

Ongoing Disclosure Notice

Disclosure of Directors and Senior Managers Relevant Interests
Sections 297(1) and 298(1), Financial Markets Conduct Act 2013

To NZX Limited; and	
Name of listed issuer:	Private Land and Property Fund
Date this disclosure made:	9 April 2026
Date of last disclosure:	7 July 2025

Director or senior manager giving disclosure	
Full name(s):	Allan Seng Teng Yeo
Name of listed issuer:	Private Land and Property Fund
Name of related body corporate (if applicable):	Booster Financial Services Limited (BFSL) (parent company of Booster Investment Management Limited (BIML))
Position held in listed issuer:	Senior Manager of BIML (Manager of the Fund)

Summary of acquisition or disposal of relevant interest (excluding specified derivatives)	
Class of affected quoted financial products:	Ordinary units in the Private Land and Property Fund
Nature of the affected relevant interest(s):	• BFSL to acquire and dispose of units - BFSL units are held via Asset Custodian Nominees Limited (ACNL). Allan Yeo controls major shareholder (20% or more of voting rights) of BFSL.
For that relevant interest-	
Number held in class before acquisition or disposal:	0
Number held in class after acquisition or disposal:	0
Current registered holder(s):	N/A
Registered holder(s) once transfers are registered:	N/A

Details of transactions giving rise to acquisition or disposal -	
Total number of transactions to which notice relates:	2

Details of transactions requiring disclosure-	
Date of transaction* 1:	1 April 2026
Nature of transaction:	• On market purchase
Name of any other party or parties to the transaction (if known):	• Not known
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:	\$224,875
Number of financial products to which the transaction related:	175,000
Whether relevant interests were acquired or disposed of during a closed period (see ** note below):	Yes
Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:	Yes
Date of the prior written clearance (if any):	1 April 2026
Date of transaction* 2:	1 April 2026
Nature of transaction:	• Redemption of units with the Fund
Name of any other party or parties to the transaction (if known):	• Transaction directly with the Fund
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:	-\$225,068
Number of financial products to which the transaction related:	-175,000
Whether relevant interests were acquired or disposed of during a closed period (see ** note below):	Yes
Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:	Yes
Date of the prior written clearance (if any):	1 April 2026

Summary of other relevant interests after acquisition or disposal:	
Class of quoted financial products:	Ordinary units in the Private Land and Property Fund
Nature of relevant interest:	• Beneficial owner, held via ACNL (96,362 units) • Partner as beneficial owner, held via ACNL (53,249) units
For that relevant interest,-	
Number held in class:	149,611
Current registered holder(s):	• Current registered holder is as identified in the 'Nature of Relevant Interest'

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 officer:	
Date of signature:	9 April 2026
Name and title of authorised person:	Gary Scott, Company Secretary

*This is the date the transaction is effective. The confirmation of transaction details occurs two business days later, when the unit price is confirmed and settlement occurs.