



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:

Stride Property Limited (Stride) and Stride Investment Management Limited (SIML), each as members of the Stride Property Group
16-Apr-26
16-Apr-25

Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

Adam Michael Lilley
Stride Property Group
N/A
General Manager, Investment

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

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

Ordinary Shares
Legal and Beneficial Ownership

For that relevant interest-

Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

78,343
160,119
Adam Michael Lilley
Adam Michael Lilley

Summary of acquisition or disposal of specified derivatives relevant interest

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

Share Performance Rights
Conditional entitlement to become legal and beneficial owner of ordinary shares under the Stride Long Term Incentive Scheme, the Short Term Incentive Scheme and pursuant to the FY27 Remuneration Grant

For that relevant interest-

Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

450,607
693,807
Adam Michael Lilley
Adam Michael Lilley

Summary of acquisition or disposal of specified derivatives relevant interest (if applicable)

Type of affected derivative
Class of underlying financial products:

N/A
N/A

Details of affected derivative-

The notional value of the derivative (if any) or the notional amount of underlying financial products (if any):
A statement as to whether the derivative is cash settled or physically settled:
Maturity date of the derivative (if any):
Expiry date of the derivative(if any):
The price specified in the terms of the derivative (if any):
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
N/A
N/A
N/A
N/A
N/A

For that derivative, -

Parties to the derivative:
If the director or senior manager is not a party to the derivative, the nature of the relevant interest in the derivative:

N/A
N/A

Details of transactions giving rise to acquisition or disposal

Total number of transactions to which notice relates:

Seven

Details of transactions requiring disclosure-

Date of transaction:

16-Apr-26

Nature of transaction:

(a) Vesting of share performance rights pursuant to FY24 LTI scheme (b) Lapse of share performance rights pursuant to FY24 LTI scheme (c) Vesting of share performance rights pursuant to FY24 STI scheme (d) Issue of special shares as part of FY24 Remuneration (e) Issue of share performance rights pursuant to FY27 LTI scheme (f) Issue of share performance rights as part of FY26 STI Scheme (g) Issue of share performance rights as part of FY27 Remuneration Grant

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 converted into a cash value, describe the consideration:

Nil

Number of financial products to which the transaction related:

(a) 32,542 rights vested (19,851 shares issued after tax) (b) 21,695 rights lapsed (c) 59,928 rights vested (35,946 shares issued after tax) (d) 42,589 shares issued (25,979 after tax) (e) 183,116 rights which convert into 183,116 ordinary shares if not lapsed (f) 108,620 rights which convert into 108,620 ordinary shares (g) 64,629 rights which convert into 64,629 ordinary shares

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—

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:

N/A

Nature of relevant interest:

N/A

For that relevant interest,-

Number held in class:

N/A

Current registered holder(s):

N/A

For a derivative relevant interest,-

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:

N/A

For that derivative relevant interest,-

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 officer:

Date of signature:

Name and title of authorised person:



16-Apr-26

Claire Fisher, Company Secretary

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 acquisitions 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.