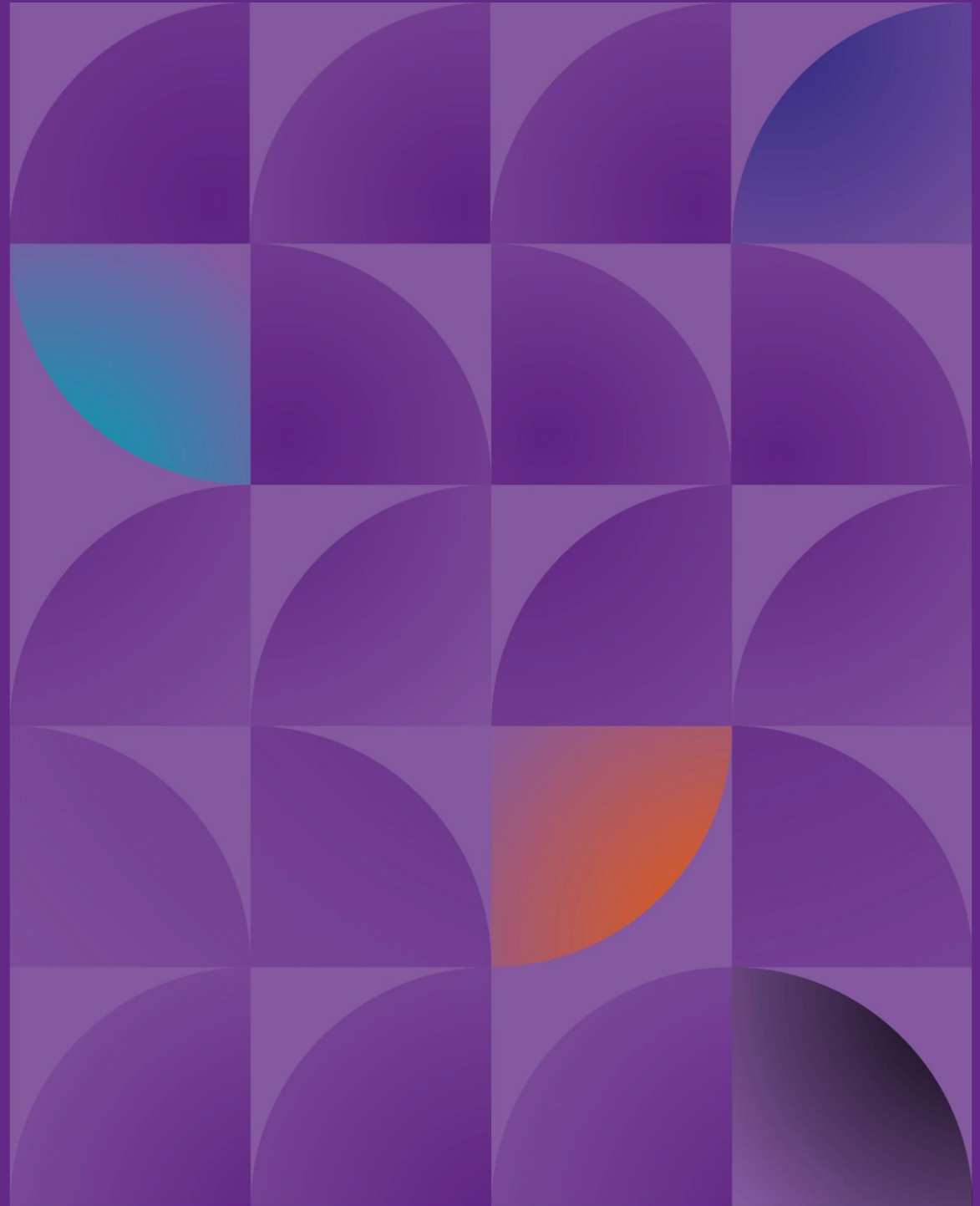


STRIDE

Stride Property Group Annual Results

for the year ended
31 March 2026 (FY26)





Contents

3	Overview
4	Financial overview
5	Key achievements
6	Our sectors
7	Investment management business
11	Products
18	Sustainability
20	FY26 consolidated financial results
23	Capital management
26	Outlook
28	Glossary
30	Appendices

Capitalised and technical terms are defined in the glossary on page 29.

Numbers in charts may not sum due to rounding.

Unless otherwise stated, property portfolio metrics: (1) exclude properties reported as 'Development and Other' and 'Assets classified as held for sale' in the respective financial statements; (2) exclude lease liabilities; (3) for SPL's office portfolio, includes Level 12, 34 Shortland Street, Auckland, which is reported as 'Property, plant and equipment' in the consolidated financial statements; and (4) includes the value of rental guarantees receivable.

Overview

Stride Property Group as at 31 Mar 26

Stride's look-through¹ Investment Portfolio

Value	WACR	WALT	Occupancy
\$1.4bn	6.2%	6.6 years	94%

Investment management business

Total AUM	Open-ended external ² AUM	External management fees
\$3.3bn	\$2.0bn	\$22.9m up 12% on FY25

Capital management

Balance sheet LVR ³	Bank LVR ⁴	Drawn debt fixed	Weighted average cost of debt (WACD)
24%	34%	95%	5.0%

1. Comprising SPL's directly held portfolio and SPL's proportionate ownership in the portfolios of each of the Stride Products.

2. Represents the Investore and Industrie portfolios which are subject to perpetual management contracts.

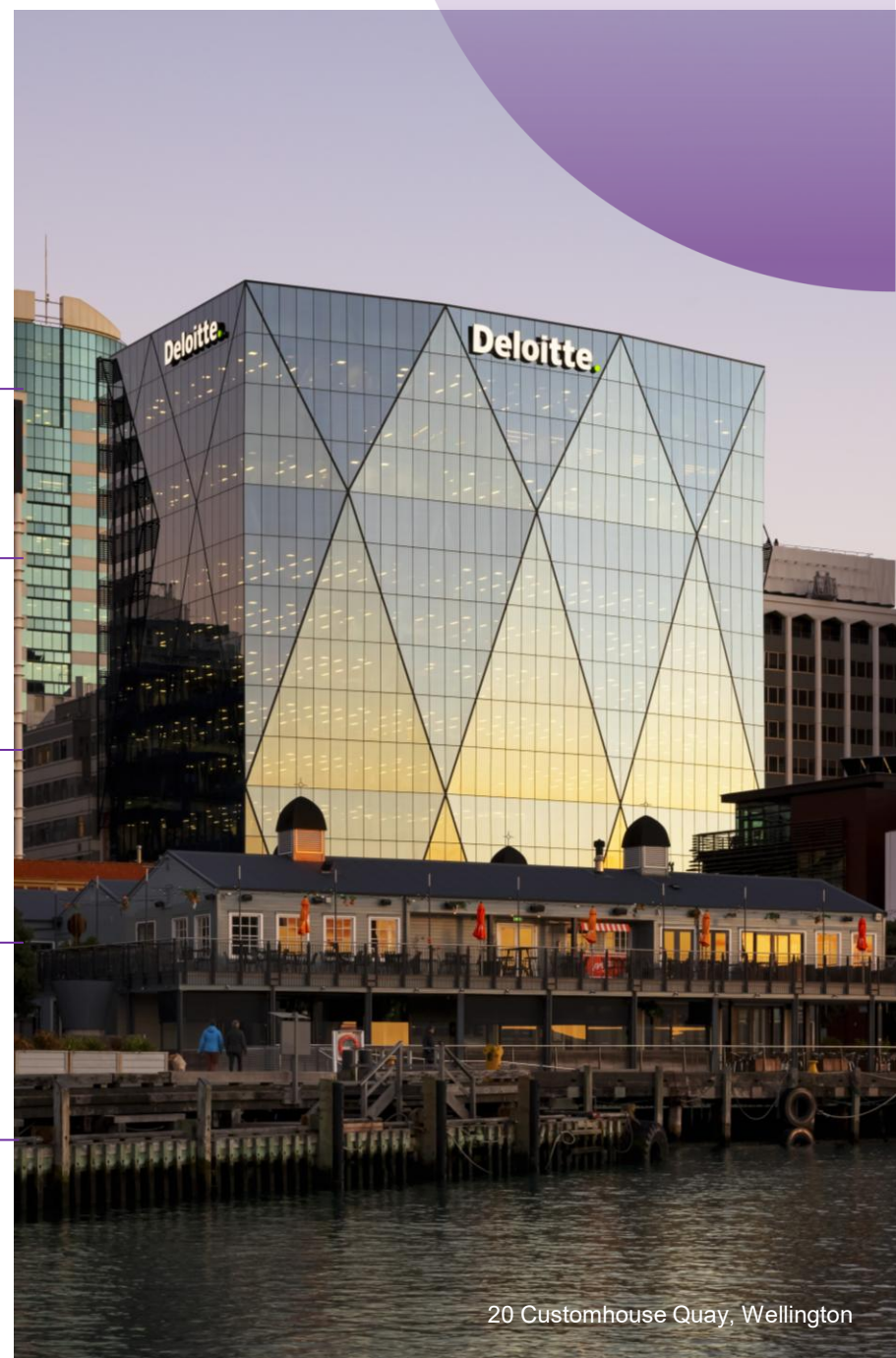
3. Balance sheet LVR includes SPL's directly held property, as well as the value of SPL's interests in each of the Stride Products, and SPL's direct debt.

