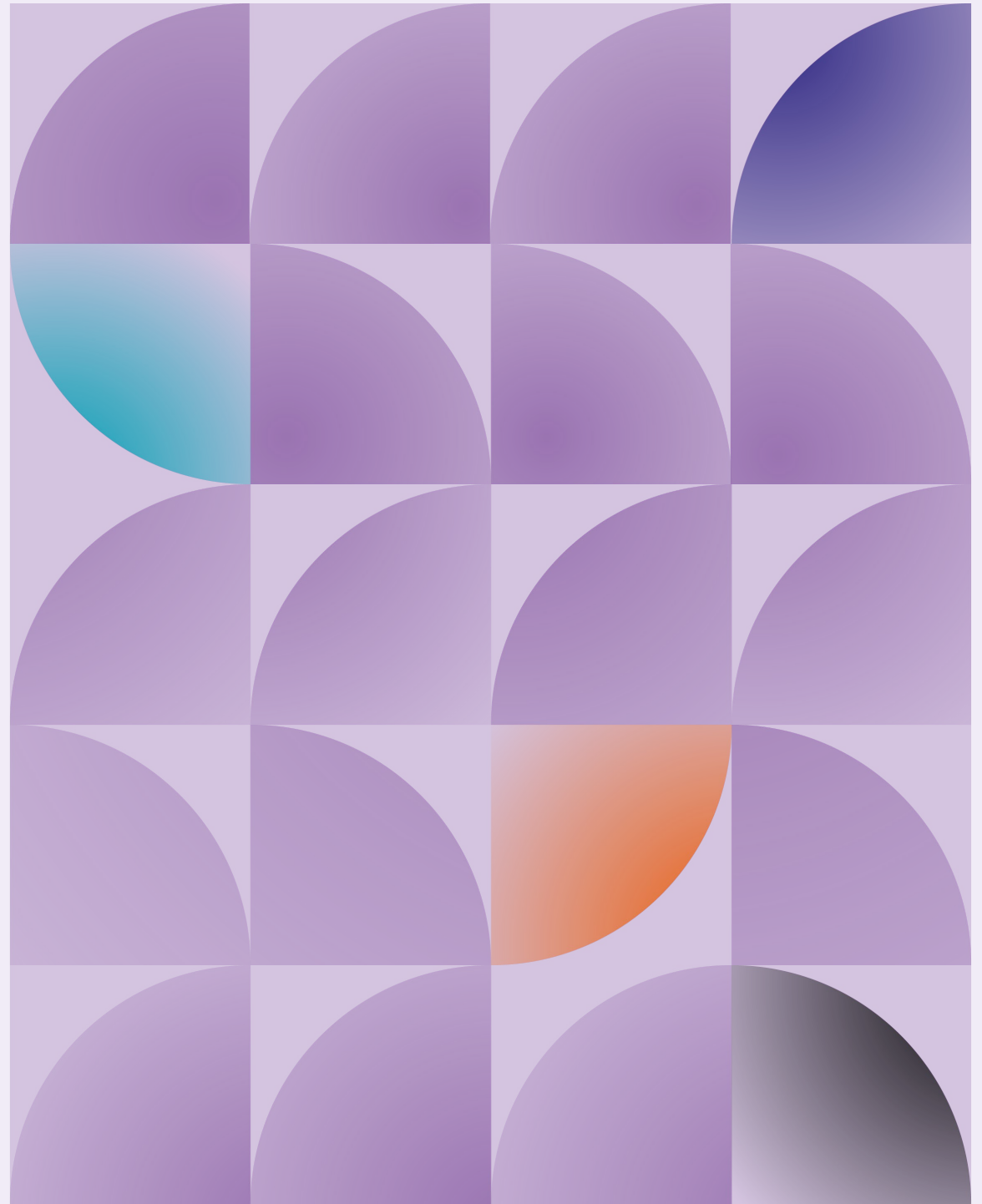




Stride Property Group
Annual Shareholder
Meetings 2026



Boards of Directors



David Green

Chair of Boards,
Independent



Ross Buckley

Chair of the Audit and Risk
Committee, Independent



Michelle Tierney

Independent



Nick Jacobson

Independent



Tracey Jones

Independent



Hsueh Ling Ng

Independent



Craig Hopkins

