

## Disclosure of beginning to have substantial holding

*Section 276, Financial Markets Conduct Act 2013*

**To:** NZX Limited  
and

**To:** Stride Property Ltd & Stride Investment Management Ltd (NS)

Date this disclosure made: 27/02/2026

Date on which substantial holding began: 25/02/2026

### **Substantial product holder(s) giving disclosure**

Full name(s): **Westpac Banking Corporation (including the related bodies corporate specified in the Annexure)**

### **Summary of substantial holding**

Class of quoted voting products: Stride Property Ltd & Stride Investment Management Ltd (NS)  
Ordinary Shares

Summary for **Westpac Banking Corporation (including the related bodies corporate specified in the Annexure)**

For this disclosure, —

- (a) total number held in class: 28,110,824
- (b) total in class: 559,462,036
- (c) total percentage held in class: 5.02%

### **Details of relevant interests**

Details for **Westpac Banking Corporation (including the related bodies corporate specified in the Annexure)**

Nature of relevant interest(s): **Relevant interest by virtue of the entities specified in the Annexure (being related bodies corporate of Westpac Banking Corporation) acquiring Stride Property Ltd & Stride Investment Management Ltd (NS) shares on behalf of funds managed by the related bodies corporate, or in respect of which the related bodies corporate act as responsible entity.**

For that relevant interest, —

- (a) number held in class: 559,462,036
- (b) percentage held in class: 5.02%
- (c) current registered holder(s): **Refer Annexure**
- (d) registered holder(s) once transfers are registered: **Refer Annexure**

For a derivative relevant interest, also—

- (a) type of derivative: **Not Applicable**
- (b) details of derivative: **Not Applicable**
- (c) parties to the derivative: **Not Applicable**
- (d) if the substantial product holder is not a party to the derivative, the nature of the relevant interest in the derivative: **Not Applicable**

**Details of transactions and events giving rise to substantial holding**

Details of the transactions or other events requiring disclosure: **Refer Annexure**

**Additional information**

Address(es) of substantial product holder(s):

**Westpac Banking Corporation, Level 18, Westpac Place, 275 Kent Street, Sydney, NSW 2000, Australia**

**BT Funds Management (NZ) Limited, 16 Takutai Square, Auckland 1010, New Zealand**

**Westpac Wholesale Property Trust, C/O The New Zealand Guardian Trust Company Limited, Auckland, 1010, NZ**

Contact details:

**Tim Hartin**

**Company Secretary**

**Phone: +61 (2) 9155 7713**

Nature of connection between substantial product holders: **The entities specified in the Annexure are related bodies corporate of Westpac Banking Corporation.**

Name of any other person believed to have given, or believed to be required to give, a disclosure under the Financial Markets Conduct Act 2013 in relation to the financial products to which this disclosure relates:

**Not Applicable**

Disclosure has effect for purposes of directors' and senior managers' disclosure:

**Not Applicable**

**Certification**

I, Tim Hartin, 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.

**ANNEXURE 1**

**BEGINNING DISCLOSURE IN SUBSTANTIAL HOLDING FROM**

**Westpac Banking Corporation and related bodies corporate**

**DATED 26/02/2026**

Name of type of shares	Stride Property Ltd & Stride Investment Management Ltd (NS) Ordinary Shares
Percentage held	5.02%

Relevant related body corporate:	<b>Westpac Banking Corporation Various unit trusts managed by BT Funds Management (NZ) Limited</b>		
Registered holder:	<b>Westpac WHS Australasian Share No.1</b>		
Holding 1:	<b>4,098,471</b>		
Dates:	<b>Beginning to have substantial holding on 25/02/2026</b>		
<b>Transaction type</b>	<b>Period</b>	<b>Shares</b>	<b>Consideration</b>
On-market purchase	24/10/2025 – 25/02/2026	-	-
On-market sale	24/10/2025 – 25/02/2026	374,000	\$533,820.00

Relevant related body corporate:	<b>Westpac Banking Corporation Various unit trusts managed by BT Funds Management (NZ) Limited</b>		
Registered holder:	<b>Westpac WHS Australasian Share No.3</b>		
Holding 2:	<b>9,016,863</b>		
Dates:	<b>Beginning to have substantial holding on 25/02/2026</b>		
<b>Transaction type</b>	<b>Period</b>	<b>Shares</b>	<b>Consideration</b>
On-market purchase	24/10/2025 – 25/02/2026	5,310,674	\$6,804,176.85
On-market sale	24/10/2025 – 25/02/2026	-	-

Relevant related body corporate:		<b>Westpac Banking Corporation Various unit trusts managed by BT Funds Management (NZ) Limited</b>	
Registered holder:		<b>Westpac WHS Property</b>	
Holding 3:		<b>14,995,490</b>	
Dates:		<b>Beginning to have substantial holding on 25/02/2026</b>	
<b>Transaction type</b>	<b>Period</b>	<b>Shares</b>	<b>Consideration</b>
On-market purchase	24/10/2025 – 25/02/2026	-	-
On-market sale	24/10/2025 – 25/02/2026	3,606,844	\$5,039,612.89