4. Calculated as bank debt as a percentage of the value of investment property for mortgage security purposes.

Financial overview

Stride Property Group

Profit after income tax	\$31.3m up +\$9.6m on FY25
Distributable profit after current income tax	\$49.1m up +\$0.8m on FY25
Distributable profit per share	8.78cps up +0.14cps on FY25
SIML management fee income	\$22.9m up +\$2.5m on FY25
Net tangible assets (NTA) as at 31 Mar 26	\$1.69 down \$(0.03) on 31 Mar 25
FY26 combined cash dividend	8.0cps



20 Customhouse Quay, Wellington

Key achievements

Stride made meaningful strategic progress in FY26, enhancing resilience, operating strength and future growth optionality

Execution on funds management business

- ✓ Expansion of Investore's investment mandate to capture convenience-based retail, unlocking broader opportunities for growth
- ✓ Sale of Silverdale Centre to Investore for \$114m
- ✓ \$94m of development completions for Industrie at Wickham Street, Hamilton, and Favona Road, Auckland (post balance date)
- ✓ Commitment to ~\$70m Patiki Road, Auckland, development for Industrie

Creating enduring demand in SPL's direct portfolio

- ✓ Near completion of refurbishments and significant leasing progress at 34 Shortland Street and 215 Lambton Quay
- ✓ Conditional agreement to acquire a 125-year pre-paid ground lease at North Wharf, Wynyard Quarter for future development (subject to resource consent approval)

Active capital management

- ✓ Extension to FY30+ of SPL's syndicated debt facilities, with improved margin pricing reducing the WACD by ~50bps



Our sectors

Office

STRIDE

- Auckland prime and A sectors continue to outperform B grade
- Leased space per employee is stabilising at 11sqm, compared to 13sqm pre-COVID and 17sqm 20 years ago¹
- Wellington market conditions remain challenging, with incentives increasing to over 20%. Flight to quality continues, but general economic conditions are more important
- LFL Rental Growth of +2.0%, or +6.2% for repositioned assets

Industrial

INDUSTRE

- Auckland vacancy rose to ~2.3%²
- Occupiers continue to consolidate out of lower quality stock
- Higher incentives have resulted in net effective rents declining by (2.7)% over second half of 2025²
- LFL Rental Growth of +3.5%

Town centres

diversified | STRIDE

- MAT +5.4% on FY25
- Specialty GOC reduced to ~12% from ~14% LFL between 31 Mar 25 and 31 Mar 26, driven by a combination of sales growth and reduced insurance costs
- Increased investment interest in high-quality, well located shopping centres
- LFL Rental Growth of +1.8%

Convenience-based retail

investore

- Investor interest has strengthened over FY26
- Geopolitical and economic uncertainty highlight the benefits of exposure to non-discretionary retail tenants
- Investore's occupancy remains high at 99.5% and WALT 5.9 years
- LFL Rental Growth of +4.7%