Future Director

Management



Philip Littlewood
Chief Executive Officer



Jennifer Whooley
Chief Financial Officer



Claire Fisher
GM Corporate Services /
Company Secretary

Agenda

Chair's Address

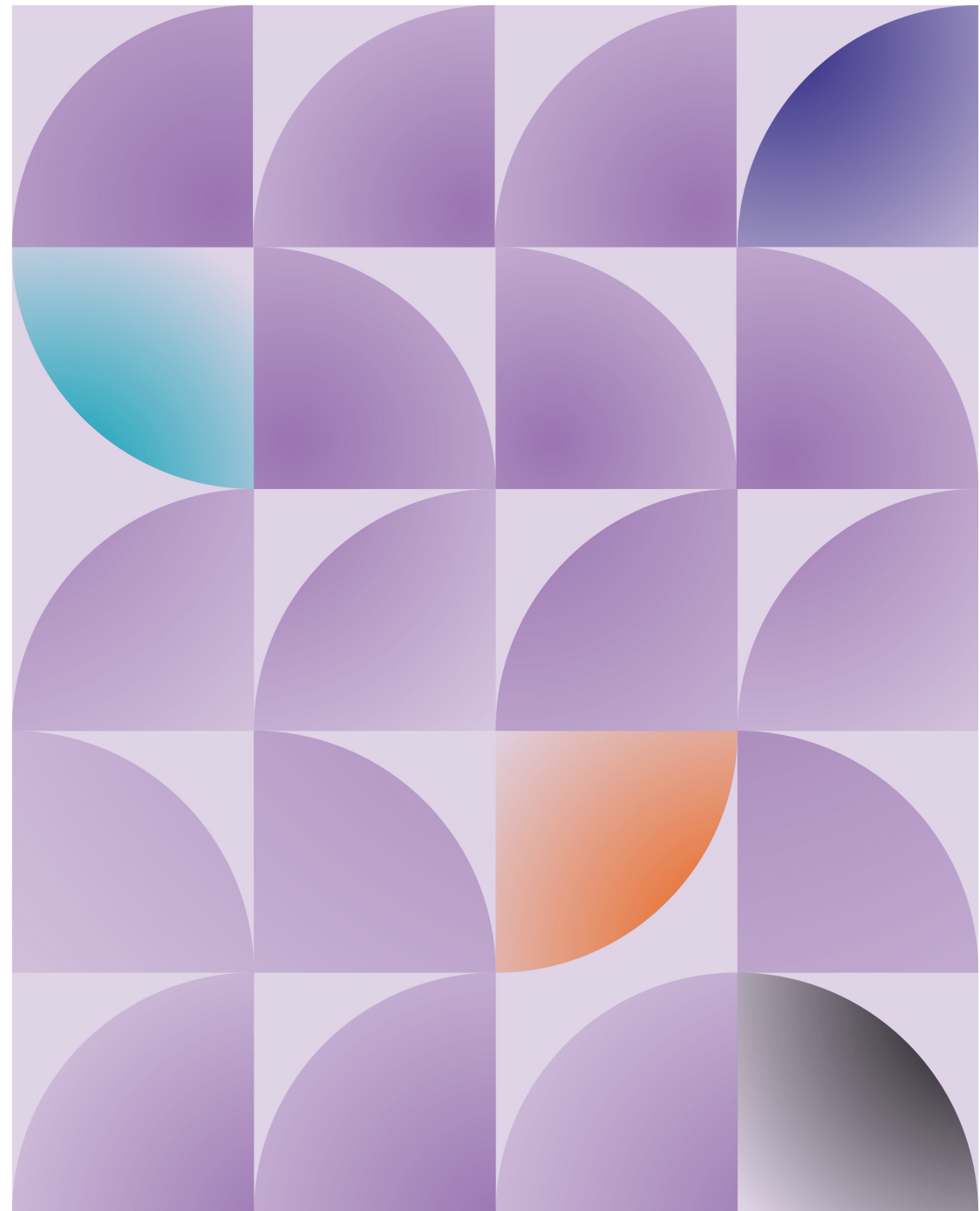
Chief Executive Officer's Address

Outlook

Resolution for Stride Property Limited

Resolutions for Stride Investment
