

Kiwi Property Group Limited

Capital Change Notice

Section 1: Issuer information	
Name of issuer	Kiwi Property Group Limited
NZX ticker code	KPG
Class of financial product	Unlisted Performance Share Rights
ISIN	NZKPGE001S9
Currency	New Zealand Dollars
Section 2: Capital change details	
Number issued/acquired/redeemed	(a) 433,434 redeemed; (b) 1,535,332 issued
Nominal value (if any)	Not applicable
Issue/acquisition/redemption price per security	No cash consideration is payable
Nature of the payment (for example, cash or other consideration)	Not applicable
Amount paid up (if not in full)	Not applicable
Percentage of total class of Financial Products issued/acquired/redeemed/ (calculated on the number of Financial Products of the Class, excluding any Treasury Stock, in existence)[1]	(a) 14.39% of all existing Performance Share Rights immediately prior to redemption; (b) 59.53% of all existing Performance Share Rights immediately prior to issue.
For an issue of Convertible Financial Products or Options, the principal terms of Conversion (for example the Conversion price and Conversion date and the ranking of the Financial Product in relation to other Classes of Financial Product) or the Option (for example, the exercise price and exercise date)	Not applicable
Reason for issue/acquisition/redemption and specific authority for issue/acquisition/redemption/ (the reason for change must be identified here)	(a) Lapsed Performance Share Rights redeemed pursuant to the Kiwi Property Group Limited Share Rights Plan on cessation of employment; (b) issue of performance share rights for the FY27 - FY29 performance period pursuant to the Long Term Incentive Scheme.
Total number of Financial Products of the Class after the issue/acquisition/redemption/Conversion (excluding Treasury Stock) and the total number of Financial Products of the Class held as Treasury Stock after the issue/acquisition/redemption.	4,114,330 unlisted Performance Share Rights 4,114,330 Ordinary Shares if all Performance Share Rights vest or are exercised There is no treasury stock
In the case of an acquisition of shares, whether those shares are to be held as treasury stock	Not applicable
Specific authority for the issue, acquisition, or redemption, including a reference to the rule pursuant to which the issue, acquisition, or redemption is made	(a) Authorised by Board resolutions dated 24 May 2024 and 23 May 2025 and listing rule 4.6 (b) Authorised by Board resolution dated 25 August 2026.
Terms or details of the issue, acquisition, or redemption (for example: restrictions, escrow arrangements)	Pursuant to the terms of the Kiwi Property Group Long Term Incentive Share Scheme
Date of issue/acquisition/redemption[2]	7 September 2026
Section 3: Authority for this announcement and contact person	
Name of person authorised to make this announcement	Louise Hill
Contact person for this announcement	Louise Hill
Contact phone number	+64 27 558 0033
Contact email address	louise.hill@kp.co.nz
Date of release through MAP	8 September 2026

[1] The percentage is to be calculated immediately before the issue, acquisition, redemption or Conversion.

[2] Continuous issuers using this form in reliance on Rule 3.13.2, please indicate the period during which the relevant issue/acquisition/redemptions were made (for example, 1 January 2019 to 31 January 2019).