

Ongoing Disclosure Notice

Disclosure of Directors and Senior Managers Relevant Interests

Sections 297(2) and 298(2), Financial Markets Conduct Act 2013

To NZX Limited; and Name of listed issuer: Date this disclosure made: Date of last disclosure: Date of last disclosure: Director or senior manager giving disclosure Full name(s): Name of listed issuer: Precinct Properties (PP/L) and an amembers of the Precinct Properties (PP/L) and preci		
CPAID_2 and Precince Properties Group	To NZX Limited; and	
Date of last disclosure: Strong of last disclosure	Name of listed issuer:	(PPNZ) and Precinct Properties Investments Limited (PPIL) each as members of the Precinct Properties
Director or senior manager giving disclosure Full name(s): Anne June Univin Precinct Properties Group Registered holder(s): Director Summary of acquisition or disposal of relevant interest (excluding specified derivatives) Stapled Securities in Precinct Properties Group (PCT) Beneficial owner For that relevant interest. Number held in class after acquisition or disposal: Number held in class after acquisition or disposal: Number held in class after acquisition or disposal: Current registered holder(s): Curre	Date this disclosure made:	17/10/2025
Full name(s): Name of listed issuer: Name of related body corporate (if applicable): Position held in listed issuer: Class of affected quoted financial products: Class of affected quoted financial products: Stapled Securities in Precinct Properties Group (PCT) Nature of the affected relevant interest(s): Beneficial owner For that relevant interest. Number held in class before acquisition or disposal: Current registered holder(s): Current registered holder(s): Current registered holder(s): Current registered holder(s): Current registered holder(s) once transfers are registered: Clifton Creek Limited Summary of acquisition or disposal of specified derivatives relevant interest (if applicable) Type of affected derivative: NA Details of affected derivative: NA Statement as to whether the derivative is cash settled or physically settled: Mixing yields of the derivative (if any): NA A statement as to whether the derivative is cash settled or physically settled: Mixing yields of the derivative (if any): NA A price specified in the terms of the derivative (if any): NA A prother details needed to understand how the amount of the consideration payable under the derivative: NA For that derivative: Parties to the derivative: In MA NA For that derivative: Parties to the derivative: In MA NA In derivative: NA In derivative: NA NA The price specified in the terms of the derivative (if any): NA NA For that derivative: NA The derivative: NA The derivative: NA The derivative or the value of the derivative (if any): NA The derivative or selected or understand how the amount of the underlying financial products: NA The derivative: NA The derivative: NA The derivative or selected to understand how the amount of the underlying financial products: NA The registered to the derivative is affected by the value of the elevative interest (if the registered to replevant interest (if the registered to registered the value of the derivative is affected by the value of the underl	Date of last disclosure:	31/03/2025
Anne June Unfwin Name of listed issuer: Position held in listed issuer: Precinct Properties Group	Director or senior manager giving disclosure	
Name of related body corporate (if applicable): Position held in listed issuer: Director Summary of acquisition or disposal of relevant interest (excluding specified derivatives) Class of affected quoted financial products: Stapled Securities in Precinct Properties Group (PCT) Nature of the affected relevant interest(s): Beneficial owner For that relevant interest- Number held in class after acquisition or disposal: Number held in class after acquisition or disposal: Number held in class after acquisition or disposal: Current registered holder(s): Current registered holder(s): Current registered holder(s) once transfers are registered: Clifton Creek Limited Summary of acquisition or disposal of specified derivatives relevant interest (if applicable) Type of affected derivative: NA Class of underlying financial products: NA Statement as to whether the derivative (if any) or the notional amount of underlying financial products (if any): NA A statement as to whether the derivative (if any) or the notional amount of underlying financial products: NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement as to whether the derivative (if any): NA A statement	Full name(s):	Anne June Urlwin
Position held in listed issuer: Director	Name of listed issuer:	Precinct Properties Group
Summary of acquisition or disposal of relevant interest (excluding specified derivatives) Class of affected quoted financial products: Stapled Securities in Precinct Properties Group (PCT) Nature of the affected relevant interest(s): Beneficial owner For that relevant interest- Number held in class before acquisition or disposal: Number held in class after acquisition or disposal: Current registered holder(s): Clifton Creek Limited Summary of acquisition or disposal of specified derivatives relevant interest (if applicable) Type of affected derivative: N/A Class of underlying financial products: N/A Details of affected derivative (if any) or the notional amount of underlying financial products (if any): Expiry date of the derivative (if any): Expiry date of the derivative (if any): N/A Any other details needed to understand how the amount of the consideration payable under the derivative or the value of the derivative is affected by the value of the underlying financial products (if the director or senior manager is not a party to the derivative, the nature of the relevant interest (if the director or senior manager is not a party to the derivative, the nature of the relevant interest (if the relevant interest) Stapled Securities in Precinct Properties Group (PCT) Beneficial owner Stapled Securities in Precinct Properties Group (PCT) Beneficial owner Stapled Securities in Precinct Properties Group (PCT) Beneficial owner Cliffon Creek Limited Cliffton Creek Limited Cliffton Creek Limited N/A N/A Statement as to whether the derivative: N/A A statement as to whether the derivative (if any) or the notional amount of underlying financial products (if any): N/A N/A A statement as to whether the derivative (if any): N/A N/A A statement as to whether the derivative (if any): N/A N/A N/A Statement as to whether the derivative (if any): N/A N/A N/A N/A N/A N/A N/A N/	Name of related body corporate (if applicable):	
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Stapled Securities in Precinct Properties Group (PCT) Nature of the affected relevant interest(s): Beneficial owner For that relevant interest- Number held in class before acquisition or disposal: Number held in class after acquisition or disposal: 101,588 Current registered holder(s): Clifton Creek Limited Registered holder(s) once transfers are registered: Clifton Creek Limited Summary of acquisition or disposal of specified derivatives relevant interest (if applicable) Type of affected derivative: N/A Class of underlying financial products: N/A Details of affected derivative (if any) or the notional amount of underlying financial products (if any): N/A A statement as to whether the derivative is cash settled or physically settled: N/A Maturity date of the derivative (if any): N/A The price specified in the terms of the derivative (if any): N/A Any other details needed to understand how the amount of the consideration payable under the derivative or the value of the derivative is affected by the value of the underlying financial products: N/A For that derivative: Parties to the derivative: In the director or senior manager is not a party to the derivative, the nature of the relevant interest	Summary of acquisition or disposal of relevant interest (excluding specified derivatives)	
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If the director or senior manager is not a party to the derivative, the nature of the relevant interest	For that derivative,-	
		N/A
		N/A