Management Limited

General Business and Shareholder Questions



Chair's Address

Financial overview

Stride Property Group

Profit after income tax

\$31.3m

up +\$9.6m on FY25

Distributable profit per share

8.78cps

up +0.14cps on FY25

SIML management fee income

\$22.9m

up +\$2.5m on FY25

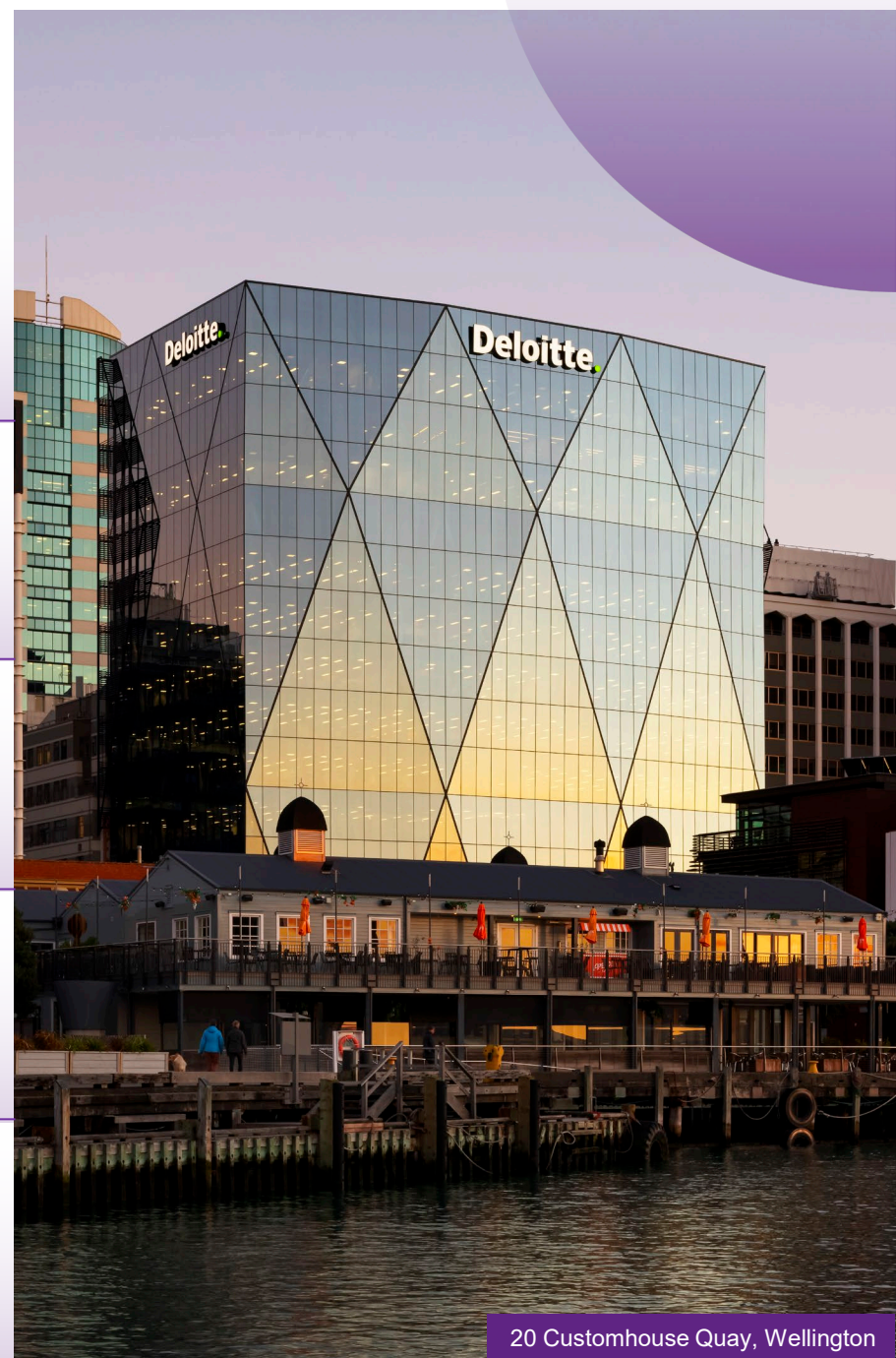
Net tangible assets (NTA)
as at 31 Mar 26