1. CBRE, Coming back into alignment, March 2026

2. CBRE, Auckland Property Market Overview, February 2026.

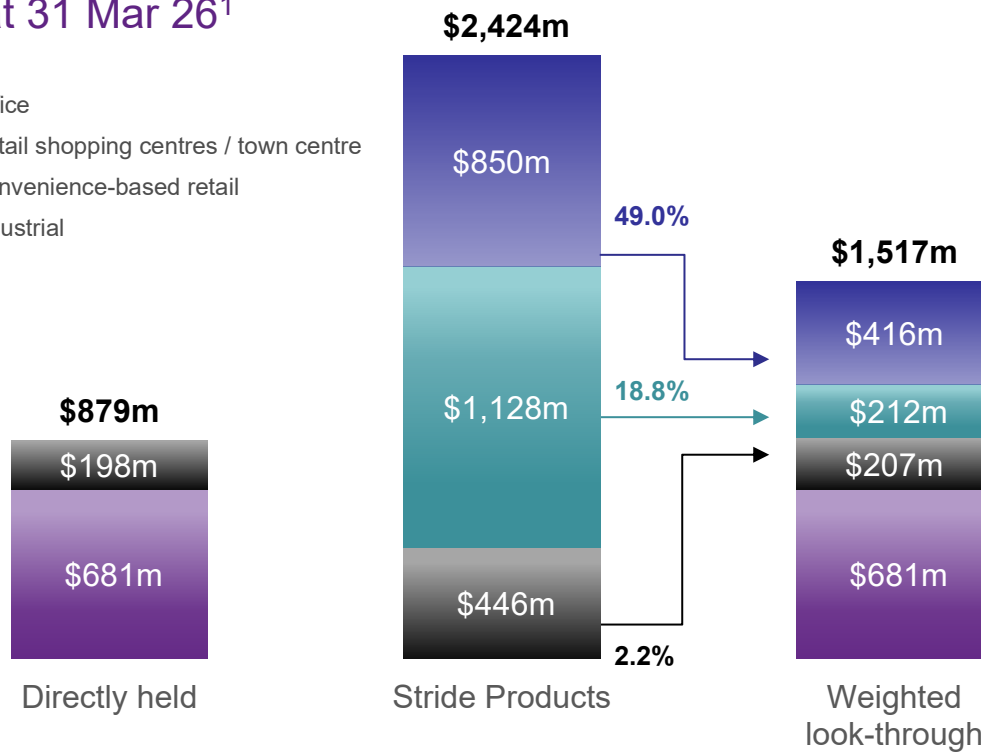
Investment management business

Diversified portfolio and revenue sources

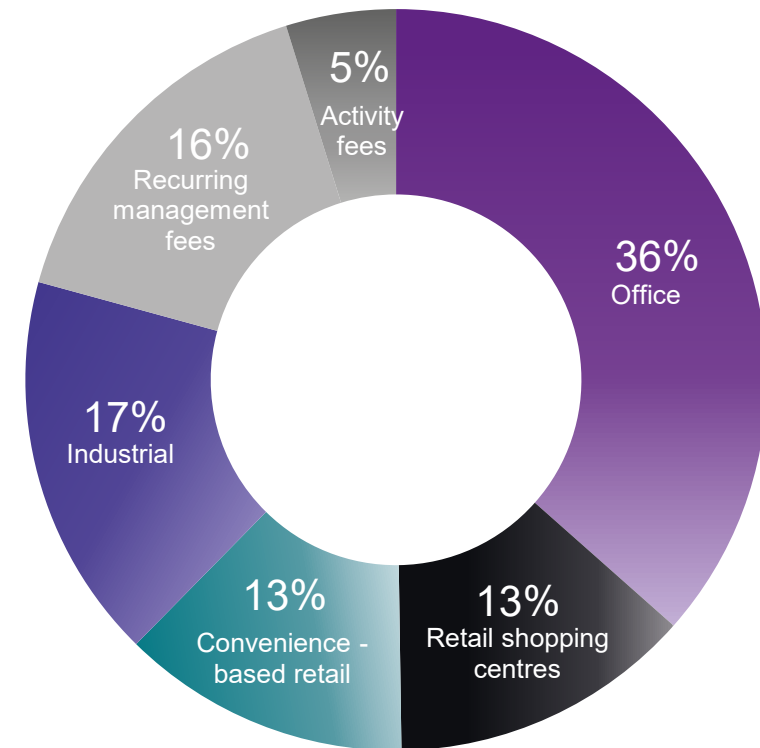
Stride combines a property investment business (SPL) with an investment management business (SIML)

SPL's weighted look-through portfolio value as at 31 Mar 26¹

- Office
- Retail shopping centres / town centre
- Convenience-based retail
- Industrial



FY26 look-through revenue sources²

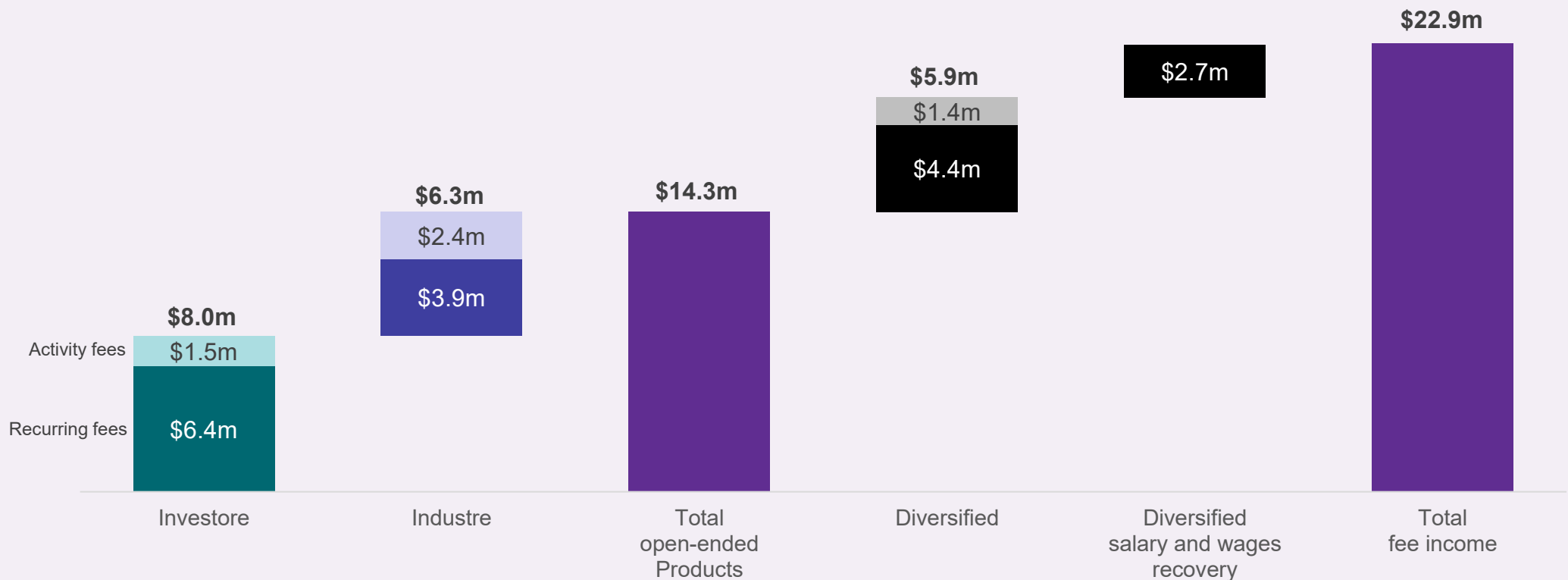


1. Values represent total portfolio values for each Stride Product, including properties categorised as 'Development and Other' in the respective financial statements.
2. Look-through revenue comprises external management fee income and net Contract Rental from SPL's directly held property and from the Stride Products, based on SPL's proportionate ownership.

FY26 management fee income

FY26 external management fee income \$22.9m (+\$2.5m on FY25), with \$14.3m from open-ended Products, \$5.9m from closed-ended Products, and \$2.7m from salary and wages recovery

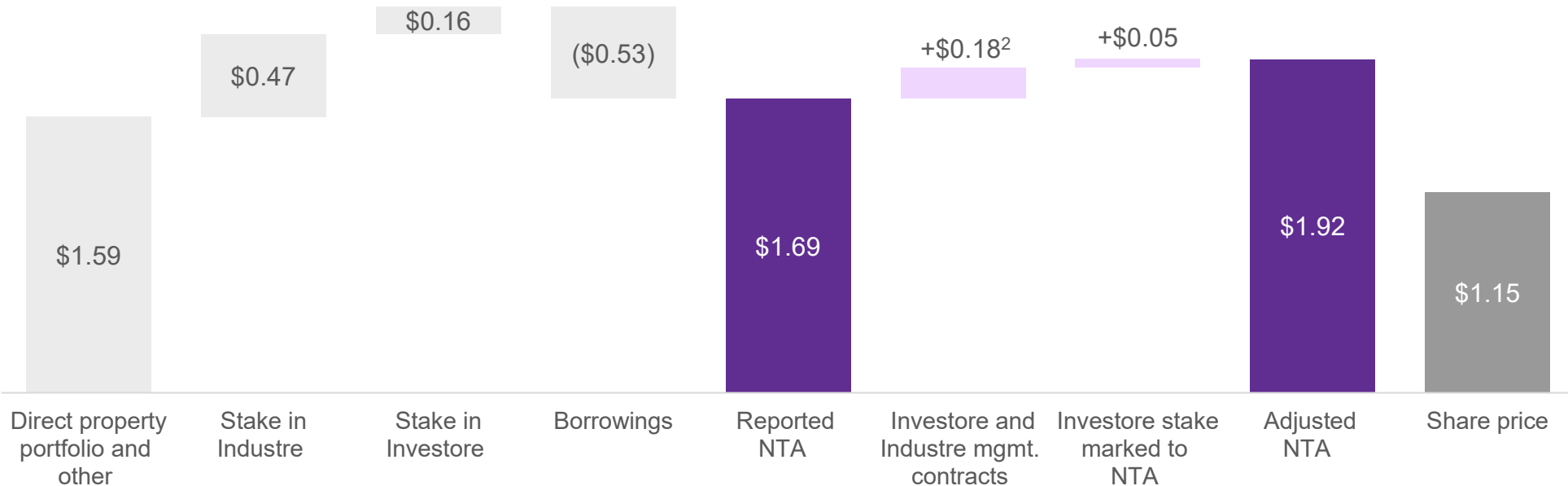
- \$200m+ growth in open-ended Products AUM over FY26, driven by the completion of Industrie's Wickham Street and Favona Road (post balance date) developments, Investore's acquisition of Silverdale Centre, and \$50m further gross revaluation uplifts
- Pipeline includes Industrie's ~\$70m development project at Patiki Road over FY27/28, subject to final construction pricing
- Diversified is a closed-ended fund with a review date mid-2026, when unitholders may resolve to wind up the fund. Associated project fees to offset lost management fee income in near term, with longer term impact expected to be 5-6% of Stride's annual DPPS