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:	17/10/2025
	Acquisition of 10,460 stapled securities in Precinct Properties Group in the Placement announced to the market on
Nature of transaction:	13 October 2025
Name of any other party or parties to the transaction (if known):	N/A
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:	\$12,865.80 (excluding brokerage)
Number of financial products to which the transaction related: If the issuer has a financial products trading policy that prohibits directors or senior managers from trading during any period without written clearance (a closed period) include the following details—	10,460
Whether relevant interests were acquired or disposed of during a closed period:	No
Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:	N/A
Date of the prior written clearance (if any):	N/A
Summary of other relevant interests after acquisition or disposal:	
Class of quoted financial products:	PCT020 Fixed Rate Bonds
Nature of relevant interest:	Beneficial owner
For that relevant interest,-	
Number held in class:	25,000
Current registered holder(s):	Clifton Creek Limited
For a derivative relevant interest,-	
Type of derivative:	
Details of derivative,-	
The notional value of the derivative (if any) or the notional amount of underlying financial products (if any):	N/A
A statement as to whether the derivative is cash settled or physically settled:	N/A
Maturity date of the derivative (if any):	N/A
Expiry date of the derivative (if any):	N/A
The price's specified terms (if any):	N/A
Any other details needed to understand how the amount of the consideration payable under the derivative or the value of the derivative is affected by the value of the underlying financial products:	N/A
For that derivative relevant interest,-	N/A
If the director or senior manager is not a party to the derivative, the nature of the relevant interest in the derivative:	N/A
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	
Signature of director or officer:	
Date of signature:	
or	
Signature of person authorised to sign on behalf of director or officer:	Louise Rooney
Date of signature:	17/10/2025
Name and title of authorised person:	Louise Rooney General Counsel
Notes	

Use this form to disclose all the acquisitions and disposals by a director or senior manager of a listed issuer, or of a related body corporate, or in specified derivatives. The disclosure must be made within—

(a) 20 working days after the first acquisition or disposal disclosed in this notice if the aquisitions or disposals are of a kind referred to in section 297(2)(a) of the Financial Markets Conduct Act 2013; or

(b) in any other case, 5 trading days after the first acquisition or disposal disclosed in this notice.