\$1.69

down \$(0.03) on 31 Mar 25

FY26 combined cash dividend

8.0cps



20 Customhouse Quay, Wellington

Capital Management

Stride Property Limited as at 31 March 2026

34%

Bank LVR¹

24%

Balance sheet
LVR²

95%

Drawn debt fixed

5.0%

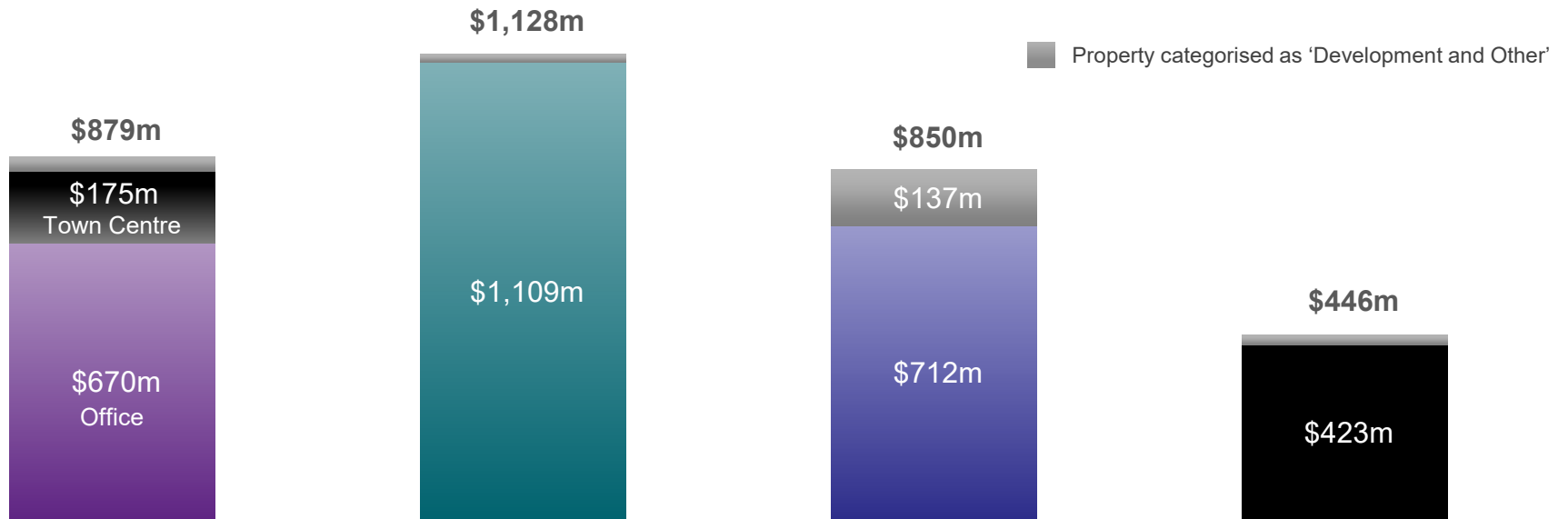
Weighted average
cost of debt

1. Calculated as bank debt as a percentage of the value of investment property for mortgage security purposes.
2. 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.