Share price gap to net tangible assets

SPG's \$1.15 share price¹ represents a 32% discount to the \$1.69 31 Mar 26 reported NTA per share, or a 40% discount to SPG's \$1.92 adjusted NTA

An 8.0cps dividend offers a compelling 6.9% cash yield, or 10.4% pre-tax for a 33% taxpayer, on the current share price. This represents a 5.7% spread to the 10-year NZ government bond rate of 4.7%



1. Share price based on the 5-day VWAP (volume weighted average price) ended 22 May 26.

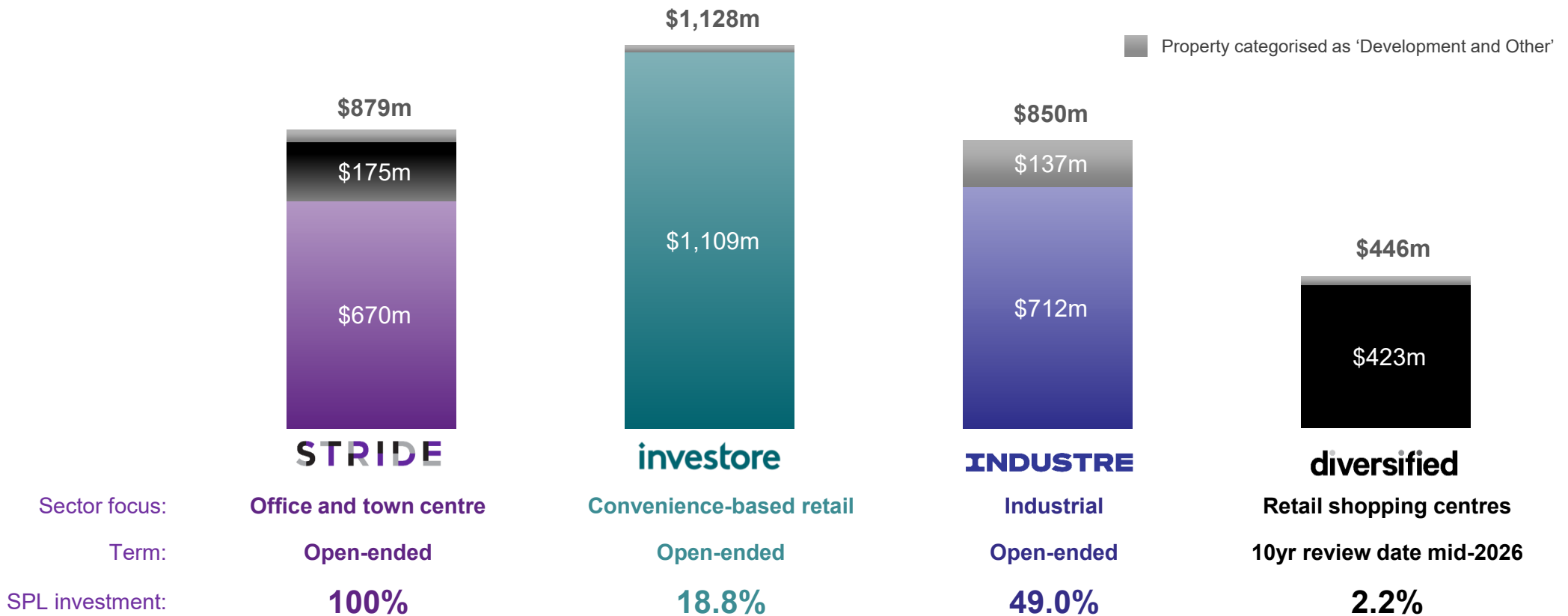
2. Management contract values internally estimated based on 5% of AUM that is subject to open-ended management contracts. Recent NZ internalisation transactions have been at ~6%+.

Products

Products

Stride has AUM of \$3.3bn over four Products

Portfolio composition by value as at 31 Mar 26



FY26 highlights

- LFL Rental Growth of +4.7% across 110,000sqm
- Portfolio valuation of \$1.1bn, +\$140m on 31 Mar 25
- Acquired Bunnings New Lynn for \$43m and Silverdale Centre for \$114m. Supported by \$62.5m subordinated convertible note capital raise
- Divested Woolworths Browns Bay and Woolworths New Brighton for \$31.8m, +5.2% on combined book value¹. Post balance date, entered into an unconditional agreement to divest Woolworths Greenlane for \$35.9m, +4.1% on 31 Mar 26 book value
- Committed up to \$6.2m towards online expansion works at Woolworths supermarkets at Dunedin, Upper Hutt and Kilbirnie at a blended yield on cost of 7.2%

Investment Portfolio snapshot

	31 Mar 26	31 Mar 25
Number of properties	43	43
Portfolio value	\$1,109m	\$965m
WACR	6.3%	6.3%
WALT	5.9 years	6.8 years
Net Lettable Area	276,781 sqm	247,875 sqm ²
Number of tenants	186	142
Occupancy	99.5%	99.0%

1. 31 Mar 25 book value for Woolworths Browns Bay and 30 Sep 25 for Woolworths New Brighton.
 2. NLA as at 31 Mar 25 has been restated to exclude certain areas to align with market practice.



INDUSTRE

FY26 highlights

- LFL Rental Growth of +3.5% across 143,000sqm
- Total portfolio valuation of \$850m, +4.7% net fair value gain over FY26
- Development updates:
 - \$27m (excl. land) project at 16A Wickham Street, Hamilton, completed in Oct 25; lease with Watty delivered a WALT of 15 years and a 6% yield on cost (incl. land)
 - ~\$30m (excl. land) project at Favona Road, Auckland, completed post balance date in Apr 26; leasing underway
 - ~\$70m (excl. land) Patiki Road, Auckland, development completion during 2028, subject to final construction pricing. Early works have commenced
- 8 Reg Savory Place, Auckland, disposal for \$13.6m, +13% on book value¹
- 22% of net Contract Rental is subject to market review or expiry in FY27 and FY28, with potential reversion to market of +15%²

Investment Portfolio snapshot

	31 Mar 26	31 Mar 25
Number of properties	18	19
Portfolio value	\$712m	\$689m
WACR	5.6%	5.8%
WALT	9.0 years	9.1 years
Net Lettable Area	177,177 sqm	182,477 sqm
Number of tenants	52	50
Occupancy	99.5%	96.9%



