

13 October 2025

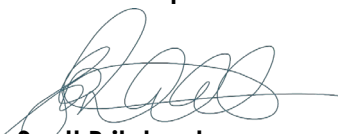
NZX Limited
Level 2, NZX Centre
11 Cable Street
WELLINGTON

NOTICE UNDER CLAUSE 20(1)(a) OF SCHEDULE 8 TO THE FINANCIAL MARKETS CONDUCT REGULATIONS 2014

1. Precinct Properties New Zealand Limited and Precinct Properties Investments Limited (together, "**Precinct**") intend to undertake an offer of new stapled ordinary shares in Precinct by:
 - 1.1. a fully underwritten placement to selected investors to raise \$285 million; and
 - 1.2. a non-underwritten share purchase plan offer to Precinct's existing shareholders with an address in New Zealand targeting \$25 million (with the ability for Precinct to accept oversubscriptions at its discretion).(together, the "**Offer**").
2. Pursuant to the Offer, an offer for issue is being made to investors in reliance upon the exclusion in clause 19 of schedule 1 to the Financial Markets Conduct Act 2013.
3. This notice is provided under subclause 20(1)(a) of schedule 8 to the Financial Markets Conduct Regulations 2014 ("**Regulations**").
4. As at the date of this notice:
 - 4.1. Precinct is in compliance with the continuous disclosure obligations that apply to it in relation to stapled ordinary shares in Precinct;
 - 4.2. Precinct is in compliance with its financial reporting obligations (as defined in subclause 20(5) of schedule 8 to the Regulations); and
 - 4.3. there is no information that is "excluded information" as defined in subclause 20(5) of schedule 8 to the Regulations.
5. The Offer is not expected to have any effect on the "control" (within the meaning of clause 48 of schedule 1 to the Financial Markets Conduct Act 2013) of Precinct.

On behalf of

Precinct Properties New Zealand Limited and Precinct Properties Investments Limited



Scott Pritchard
Chief Executive Officer