	L

Investor Statistics

20 LARGEST REGISTERED FINANCIAL PRODUCT HOLDERS AS AT 31 MARCH 2026

Rank	Name	Units	% Units
1	BNP Paribas Nominees (NZ) Limited	84,596,789	9.69
2	Accident Compensation Corporation	74,246,961	8.50
3	FNZ Custodians Limited	56,079,018	6.42
4	Forsyth Barr Custodians Limited	47,174,156	5.40
5	HSBC Nominees (New Zealand) Limited	45,302,001	5.19
6	Apex Custodian Nominees (NZ) Limited	33,111,712	3.79
7	New Zealand Depository Nominee Limited	31,611,099	3.62
8	Citibank Nominees (New Zealand) Limited	30,129,314	3.45
9	JPMorgan Chase Bank NA NZ Branch - Segregated Clients Acct	23,297,343	2.67
10	Investment Custodial Services Limited	22,416,538	2.57
11	HSBC Nominees (New Zealand) Limited A/C State Street	20,421,990	2.34
12	Adminis Custodial Nominees Limited	17,397,636	1.99
13	Custodial Services Limited	12,920,477	1.48
14	Simplicity Nominees Limited	11,728,809	1.34
15	JBWere (NZ) Nominees Limited	10,258,348	1.17
16	PT (Booster Investments) Nominees Limited	10,165,257	1.16
17	HSBC Nominees A/C NZ Superannuation Fund Nominees Limited	10,035,655	1.15
18	Christine Anne Mansell & Harvan Trustees Limited	7,547,500	0.86
19	Jarden Custodians Limited	7,341,263	0.84
20	NZX WT Nominees Limited	7,318,085	0.84

SUBSTANTIAL PRODUCT HOLDERS AS AT 31 MARCH 2026

	Date notice filed	No of shares	% of total shares
Accident Compensation Corporation	2 February 2026	71,683,876	8.25%
FirstCape Group Limited	1 May 2024	69,597,744	8.21%

The total number of shares on issue in the Company as at 31 March 2026 was 873,474,922. The only class of shares on issue as at 31 March 2026 were ordinary shares. The number and percentage of shares shown are as advised in the substantial security holder notice to the Company disclosed by 31 March 2026 and may not be that substantial holder's current relevant interest.

DISTRIBUTION OF SHAREHOLDERS AS AT 31 MARCH 2026

Holding Range	Holder Count	Holder Count %	Holding Quantity	Holding Quantity %
1 to 499	139	2.14	24,411	-
500 to 999	100	1.54	68,895	0.01
1,000 to 1,999	224	3.46	297,615	0.03
2,000 to 4,999	660	10.18	2,267,043	0.26
5,000 to 9,999	1,125	17.36	8,128,390	0.93
10,000 to 49,999	3,066	47.31	68,211,220	7.81
50,000 to 99,999	631	9.74	42,450,788	4.86
100,000 to 499,999	442	6.82	84,419,423	9.66
500,000 to 999,999	41	0.63	28,588,963	3.27
≥1,000,000	53	0.82	639,018,174	73.16
Total	6,481	100	873,474,922	100

20 LARGEST REGISTERED HOLDERS OF ARG020 BONDS AS AT 31 MARCH 2026

Rank	Name	Units	% Units
1	Forsyth Barr Custodians Limited	16,022,000	16.02
2	HSBC Nominees (New Zealand) Limited	12,250,000	12.25
3	Custodial Services Limited	11,360,000	11.36
4	FNZ Custodians Limited	10,204,000	10.20
5	Apex Custodian Nominees (NZ) Limited	10,046,000	10.05
6	Generate Kiwisaver Public Trust Nominees Limited	9,862,000	9.86
7	PT (Booster Investments) Nominees Limited - Retail	7,516,000	7.52
8	ANZ Bank New Zealand Limited	5,592,000	5.59
9	Investment Custodial Services Limited	5,306,000	5.31
10	ANZ Custodial Services New Zealand Limited	1,584,000	1.58
11	Forsyth Barr Custodians Limited	1,564,000	1.56
12	Westpac Banking Corporate NZ Financial Markets Group	866,000	0.87
13	Citibank Nominees (New Zealand) Limited	510,000	0.51
14	Craig Paul Werner & Lea Lynn Werner	464,000	0.46
15	FNZ Custodians Limited	444,000	0.44
16	Forsyth Barr Custodians Limited	377,000	0.38
17	Henry & William Williams Memorial Trust Incorporated	359,000	0.36
18	BNP Paribas Nominees (NZ) Limited	270,000	0.27
19	Dunedin Diocesan Trust Board	250,000	0.25
20	NZX WT Nominees Limited	215,000	0.22

DISTRIBUTION OF ARG020 BONDHOLDERS AS AT 31 MARCH 2026

Holding Range	Holder Count	Holder Count %	Holding Quantity	Holding Quantity %
5,000 to 9,999	16	0.11	89,000	0.09
10,000 to 49,999	76	0.51	1,624,000	1.62
50,000 to 99,999	19	0.13	1,178,000	1.18
100,000 to 499,999	24	0.16	4,427,000	4.43
500,000 to 999,999	2	0.01	1,376,000	1.38
≥1,000,000	11	0.07	91,306,000	91.31
Total	148	100	100,000,000	100

