Distribution Notice

Please note:

1) **All cash amounts in this form should be provided to 8 decimal places, including zeros (i.e. 0.01001000)**
2) **All dates included are New Zealand business days**

Section 1: Issuer information				
Name of issuer	Argosy Property Limited			
Financial product name/description	Ordinary Shares			
NZX ticker code	ARG			
ISIN (If unknown, check on NZX website)	NZARGE0010S7			
Type of distribution (Please mark with an X in the relevant box/es)	Full Year		Quarterly	X
	Half Year		Special	
	DRP applies			
Record date	09/12/2026			
Ex-Date (one business day before the Record Date)	08/12/2026			
Payment date (and allotment date for DRP)	23/12/2026			
Total monies associated with the distribution [1]	$14,529,757.82			
Source of distribution (for example, retained earnings)	Retained Earnings			
Currency	NZD			
Section 2: Distribution amounts per financial product				
Gross distribution [2]	$0.01895388			
Gross taxable amount [3]	$0.00831744			
Total cash distribution [4]	$0.01662500			
Excluded amount (applicable to listed PIEs)	$0.01063644			
Supplementary distribution amount	$0.00105680			
Section 3: Imputation credits and Resident Withholding Tax [5]				
Is the distribution imputed	Fully imputed			
	~~Partial imputation~~			
	~~No imputation~~			

[1] Continuous issuers should indicate that this is based on the number of units on issue at the date of the form

[2] "Gross distribution" is the total cash distribution plus the amount of imputation credits, per financial product, before the deduction of Resident Withholding Tax (**RWT**).

[3] "Gross taxable amount" is the gross distribution minus any excluded income.

[4] "Total cash distribution" is the cash distribution excluding imputation credits, per financial product, before the deduction of RWT. This should *include* any excluded amounts, where applicable to listed PIEs.

[5] The imputation credits plus the RWT amount is 33% of the gross taxable amount for the purposes of this form. If the distribution is fully imputed the imputation credits will be 28% of the gross taxable amount with remaining 5% being RWT. This does not constitute advice as to whether or not RWT needs to be withheld.

If fully or partially imputed, please state imputation rate as % applied [6]	28.00%	
Imputation tax credits per financial product	$0.00232888	
Resident Withholding Tax per financial product	N/A as unimputed position is excluded income.	
Section 4: Distribution re-investment plan (if applicable)		
DRP % discount (if any)	Not applicable.	
Start date and end date for determining market price for DRP		
Date strike price to be announced (if not available at this time)		
Specify source of financial products to be issued under DRP programme (new issue or to be bought on market)		
DRP strike price per financial product		
Last date to submit a participation notice for this distribution in accordance with DRP participation terms		
Section 5: Authority for this announcement		
Name of person authorised to make this announcement	Dave Fraser	
Contact person for this announcement	Dave Fraser	
Contact phone number	09 304 3400	
Contact email address	dfraser@argosy.co.nz	
Date of release through MAP	18/11/2026	

[6] Calculated as (imputation credits/gross taxable amount) x 100. Fully imputed dividends will be 28% as a % rate applied.