

Disclosure of ceasing to have substantial holding
Section 279, Financial Markets Conduct Act 2013

To NZX Limited
and
To Stride Property Group

Date this disclosure made: 28 May 2026

Date last disclosure made: 27 February 2026

Date on which substantial holding ceased: 28 May 2026

Substantial product holder(s) giving disclosure

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

Summary of previous substantial holding

Class of quoted voting products: Stapled Security - SPG

Summary for:

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

For **last** disclosure,—

(a) total number held in class:	30,454,364
(b) total in class:	559,462,000
(c) total percentage held in class:	5.444%

For current holding **after** ceasing to have substantial holding,—

(a) total number held in class:	27,892,743
(b) total in class:	559,462,000
(c) total percentage held in class:	4.986%

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

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

Summary for:

ANZ New Zealand Investments Limited

For **last** disclosure,—

(a) total number held in class:	29,833,073
(b) total in class:	559,462,000
(c) total percentage held in class:	5.332%

For current holding **after** ceasing to have substantial holding,—

(a) total number held in class:	23,636,479
(b) total in class:	559,462,000
(c) total percentage held in class:	4.225%

Summary for:

ANZ Bank New Zealand Limited

For **last** disclosure,—

(a) total number held in class:	621,291
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- (b) total in class: 559,462,000
(c) total percentage held in class: 0.111%

For current holding **after** ceasing to have substantial holding,—

- (a) total number held in class: 4,256,264
(b) total in class: 559,462,000
(c) total percentage held in class: 0.761%

Summary for: ANZ Custodial Services New Zealand Limited

For **last** disclosure,—

- (a) total number held in class: 621,291
(b) total in class: 559,462,000
(c) total percentage held in class: 0.111%

For current holding **after** ceasing to have substantial holding,—

- (a) total number held in class: 4,256,264
(b) total in class: 559,462,000
(c) total percentage held in class: 0.761%

Details of transactions and events giving rise to ceasing of substantial holding

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

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	27/02/2026 - 28/05/2026	-	-
On-market Sales	27/02/2026 - 28/05/2026	(6,196,594.00)	7,161,652.28
		(6,196,594.00)	7,161,652.28

Off-market trades

Transaction Type	Date of transaction	Name of other party to the transaction	Shares	Consideration (NZD)
			-	-

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

Relevant interests under the DIMS

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	27/02/2026 - 28/05/2026	884.00	(1,041.30)
On-market Sales	27/02/2026 - 28/05/2026	(22,619.00)	25,626.26
		(21,735.00)	24,584.96

Off-market trades

Transaction Type	Date of transaction	Name of other party to the transaction	Shares	Consideration (NZD)
			-	-

Relevant interests under the trading and custody service

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	27/02/2026 - 28/05/2026	3,824,300.00	(4,516,767.66)
On-market Sales	27/02/2026 - 28/05/2026	-	-
		3,824,300.00	(4,516,767.66)

Off-market trades

Transaction Type	Date of transaction	Name of other party to the transaction	Shares	Consideration (NZD)
Off-market Sale	29/04/2026		(55,864.00)	61,171.08

Off-market Sale	29/04/2026		(55,864.00)	61,171.08
Off-market Sale	29/04/2026		(55,864.00)	61,171.08
			(167,592.00)	183,513.24

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

On-market trades

Transaction Type	Period	Shares	Consideration (NZD)
On-market Purchases	27/02/2026 - 28/05/2026	3,825,184.00	(4,517,808.96)
On-market Sales	27/02/2026 - 28/05/2026	(22,619.00)	25,626.26
		3,802,565.00	(4,492,182.70)

Off-market trades

Transaction Type	Date of transaction	Name of other party to the transaction	Shares	Consideration (NZD)
Off-market Sale	29/04/2026		(55,864.00)	61,171.08
Off-market Sale	29/04/2026		(55,864.00)	61,171.08
Off-market Sale	29/04/2026		(55,864.00)	61,171.08
			(167,592.00)	183,513.24

Additional information

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

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

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

Nature of connection between Substantial Product holders:

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

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

Certification

I, Eleanor McVicar, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.