Investor Statistics

20 LARGEST REGISTERED HOLDERS OF ARG030 BONDS AS AT 31 MARCH 2026

Rank	Name	Units	% Units
1	Forsyth Barr Custodians Limited	22,605,000	18.08
2	FNZ Custodians Limited	22,531,000	18.02
3	Custodial Services Limited	17,770,000	14.22
4	Apex Custodian Nominees (NZ) Limited	9,740,000	7.79
5	HSBC Nominees (New Zealand) Limited	9,326,000	7.46
6	NZX WT Nominees Limited	4,656,000	3.72
7	JBWere (NZ) Nominees Limited	2,964,000	2.37
8	Westpac Banking Corporate NZ Financial Markets Group	2,869,000	2.30
9	Investment Custodial Services Limited	2,697,000	2.16
10	Generate Kiwisaver Public Trust Nominees Limited	2,605,000	2.08
11	Forsyth Barr Custodians Limited	2,222,000	1.78
12	NZPT Custodians (Grosvenor) Limited	2,000,000	1.60
13	BNP Paribas Nominees (NZ) Limited	1,800,000	1.44
14	FNZ Custodians Limited	1,770,000	1.42
15	PT (Booster Investments) Nominees Limited	1,672,000	1.34
16	Public Trust Class 10 Nominees Limited	1,599,000	1.28
17	JBWere (NZ) Nominees Limited	1,413,000	1.13
18	Forsyth Barr Custodians Limited	1,110,000	0.89
19	JBWere (NZ) Nominees Limited	700,000	0.56
20	FNZ Custodians Limited	601,000	0.48

DISTRIBUTION OF ARG030 BONDHOLDERS AS AT 31 MARCH 2026

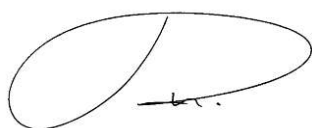
Holding Range	Holder Count	Holder Count %	Holding Quantity	Holding Quantity %
5,000 to 9,999	28	10.73	148,000	0.12
10,000 to 49,999	158	60.54	3,139,000	2.51
50,000 to 99,999	23	8.81	1,445,000	1.16
100,000 to 499,999	28	10.73	4,928,000	3.94
500,000 to 999,999	6	2.30	3,551,000	2.84
≥1,000,000	18	6.90	111,789,000	89.43
Total	261	100	125,000,000	100

HOLDINGS OF DIRECTORS OF THE COMPANY AS AT 31 MARCH 2026

Director	No. of shares (non beneficial)	No. of shares (beneficial)	No. of bonds (non beneficial)
Stuart McLauchlan	-	108,207	-
Chris Gudgeon (Retired)	-	-	-
Martin Stearne	-	200,000	-
Mike Pohio (Retired)	-	-	-
Rachel Winder	-	14,000	-
Jeff Morrison	1,617,551	342,322	675,000
Alex Cutler	-	-	-

Directors' Statement

The Board is responsible for preparing the Annual Report. This report is dated 19 May 2026 and is signed on behalf of the Board of Argosy Property Limited by Jeff Morrison, Chairman and Stuart McLauchlan, Director.



Jeff Morrison
Chairman



Stuart McLauchlan
Director

Directory

Directors

ARGOSY PROPERTY LIMITED

Stuart McLauchlan, Dunedin
Jeff Morrison, Auckland
Rachel Winder, Auckland
Martin Stearne, Auckland
Alex Cutler, Auckland

MANAGEMENT

Peter Mence, Chief Executive Officer
Dave Fraser, Chief Financial Officer

Registered Office

39 Market Place
Auckland 1010
PO Box 90214
Victoria Street West
Auckland 1142
Telephone: (09) 304 3400

Registrar

COMPUTERSHARE INVESTOR SERVICES LIMITED

159 Hurstmere Road
Takapuna
Private Bag 92119
Auckland 1142
Telephone: (09) 488 8700

Auditor

DELOITTE

Deloitte Centre
1 Queen Street
Private Bag 115003
Shortland Street
Auckland 1010
Telephone: (09) 303 0700

Legal Advisors

HARMOS HORTON LUSK LIMITED

Vero Centre
48 Shortland Street
Auckland
Telephone: (09) 921 4300

RUSSELL MCVEAGH

Vero Centre
48 Shortland Street
Auckland
Telephone: (09) 367 8000

Bankers to the Company

ANZ BANK NEW ZEALAND LIMITED

ANZ House
23–29 Albert Street
Auckland

BANK OF NEW ZEALAND

80 Queen Street
Auckland

COMMONWEALTH BANK OF AUSTRALIA

ASB North Wharf
12 Jellicoe Street
Auckland

WESTPAC NEW ZEALAND LIMITED

16 Takutai Square
Auckland

INDUSTRIAL AND COMMERCIAL BANK OF CHINA (NEW ZEALAND) LIMITED

188 Quay Street
Auckland

Bond Supervisor

THE NEW ZEALAND GUARDIAN TRUST COMPANY LIMITED

191 Queen Street
Auckland

Argosy

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