

Ongoing Disclosure Notice

Disclosure of Directors and Senior Managers Relevant Interests

Sections 297(1) and 298(1), Financial Markets Conduct Act 2013

To NZX Limited; and
Name of listed issuer:
Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
2 October 2026
6 August 2026

Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Paul Foley
Private Land and Property Fund
N/A
Director of BIML (and BFS and ACNL)

Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):

Ordinary units in the Private Land and Property Fund
• Registered holder and beneficial owner, held via ACNL

For that relevant interest-

Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

249,283
250,773
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

Details of transactions giving rise to acquisition or disposal -

Total number of transactions to which notice relates:

1

Details of transactions requiring disclosure-

Date of transaction* 1:
Nature of transaction:
Name of any other party or parties to the transaction (if known):
The consideration, expressed in New Zealand dollars, paid or received for the acquisition or disposal. If the consideration was not in cash and cannot be readily by converted into a cash value, describe the consideration:
Number of financial products to which the transaction related:
Whether relevant interests were acquired or disposed of during a closed period (see ** note below):
Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

2 October 2026
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$1,870
1,490
N/A - DRP
N/A - DRP
N/A - DRP

Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
For that relevant interest,-
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Spouse as beneficial owner, held via ACNL (7,919 units)
7,919
• Current registered holder is as identified in the 'Nature of Relevant Interest'

Certification

I, 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.
Signature of director or officer:
Date of signature:

or

Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


2 October 2026
Gary Scott, Company Secretary

*This is the date the transaction is effective. The confirmation of transaction details occurs two business days later, when the unit price is confirmed and settlement occurs.

** Note - in accordance with Booster's personal trading policy, all Directors and Senior Managers are required to obtain written clearance for any trade in PLP (other than for reinvestment of distributions under the distribution reinvestment plan, capital calls by the fund or if transferring between accounts of the same beneficial owner).

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To NZX Limited; and
Name of listed issuer:
Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
2 October 2026
6 August 2026

Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Diana Papadopoulos
Private Land and Property Fund
N/A
Director of BIML

Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):
For that relevant interest-
Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

Ordinary units in the Private Land and Property Fund
• Registered holder and beneficial owner, held via ACNL
48,894
49,186
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

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Number of financial products to which the transaction related:

2 October 2026
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$367
292

Whether relevant interests were acquired or disposed of during a closed period (see ** note below):
Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

N/A - DRP
N/A - DRP
N/A - DRP

Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
<i>For that relevant interest,-</i>
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Owner as trustee for children, held via ACNL (1,152 units)
1,152
• Current registered holder is as identified in the 'Nature of Relevant Interest'

Certification

I, 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.
Signature of director or officer:
Date of signature:
or
Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


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Disclosure of Directors and Senior Managers Relevant Interests

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To NZX Limited; and
Name of listed issuer:
Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
2 October 2026
6 August 2026

Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Diana Papadopoulos
Private Land and Property Fund
N/A
Director of BIML

Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):
For that relevant interest-
Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

Ordinary units in the Private Land and Property Fund
• Owner as trustee for children, held via ACNL
1,145
1,152
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

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2 October 2026
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$9
7
N/A - DRP
N/A - DRP
N/A - DRP

Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
<i>For that relevant interest,-</i>
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Beneficial owner, held via ACNL (49,186 units)
49,186
• Current registered holder is as identified in the 'Nature of Relevant Interest'

Certification

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Signature of director or officer:
Date of signature:
or
Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


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Name of listed issuer:
Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
2 October 2026
6 August 2026

Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Mihaela Emilia Chitu
Private Land and Property Fund
N/A
Senior Manager of BIML

Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):
For that relevant interest-
Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

Ordinary units in the Private Land and Property Fund
• Registered holder and beneficial owner, held via ACNL
40,236
40,476
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

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Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

2 October 2026
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$302
241
N/A - DRP
N/A - DRP
N/A - DRP

Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
For that relevant interest,-
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Partner as beneficial owner, held via ACNL (787 units)
787
• Current registered holder is as identified in the 'Nature of Relevant Interest'

Certification

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Signature of director or officer:
Date of signature:
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Signature of person authorised to sign on behalf of director or officer:
Date of signature:
Name and title of authorised person:


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To NZX Limited; and
Name of listed issuer:
Date this disclosure made:
Date of last disclosure:

Private Land and Property Fund
2 October 2026
29 June 2026

Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Mihaela Emilia Chitu
Private Land and Property Fund
N/A
Senior Manager of BIML

Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):
For that relevant interest-
Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

Ordinary units in the Private Land and Property Fund
• Partner of beneficial owner, held via ACNL
782
787
• Current registered holder is as identified in the 'Nature of Relevant Interest'
• Asset Custodian Nominees Limited

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Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

2 October 2026
• Purchase of units with the Fund under the Distribution Reinvestment Plan
• Transaction directly with the Fund
\$6
5
N/A - DRP
N/A - DRP
N/A - DRP

Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:
For that relevant interest,-
Number held in class:
Current registered holder(s):

Ordinary units in the Private Land and Property Fund
• Beneficial owner, held via ACNL (40,476 units)
40,476
• Current registered holder is as identified in the 'Nature of Relevant Interest'

Certification

I, 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.
Signature of director or officer:
Date of signature:
or
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