Chief Executive Officer's Address

Products

Stride has AUM of \$3.3bn over four Products



STRIDE

investore

INDUSTRE

diversified

Sector focus: **Office and town centre**

Sector focus: **Convenience-based retail**

Sector focus: **Industrial**

Sector focus: **Retail shopping centres**

Term: **Open-ended**

Term: **Open-ended**

Term: **Open-ended**

Term: **10 year review date mid-2026**

SPL investment: **100%**

SPL investment: **18.8%**

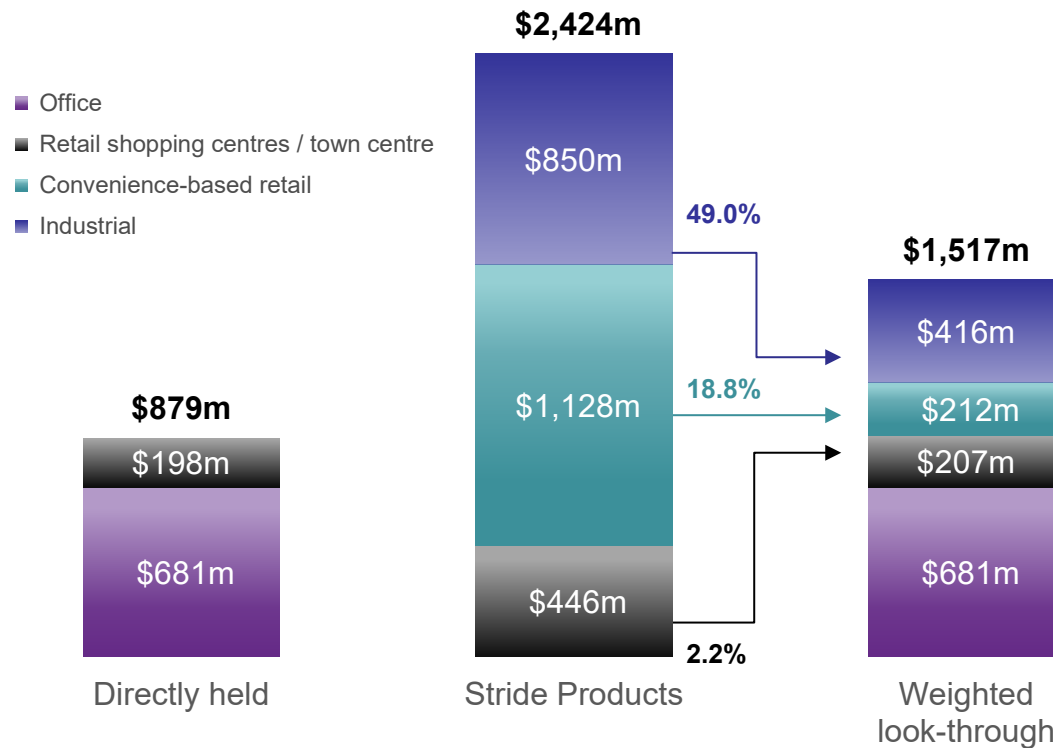
SPL investment: **49.0%**

SPL investment: **2.2%**

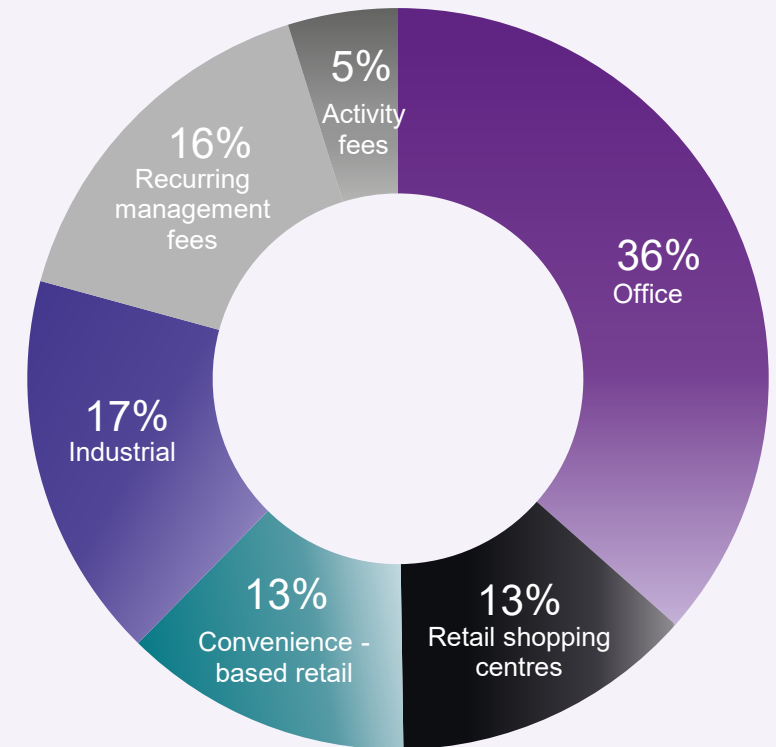
Diversified portfolio and revenue sources