1. Book value as at 31 Mar 25.
2. Based on independent valuations as at 31 Mar 26.

diversified

FY26 highlights

- LFL Rental Growth of +2.1% across 54,000sqm
- LFL MAT up +2.4%, with foot traffic up +2.9%
- Specialty GOC for the portfolio reduced to 12.5% at 31 Mar 26
- Occupancy and WALT remain robust at 97% and 2.9 years
- Total portfolio valuation of \$446m as at 31 Mar 26, up from \$407m as at 31 Mar 25 due to a combination of higher market rentals, lower operating expenses and firmed cap rates

Investment Portfolio snapshot

	31 Mar 26	31 Mar 25
Number of properties	2	2
Portfolio value	\$423m	\$384m
WACR	7.9%	8.3%
WALT	2.9 years	2.7 years
Net Lettable Area	85,543 sqm	85,627 sqm
Number of tenants	252	250
Occupancy	96.9%	97.0%



SPL Town centre portfolio

FY26 highlights¹

- LFL Rental Growth of +0.9% across 21,000sqm
- LFL specialty MAT stabilised at +0.2% against FY25, with Mar 26 quarter showing return to growth at +5.6%. Specialty GOC remains low at ~12%
- 31 leasing transactions completed equating to 21% of specialty tenants by income
- Sustained development at Westgate reinforces long term population growth story for NorthWest catchment, with +37% forecast over 2023-2033
- Silverdale Centre sold to Investore, retaining management and creating balance sheet capacity for strategic growth initiatives
- Total portfolio² valuation of \$198m, +3.3% net gain over FY26

Investment Portfolio snapshot

	31 Mar 26	31 Mar 25
Number of properties	2	3
Portfolio value	\$175m	\$282m
WACR	7.5%	7.4%
WALT	3.6 years	3.6 years
Net Lettable Area	35,666 sqm	58,675 sqm
Number of tenants	119	153
Occupancy	91.7%	95.5%

1. Comprises NorthWest Shopping Centre and NorthWest Two, referenced as 'NorthWest'.

2. As at 31 Mar 26 (incl. 50% Johnsonville Shopping Centre).

Refer appendix 3 for metrics on SPL's combined directly held office and town centre portfolio.



NorthWest Shopping Centre, Auckland

SPL Office portfolio

FY26 highlights

- LFL Rental Growth of +2.0% across 57,000sqm, including +6.2% for repositioned assets
- Repositioning progress:
 - 34 Shortland Street: Works largely complete. ~4,700sqm of new lettings now complete, ~1,800sqm remaining
 - 215 Lambton Quay: Lobby, café and end of trip upgrades now complete, including new lettings of ~3,600sqm, ~3,700sqm remaining
 - 1 Grey Street: Repositioning planning and feasibility progressing
 - 55 Lady Elizabeth Lane: Test piling complete, supporting the next stage of design and programme development

Investment Portfolio snapshot

	31 Mar 26	31 Mar 25
Number of properties	6	6
Portfolio value	\$670m	\$694m
WACR	6.2%	5.9%
WALT	6.7 years	7.0 years
Net Lettable Area	72,311 sqm	72,344 sqm
Number of tenants	71	69
Occupancy	85.7%	87.7%

Refer appendix 3 for metrics on SPL's combined directly held office and town centre portfolio.



20 Customhouse Quay, Wellington

Sustainability

Progress on sustainability



79/100 GRESB score achieved during FY26, an improvement of +10 points from the prior year



Energy efficiency software installed in Auckland office assets, targeting efficiency improvement of HVAC



Auckland Transport's Fareshare programme implemented at Stride's head office to encourage more sustainable travel



21 Investstore buildings now certified under Green Star Performance, making this the largest portfolio of buildings by number, rated with this tool in New Zealand



FY26 Scope 1 and 2 emissions were 2,111 tCO₂e (+27% on FY25), primarily driven by the increase in the FY26 electricity emissions factor¹

1. For SIML and each of the Products in aggregate.



110 Carlton Gore Road, Auckland

FY26 consolidated financial results

Financial performance

Stride Property Group (Stride) - Consolidated

	31 Mar 26 \$m	31 Mar 25 \$m	Change	
			\$m	%
Net rental income	58.9	69.1	(10.1)	(14.7)
Management fee income	22.9	20.4	+2.5	+12.2
Total corporate expenses	(22.1)	(21.3)	(0.8)	(3.5)
Profit before net finance expense, other (expense)/income and income tax	59.8	68.2	(8.4)	(12.3)
Net finance expense	(18.1)	(18.8)	+0.8	+4.1
Profit before other (expense)/income and income tax	41.7	49.3	(7.6)	(15.4)
Other (expense)/income ¹	(1.8)	(16.8)	+15.1	+89.5
Profit before income tax	39.9	32.5	+7.5	+23.0
Income tax expense	(8.7)	(10.8)	+2.2	+19.9
Profit after income tax attributable to shareholders	31.3	21.7	+9.6	+44.4

Impact of \$(8.4)m due to:

- Restructure of Industre in FY25 \$(3.9)m
- Disposal of Silverdale Centre \$(2.7)m
- IFRS movement over the periods \$(1.8)m

Remaining \$(1.7)m movement largely due to higher vacancy and leasing costs on assets we are repositioning

1. Other (expense)/income includes net reduction in fair value of investment properties of \$(34.1)m (2025: \$(29.5)m net reduction), share of profit in equity-accounted investments \$35.3m (2025: \$20.5m profit), impairment of equity-accounted investment \$(2.1)m (2025: \$(8.8)m), (loss)/gain on disposal of investment properties \$(0.9)m loss (2025: \$1.0m gain).

Values in the table above are calculated based on the numbers in the consolidated financial statements for each respective financial period and may not sum due to rounding.

Distributable profit

Stride Property Group (Stride) - Consolidated

	31 Mar 26 \$m	31 Mar 25 \$m	Change	
			\$m	%
Profit before income tax	39.9	32.5	+7.5	+23.0
Non-recurring, non-cash and other adjustments:				
- Net change in fair value of investment properties	34.1	29.5	+4.6	+15.5
- Share of profit in equity-accounted investments	(35.3)	(20.5)	(14.8)	(72.5)
- Impairment of equity-accounted investment	2.1	8.8	(6.7)	(76.6)
- Dividend income from equity-accounted investments	13.2	7.9	+5.3	+66.4
- Project management and disposal fees eliminated in SIML	1.2	0.6	+0.6	+116.7
- Loss/(gain) on disposal of investment properties	0.9	(1.0)	+1.9	+195.1
- Share-based payment expense net of forfeited employee incentive rights	1.6	1.4	+0.2	+13.1
- Other movements	(0.1)	(1.7)	+1.6	+94.5
Distributable profit before current income tax	57.6	57.6	+0.0	+0.0
Current tax expense excluding divestments	(8.5)	(9.2)	+0.8	+8.4
Distributable profit after current income tax	49.1	48.3	+0.8	+1.7
Basic Distributable profit after current income tax per share – weighted	8.78cps	8.64cps		
Adjustments to funds from operations:				
- Maintenance capital expenditure	(3.1)	(4.1)	+1.0	+24.9
- Incentives and associated landlord works	(3.5)	(2.1)	(1.4)	(65.2)
Adjusted Funds From Operations (AFFO)	42.5	42.1	0.4	+1.0
Basic AFFO Distributable profit after current income tax per share – weighted	7.60cps	7.53cps		
Basic weighted average number of shares (million)	559.4	559.0		

