

Investore Property Limited

Updated Terms Sheet for Subordinated Convertible Notes

Further to Investore Property Limited's (Investore) Interest Rate announcement earlier today in relation to its offer (Offer) of up to \$62.5 million of subordinated convertible notes (Notes), the Updated Terms Sheet relating to Investore's issue of Notes is attached.

Further details of the Offer are contained in the Product Disclosure Statement dated 8 September 2025 (PDS), which (together with further information in relation to the Notes and the Offer) is available on the Disclose Register at www.companiesoffice.govt.nz/disclose under Investore's offer number OFR13984. The PDS is also available at www.investorenotesoffer.co.nz or by contacting one of the Joint Lead Managers as listed below and must be obtained by investors before they decide to acquire any Notes.

For further details, investors should contact one of the Joint Lead Managers as listed below or their usual financial adviser.

Arranger and Joint Lead Manager

Forsyth Barr Limited



Phone: 0800 367 227

Joint Lead Manager

Craigs Investment Partners Limited



Phone: 0800 272 442

Ends

Attachments provided to NZX:

- Investore Property Limited - Updated Terms Sheet for Subordinated Convertible Notes - 190925
- Investore Property Limited – Updated Terms Sheet - 190925

For further information please contact:

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