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

SPL's weighted look-through portfolio value as at 31 Mar 26

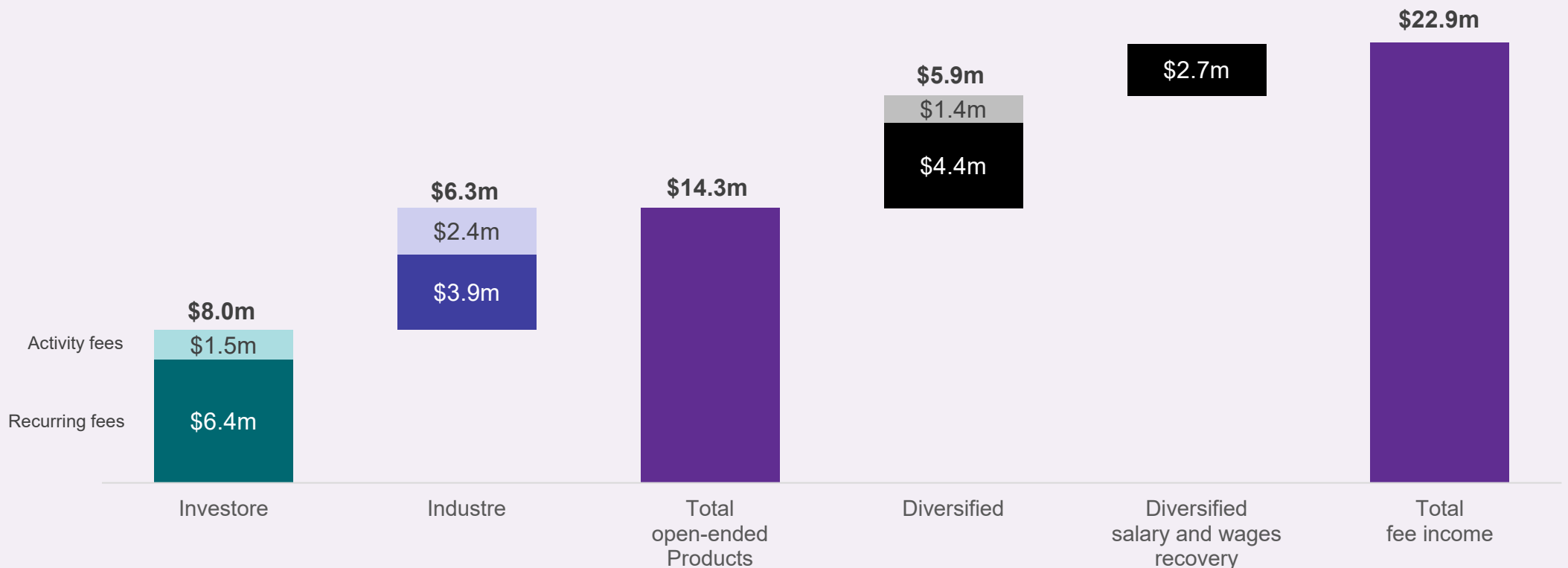


FY26 look-through revenue sources



FY26 management fee income

- External management fee income \$22.9m (+\$2.5m on FY25), with \$14.3m from open-ended Products
- \$200m+ growth in open-ended Products AUM
- Pipeline includes Industrie's ~\$70m development project at Patiki Road over FY27/28, subject to final construction pricing



investore

- Total portfolio valuation of \$1.1bn as at 31 Mar 26
- \$225m of strategic acquisitions and disposals since 31 Mar 25, including the acquisition of Silverdale Centre from SPL, enhancing portfolio diversification and growth outlook
- Expansion of mandate to capture convenience-based retail, unlocking broader opportunities for growth