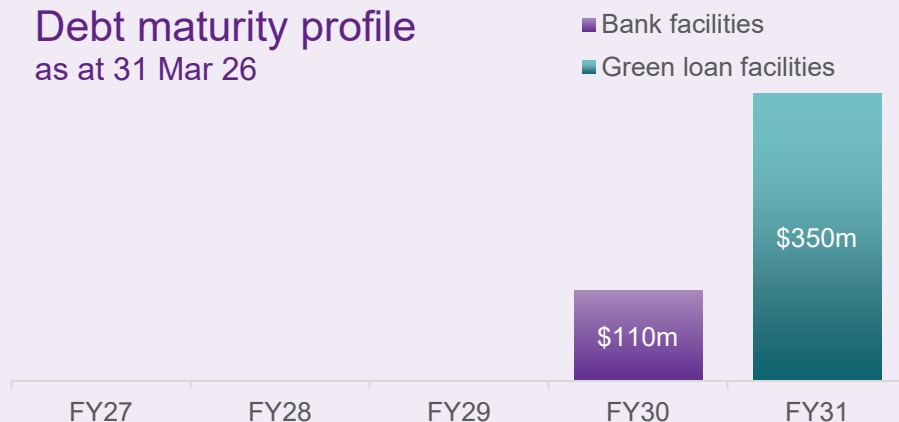
Values in the table above are calculated based on the numbers in the consolidated financial statements for each respective financial period and may not sum due to rounding.

Capital management

Capital management – debt facilities

- Bank debt facilities refinanced and extended. No debt facilities maturing until FY30
- 33.6% bank LVR¹ as at 31 Mar 26, down from 38.7% as at 31 Mar 25
- 23.8% balance sheet gearing³ as at 31 Mar 26, taking into account investments in the Stride Products
- \$166m headroom provides funding capacity for future growth opportunities

Debt maturity profile as at 31 Mar 26



	As at 31 Mar 26	As at 31 Mar 25
Syndicated debt facilities		
Debt facility limit	\$460m	\$460m
Debt facilities drawn	\$295m	\$390m
Weighted average maturity of debt facilities	4.0 years	2.1 years
Debt metrics		
Bank LVR ¹ Covenant: ≤ 50%	33.6%	38.7%
Look-through gearing ²	35.1%	38.1%
Balance sheet gearing ³	23.8%	29.0%
Interest Cover Ratio Covenant: ≥ 2.125x	2.9x	3.2x
Weighted Average Lease Term ⁴ Covenant: > 3.0 years	4.9 years	4.8 years

1. Calculated as bank debt as a percentage of the value of investment property for mortgage security purposes.

2. Look-through gearing includes SPL's directly held property and debt as well as its proportionate share of the property and debt of each of the Stride Products.

3. Balance sheet gearing includes SPL's directly held property, as well as the value of SPL's interests in each of the Stride Products, and SPL's direct debt.

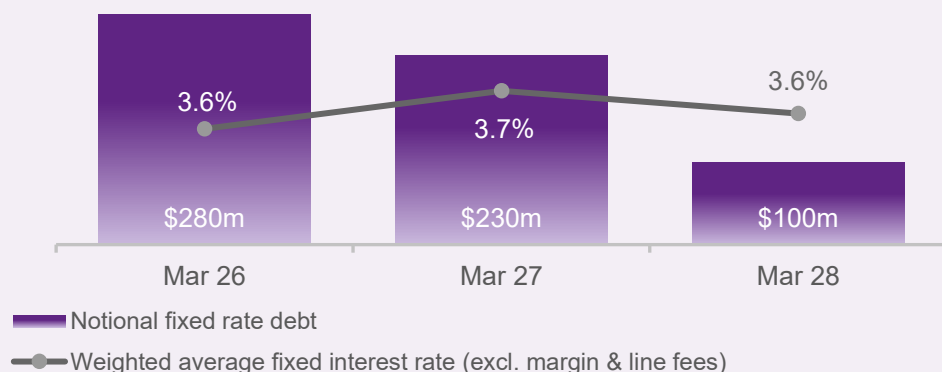
4. The unexpired lease term in a property or portfolio, assuming the property or portfolio is fully leased. This is weighted by the income applicable to each lease and a current market rental with nil term for vacant space.

Capital management – cost of debt

Weighted average cost of debt at 5.0% vs 4.9% at 31 Mar 25. Offsetting movements included:

- \$75m of hedging with 1.6% average rate matured over the year
- Lower drawn debt increased the effective line fee as a percentage of drawn debt
- Competitive banking market drove tighter margins at the refinancing
- The benefit of lower OCR settings has been tempered by interest rate hedging - 95% hedged at 31 Mar 26

Fixed rate interest profile as at 31 Mar 26



Cost of debt	As at 31 Mar 26	As at 31 Mar 25
Weighted average cost of debt (incl. margins & line fees)	5.0%	4.9%
Weighted average interest rate on current swaps (excl. margins & line fees)	3.6%	3.0%
Weighted average hedging term remaining	1.9 years	2.3 years
% of drawn debt hedged	95%	72%

Outlook

Outlook

- Recent offshore developments have reintroduced inflation pressures and market uncertainty, weighing on business and consumer confidence
- Should Diversified investors seek liquidity in FY27, associated project fees offset lost management fee income in near term with a 5-6% impact to DPPS over longer term
- SPL capital management position tidy, well funded and provides headroom for initiatives
- Near term focus is on growing income via our asset repositioning initiatives, realising Industrie's development pipeline and continuing to grow our Products
- The Stride Boards confirm they intend to pay a combined cash dividend for SPL and SIML during FY27 of 8.0 cents per share subject to market conditions



20 Customhouse Quay, Wellington

Glossary

Glossary

AUM	Assets under management
Contract Rental	Contract Rental is the amount of rent payable by each tenant, plus other amounts payable to SPL (or the relevant landlord) by that tenant under the terms of the relevant lease as at the relevant date, annualised for the 12 month period on the basis of the occupancy level for the relevant property as at the relevant date, and assuming no default by the tenant
Distributable profit	Distributable profit is a non-GAAP measure and consists of profit/(loss) before income tax, adjusted for determined non-recurring and/or non-cash items, share of profit/(loss) in equity-accounted investments, dividends received from equity-accounted investments and current tax. Further information, including the calculation of distributable profit and the adjustments to profit before income tax, is set out in note 4.3 to the consolidated financial statements
Diversified	Diversified NZ Property Trust, a Stride Product
FY	The financial year ended 31 March of the relevant year
HY	The six month period ended 30 September of the relevant year
GOC	Total gross occupancy costs (excluding GST) expressed as a percentage of MAT
Industre	A joint venture between SPL and JPMAM (through its special purpose vehicle, SP (NZ) 1 Limited). Industre is a Stride Product
Investment Portfolio	The investment portfolio of SPL or the relevant Stride Product, which (1) excludes properties reported as 'Development and Other' in the respective financial statements; (2) excludes lease liabilities; and (3) for SPL's office portfolio, includes Level 12, 34 Shortland Street, Auckland, which is reported as 'Property, plant and equipment' in the consolidated financial statements
Investore	Investore Property Limited, a Stride Product
JPMAM	A group of international institutional investors, through a special purpose vehicle, and advised by J.P. Morgan Asset Management
Lease Expiry Profile	Represents the scheduled expiry for each lease, excluding any rights of renewal that may be granted under each lease, for the portfolio as at 31 March 26, as a percentage of Contract Rental
LFL Rental Growth	The increase on prior rentals from new lettings, renewals and rent reviews completed during FY26 on a like-for-like basis
LVR	Loan to value ratio
MAT	Moving annual turnover, which is the annual sales on a rolling 12 month basis, including GST
NTA	Net tangible assets
Occupancy	Total net lettable area that is leased, calculated as a proportion of total net lettable area. Occupancy for retail properties is calculated including casual licences with an initial term greater than three months, and excluding units held for committed redevelopment or remix works
SIML	Stride Investment Management Limited
SPL	Stride Property Limited
Stride	Stride Property Group, comprising the stapled entities of SPL and SIML
Stride Boards or Boards	The Boards of SPL and SIML together
Products	Any or all, as the context may require, of Diversified, Investore and Industre, being entities or funds managed by SIML
WACR	Weighted average market capitalisation rate
WALT	Weighted average lease term which is the lease term remaining to expiry across a property or portfolio and weighted by rental income

