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Memorandum

To: Market Participants

From: NZX Product Operations

Date: Friday, 04 September 2026

Subject: Precinct Properties NZ & Precinct Properties Investments Ltd ("PCTHB") Notes – Redemption Following Cash Election

Message:

Further to the announcement released by Precinct Properties NZ & Precinct Properties Investments Ltd ("PCT"), NZX Operations ("NZXO") advises that, Precinct Properties NZ & Precinct Properties Investments Ltd Convertible Notes ("PCTHB") will be redeemed for cash, as PCT intends to make Cash Election on Monday, 21 September 2026.

Each Noteholder will receive a cash amount calculated as the Conversion Number multiplied by the Market Price, where the Conversion Number is the number of PCT stapled securities that would otherwise have been issued upon conversion of the Notes.

The final day of trading in PCTHB will be Wednesday, 09 September 2026 prior to the notes being suspended at close of business.

For NZX market participants, please be advised that the conversion price will only be set in the NZX system after PCT has announced the conversion price, which is expected to occur on Monday, 14 September 2026. A timetable of events is set out below:

Event	Date
Final day of trading	Wednesday, 09 September 2026
Ex date	Thursday, 10 September 2026
Record date	Friday, 11 September 2026
Final quotation date	Monday, 21 September 2026
Payment date	Monday, 21 September 2026



Please contact NZX Product Operations on +64 4 496 2853 or productoperations@nzx.com with any queries.

ENDS