Chartwell Shopping Centre, Hamilton

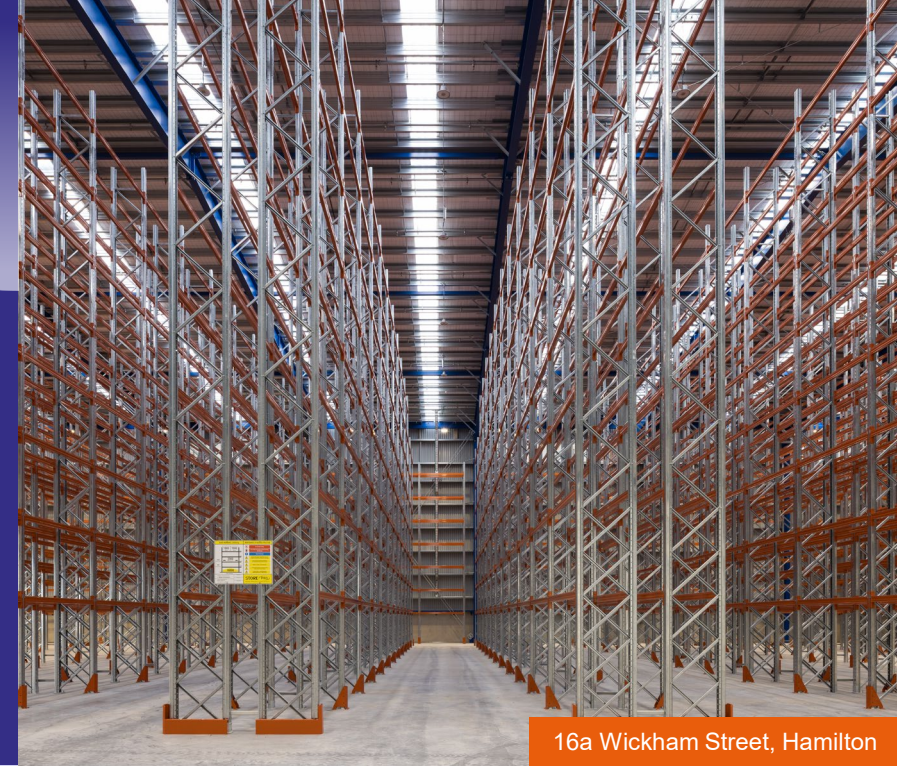


diversified

- Total portfolio valuation of \$446m as at 31 Mar 26
- Diversified has an upcoming review period, when unitholders may resolve to wind up the fund

INDUSTRE

- Total portfolio valuation of \$850m as at 31 Mar 26
- Like-for-like rental growth of +3.5%
- 22% of net Contract Rental subject to market review or expiry in FY27 and FY28, with potential reversion of +15%



16a Wickham Street, Hamilton

14-20 Favona Road, Auckland



Developments

Favona Road, Auckland, & Wickham Street, Hamilton

- Developments of two prime grade industrial facilities now complete, together valued at \$94m

Patiki Road, Auckland

- Redevelopment of ~\$70m (excl. land) approved. Early works have commenced

STRIDE

Office and Town Centre portfolio

- Stride's office and town centre portfolio is valued at \$879m as at 31 Mar 26
- Silverdale Centre sold to Investore, creating balance sheet headroom while retaining management
- Repositioning works at 34 Shortland Street and 215 Lambton Quay are largely complete; and in planning and feasibility stage at 1 Grey Street and 55 Lady Elizabeth Lane
- Resource consent submitted for prime grade Auckland waterfront office development at North Wharf, Wynyard Quarter



20 Customhouse Quay, Wellington

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 Investore buildings now certified under Green Star Performance, making this the largest portfolio of buildings by number, rated using 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

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 prudent, well funded and provides headroom for initiatives
- Near term focus is on growing income via our asset repositioning initiatives, realising Industre'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

Formal Business

Stride Property Limited Resolution

Resolution 1: Auditor's Remuneration

That the Directors be authorised to fix the remuneration of PwC as auditor of Stride Property Limited for the ensuing year.

SPL Proxy Votes Received

Resolution 1: Auditor's Remuneration

Proxy Votes Lodged	For	Against	Discretionary
355,408,140	94.51%	0.13%	5.35%

Stride Investment Management Limited Resolutions

Resolution 1: Auditor's Remuneration

That the Directors be authorised to fix the remuneration of PwC as auditor of Stride Investment Management Limited for the ensuing year.

Resolution 2: Re-election of Director Tracey Jones

That Tracey Jones be re-elected as a Director of Stride Investment Management Limited.



Resolution 3: Election of Director Hsueh Ling Ng

That Hsueh Ling Ng be elected as a Director of Stride Investment Management Limited.



SIML proxy votes received

Resolution 1: Auditor's Remuneration

Proxy Votes Lodged	For	Against	Discretionary
355,916,162	94.51%	0.14%	5.35%

Resolution 2: Re-election of Director Tracey Jones

Proxy Votes Lodged	For	Against	Discretionary
336,836,762	88.32%	6.30%	5.38%

Resolution 3: Election of Director Hsueh Ling Ng

Proxy Votes Lodged	For	Against	Discretionary
355,819,953	94.48%	0.04%	5.48%

General Business and Shareholder Questions

Thank you

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.

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

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

