ASSET PLUS+ — MANAGED BY Centuria

CHAIR'S ADDRESS – BRUCE COTTERILL

The year to 31 March 2026 continued to reflect a challenging economic environment and the operating environment for the office sector has not been spared, with elevated vacancy levels and subdued tenant demand persisting, particularly in the North Shore market.

There have been moments of anticipated improvement during the year, however macroeconomic uncertainty, particularly in light of recent events in the Middle East and the corresponding impact on energy prices and supply chains, have impacted the momentum and the long hoped for recovery.

Against this backdrop, we are pleased to report that management has made measurable progress during the year in improving the Company's underlying operating performance, while further advancing leasing at Munroe Lane.

Key highlights for the year include:

- A significant increase in Funds from Operations to $3.18 million, up from $0.53 million in the prior year.
- The commencement of the Aderant lease across half of Level 6 at Munroe Lane in February 2026.
- Further leasing success, including securing MILK Orthodontics for a 12-year lease term across the ground floor tenancy.
- An increase in occupancy to 75.6%, up from 65.0% in the prior year.

For the year ended 31 March 2026, the Company reported a total comprehensive loss of $3.16 million, an improvement on the $5.70 million loss recorded in the previous year. This result continues to be driven by non-cash fair value movements, with a $7.43 million unrealised revaluation loss recognised during the year.

The underlying operating performance of the Company has strengthened significantly. Funds From Operations increased materially, reflecting improved rental income following leasing successes and the absence of interest costs following the repayment of all debt in the prior year. Adjusted Funds from Operations reflected a profit of $0.17 million, net of $3.01 million of leasing costs and incentives incurred at Munroe Lane.

Despite leasing progress, ongoing concerns about confidence in the economy, and the office sector in particular, have meant that the value of Munroe Lane was independently assessed at $105.5 million as at 31 March 2026, reflecting softer capitalisation and discount rates on the prior year. Net Tangible Assets reduced from 32.4 cents per share to 30.7 cents per share, as a result of the $7.43 million unrealised fair value loss.

Leasing the balance of Munroe Lane remains the Company's primary focus. We've completed further fit-out works to support turnkey solutions for prospective tenants on vacant spaces, and for those who are with us here today can see that the spaces present extremely well.

Whilst we continue to have good conversations with potential tenants, there is no doubt that the market conditions remain challenging, with limited demand from large-scale office occupiers and elevated vacancy across the wider Auckland office market. However, we are confident that future leasing costs and incentives will be funded from available cash reserves, without requiring any debt to be drawn.

The Board remains committed to progressing leasing outcomes that enhance earnings and increase both occupancy and weighted average lease term at Munroe Lane. Doing so will improve the overall value of the property and better position it for eventual divestment. As previously noted, any decision to sell Munroe Lane or subsequently wind up the Company would require shareholder approval.

Execution of this strategy has taken longer than we originally envisaged. As a result of this, management and the board have considered a range of possible strategies the company could adopt in the interim that could be pursued for the benefit of shareholders. Various scenarios have been explored including:

- acquiring other assets in the short term;
- potential partial return of capital to shareholders via different mechanisms;
- or a potential merger or takeover.

Ultimately none of the alternative strategies considered are deemed to have any material benefit when weighing up the potential risks involved for shareholders, and likely financial outcomes. We remain committed to the core strategy of leasing the balance of Munroe Lane and divesting the asset when market conditions are supportive.

We've just announced that a dividend of 0.25 cents per share for the 1st quarter of FY27, with future dividends remaining subject to quarterly review.

We thank shareholders for their continued support and patience through what continues to be a challenging period. The Board remains confident that management is dedicated to delivering the best possible outcome for shareholders.

THE MANAGER'S PRESENTATION – STEPHEN BROWN-THOMAS

Thank you, Bruce, and good afternoon everyone – great to see you all here today and also welcome to our virtual meeting participants. I am Stephen Brown-Thomas, the Asset Plus Fund Manager from Centuria NZ, the external manager of Asset Plus.

The result for the FY26 year was in line with expectations at an operational level, delivering Funds From Operations (FFO) of $3.18m profit up from $0.53m in the prior year. As Bruce has alluded to, property markets remain challenging, with asset values remaining under pressure particularly in the office sector. This resulted in $7.43m of losses for the year when also accounting for capital expenditure incurred on the property for the new Aderant lease, and speculative fit-out works completed.

The key milestone during the financial year was commencement of the Aderant lease in February 2026.

Set out here are the key metrics for the company's portfolio as at 31 March 2026, with occupancy and WALE improving on the back of the new Aderant lease. NTA has reduced as a result of the valuation reduction.

Key activity during the year was the commencement of the new lease to Aderant on a 10-year term, securing MILK Orthodontics for the ground floor space on a 12-year term and completing partial fit-out works to part of Level 6, and part L1-L2.

Turning to Munroe Lane now, as noted previously there have been further revaluation losses driven predominantly by softer assumptions on the capitalisation and discount rates, with the valuation reducing from $107m to $105.5m.

Current passing rental has now increased to $5.2m, with an expected fully occupied net rental range of $7.1m - $7.2m based on the valuer's assumptions for vacant spaces.

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As noted in the highlights section we've secured Aderant for just over half of L6 on an initial 10-year term which commenced in February.

We've also secured MILK Orthodontics on the ground floor space with the lease expected to commence in the near term on a 12-year lease which will further activate the lobby.

We've now completed partial fit-outs to the Northern end of L6, which for those of who you are with us today can see presents very well and has certainly helped prospective tenants appreciate the space. For those not able to join us in person there are a number of images contained within this presentation of the completed fit-outs.

We have also installed a staircase joining L1 to L2 at the Southern end of the building, opening up a range of opportunities for potential occupiers who want their own street frontage with the associated profile that we couldn't previously provide.

We retain flexibility with the balance of L6 able to be split into 2 tenancies, and L2 able to be split from the current 2 tenancies into 3.

As you heard from Bruce, the office market remains challenging, particularly outside of the prime CBD sector, but we are continuing to pursue prospective tenants and the fit-outs completed are assisting in those discussions.

Moving now to the outlook for the company,

Our key focus remains on leasing the residual space within the Munroe Lane property, before looking to sell the property.

We wish to reemphasise that the leasing of Munroe Lane will influence the timing of such decisions, with market conditions likely to also dictate when this may occur.

As noted previously any steps to sell Munroe Lane, or wind the company up will require shareholder approval, and we anticipate asking shareholders to vote on both decisions at the same time.

The dividend remains subject to quarterly review moving forward.

That now concludes the managers presentation, I'll hand back over to Bruce now to facilitate the rest of proceedings.

- ENDS -

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