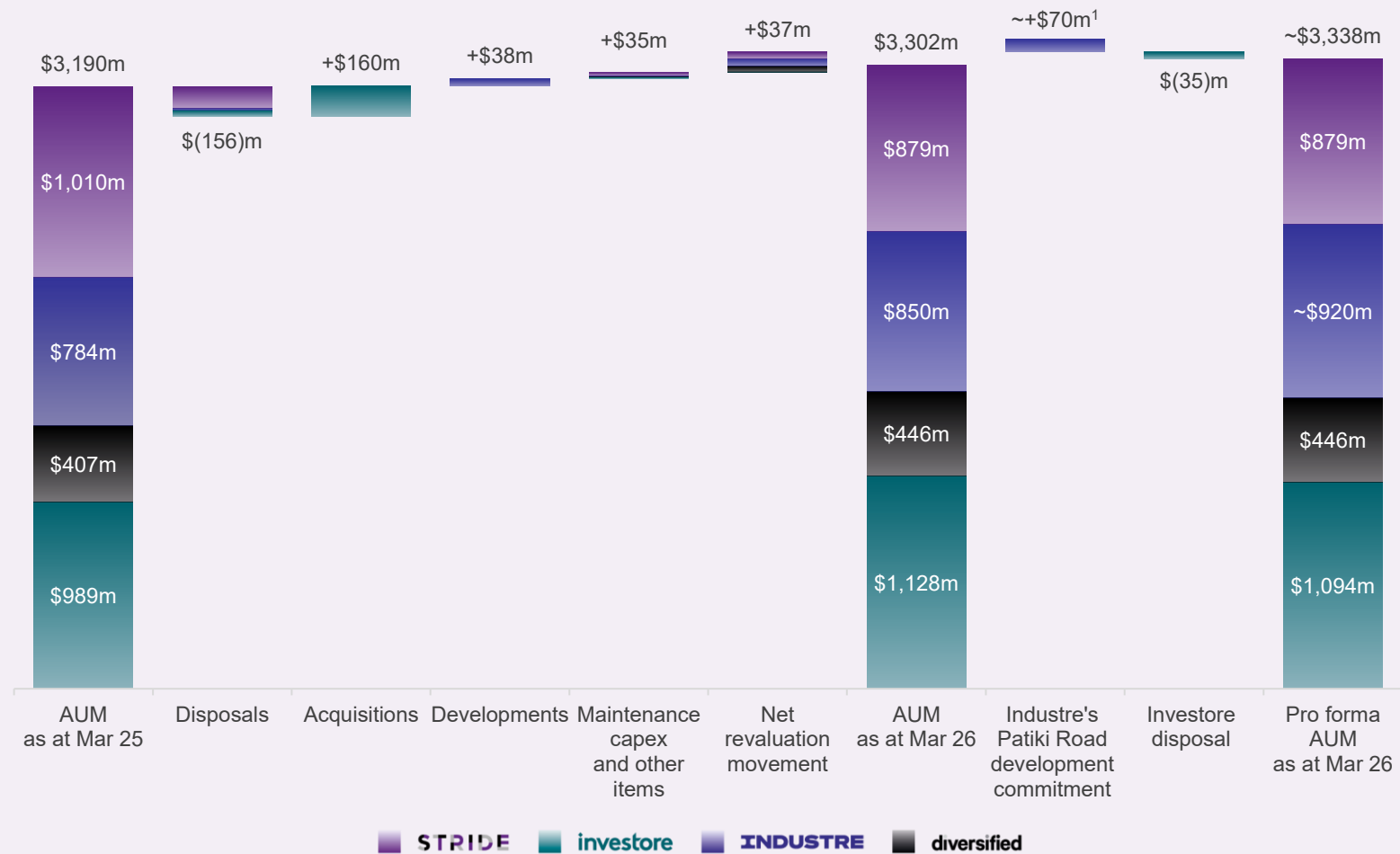
Appendices

Appendix 1: Total AUM





Stride's strategy is to create a group of Products in core commercial property sectors which form the basis of its investment management business

Total AUM is \$3.3bn as at 31 Mar 26

AUM movements over FY26



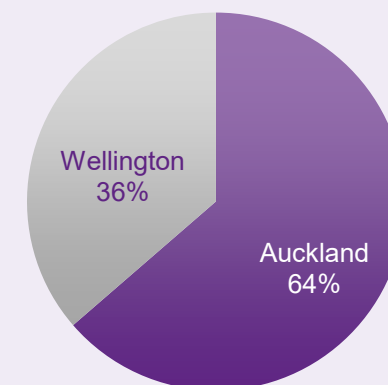
Appendix 2: Investment Portfolio by sector

					
Overview		Office	Industrial	Convenience-based retail	Town centre/ retail shopping centres
As at Mar 26	Total				
Office and town centre portfolio					
Properties (no.)	8	6			2
Net Contract Rental (\$m)	53.4	40.1			13.3
WALT (years)	5.9	6.7			3.6
Occupancy (% by area)	88	86			92
Portfolio valuation (\$m)	845	670			175
Percentage of portfolio (% by value)	100	79			21
Stride Products					
		SPL	Industre	Investore	Diversified
Properties (no.)	63		18	43	2
Net Contract Rental (\$m)	147.9		37.9	73.5	36.5
WALT (years)	5.9		9.0	5.9	2.9
Occupancy (% by area)	99		99	99.5	97
Portfolio valuation (\$m)	2,244		712	1,109	423
SPL investment metrics on a weighted, look-through basis					
SPL investment in managed entities		100%	49.0%	18.8%	2.2%
Portfolio valuation (\$m)	1,411	845	349	209	9
WALT (years)	6.6	5.9	9.0	5.9	2.9
Occupancy (% by area)	94	88	99	99.5	97
Percentage of portfolio (% by value)	100	60	25	15	1

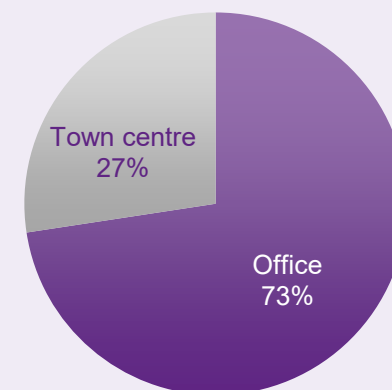
Appendix 3: SPL Office and town centre portfolio

SPL Overview	As at 31 Mar 26	As at 31 Mar 25
Properties (no.)	8	9
Tenants (no.)	190	222
Net Lettable Area (sqm)	107,977	131,019
Net Contract Rental (\$m)	53.4	60.6
WALT (years)	5.9	5.9
Occupancy (% by area)	88	91
Portfolio Valuation (\$m)	845	976
Weighted Average Age (years)	12.4	11.8
Weighted Average Capitalisation Rate (%)	6.5	6.3

