



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:	Kiwi Property Group Limited
Date this disclosure made:	30-Mar-26
Date of last disclosure:	22-Sept-25

Director or senior manager giving disclosure

Full name(s):	Steven Edward Penney
Name of listed issuer:	Kiwi Property Group Limited
Name of related body corporate (if applicable):	N/A
Position held in listed issuer:	Formerly Chief Financial Officer

Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:	See attached schedule
Nature of the affected relevant interest(s):	See attached schedule

For that relevant interest-

Number held in class before acquisition or disposal:	See attached schedule
Number held in class after acquisition or disposal:	See attached schedule
Current registered holder(s):	Steven Edward Penney
Registered holder(s) once transfers are registered:	N/A

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-

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 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:	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

Details of transactions giving rise to acquisition or disposal

Total number of transactions to which notice relates:	2
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Details of transactions requiring disclosure-

Date of transaction:	26-Mar-26
Nature of transaction:	See attached schedule

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:	Nil
Number of financial products to which the transaction related:	See attached schedule
<i>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—</i>	
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:	Ordinary shares
Nature of relevant interest: <i>For that relevant interest,-</i>	Legal and beneficial owner
Number held in class:	293,124
Current registered holder(s): <i>For a derivative relevant interest,-</i>	Steven Edward Penney
Type of derivative:	N/A

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: <i>For that derivative relevant interest,-</i>	N/A
Parties to the derivative:	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 made.	
Signature of director or officer:	
Date of signature:	
or	
Signature of person authorised to sign on behalf of director or senior manager:	
Date of signature:	30-Mar-26
Name and title of authorised person:	Chris Green, Senior Legal Counsel

Schedule to Ongoing Disclosure Notice - 30 March 2026

Name of Senior Manager	Position held	Class of affected quoted financial products	Nature of the affected relevant interest(s)	Nature of transaction	Number held in class before transaction	Number held in class after transaction	Number of financial products to which the transaction related
Steven Edward Penney	Formerly Chief Financial Officer	Performance Share Rights	Share rights - Legal and beneficial - PSRs	Cancellation of share right entitlement upon cessation of employment	534,083	-	534,083
		Restricted Share Rights	Share rights - Legal and beneficial - RSRs	Cancellation of share right entitlement upon cessation of employment	1,332	-	1,332