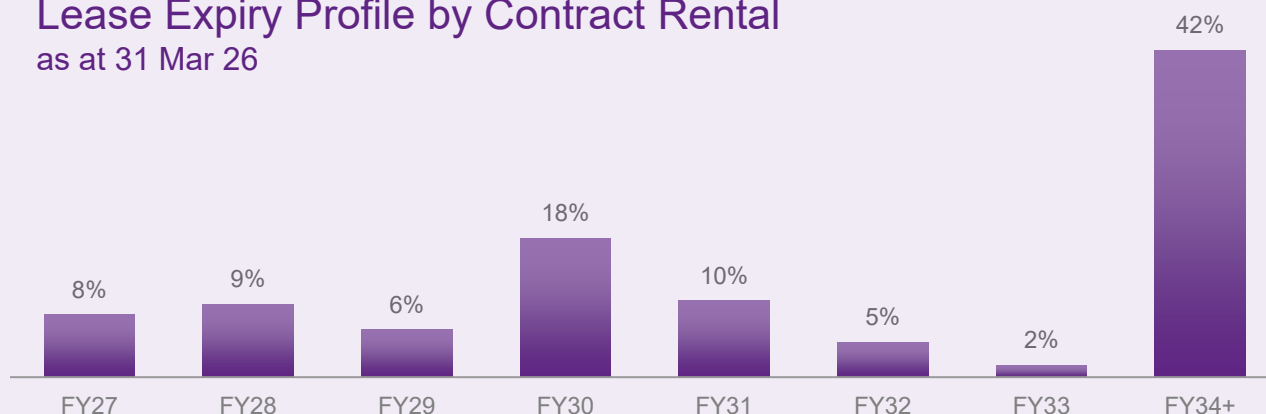
Location by Contract Rental



Sector by Contract Rental

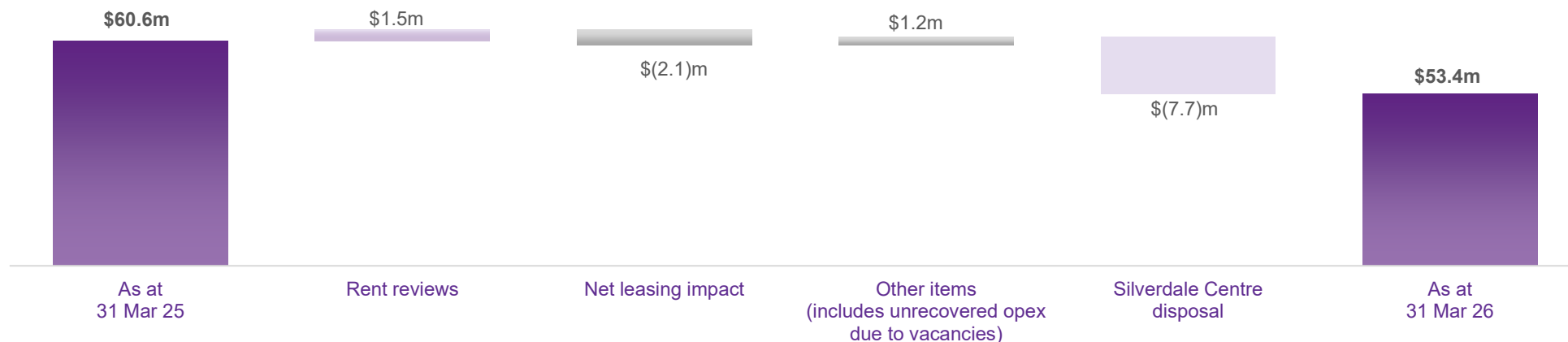


Lease Expiry Profile by Contract Rental
as at 31 Mar 26



Appendix 4

Net Contract Rental



Profit before other (expense)/income and income tax

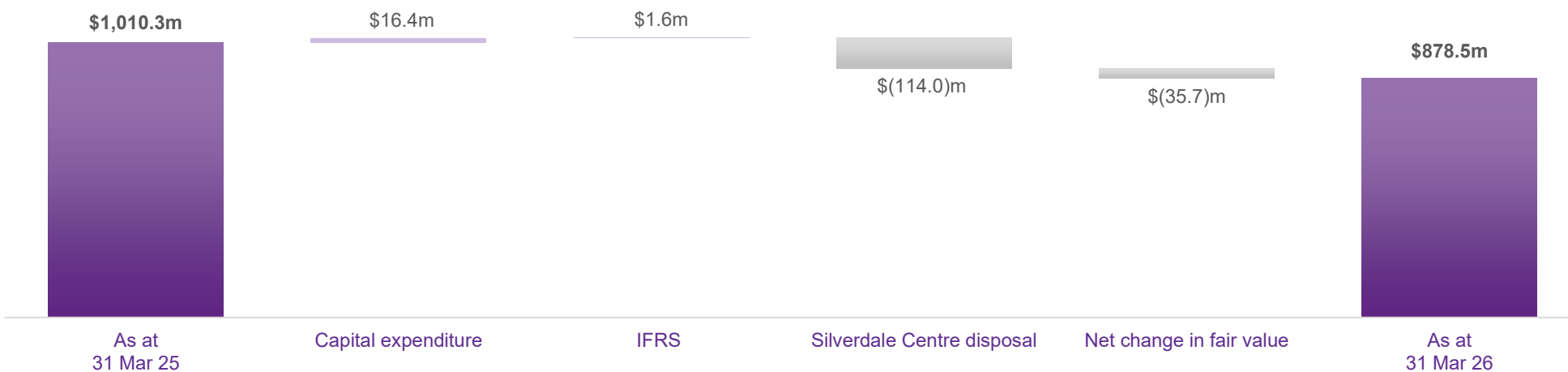


Appendix 4 (cont.)

Net Tangible Assets per share



Investment Property¹



1. Includes the value of Stride's office located at 34 Shortland Street, Auckland, of \$6.7m.

Thank you

Stride Property Group

Level 12, 34 Shortland Street
Auckland 1010, New Zealand

PO Box 6320
Victoria Street West
Auckland 1142, New Zealand

P +64 9 912 2690
W strideproperty.co.nz

Important Notice: The information in this presentation is an overview and does not contain all information necessary to make an investment decision. It is intended to constitute a summary of certain information relating to the performance of Stride Property Group for the year ended 31 March 2026. Please refer to Stride Property Group's consolidated financial statements for further information in relation to the year ended 31 March 2026. The information in this presentation does not purport to be a complete description of Stride Property Group. In making an investment decision, investors must rely on their own examination of Stride Property Group, including the merits and risks involved. Investors should consult with their own legal, tax, business and/or financial advisors in connection with any acquisition of securities.

No representation or warranty, express or implied, is made as to the accuracy, adequacy or reliability of any statements, estimates or opinions or other information contained in this presentation, any of which may change without notice. To the maximum extent permitted by law, each of Stride Property Limited, Stride Investment Management Limited (together, the Stride Property Group) and their respective directors, officers, employees, agents and advisers disclaim all liability and responsibility (including without limitation any liability arising from fault or negligence on the part of Stride Property Group, its directors, officers, employees and agents) for any direct or indirect loss or damage which may be suffered by any recipient through use of or reliance on anything contained in, or omitted from, this presentation.

This presentation is not a product disclosure statement or other disclosure document.

