



2026 Property Compendium

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Overview

About Kiwi Property

Kiwi Property (NZX: KPG) is one of the largest listed property companies on the New Zealand Stock Exchange and a member of the S&P/NZX 20 Index.

We've been creating the spaces that New Zealanders love for more than 30 years, with expertise in property investment, development and asset management.

We proudly own and manage over \$3 billion in direct property investments, as well as manage properties valued at over \$450 million for third-party clients.

Our strategy

Our strategy is built on four pillars:

1. Assets

We own and operate a portfolio of the best retail-led mixed-use assets in the best locations.

2. Capital

We actively manage the balance sheet and allocate capital with discipline to fund growth and deliver superior returns.

3. Customer

We deliver compelling experiences that meet the evolving needs of customers and tenants.

4. Capability

We operate a high-performing organisation with the people and systems to deliver consistently and adapt with confidence.



This compendium for the year ended 31 March 2026 should be read in conjunction with the NZX announcement and annual report released on 18 May 2026. Refer to our website kp.co.nz or nzx.com. Property statistics within this document represent partially or fully owned assets only; property interests managed on behalf of third parties are excluded. Unless otherwise indicated, all of the numerical data provided in this document is stated for the year ended and/or as at 31 March 2026. All amounts are in New Zealand dollars. Due to rounding, numbers within this document may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures. All sales include GST. Sales are for the 12 months to 31 March 2026.

Portfolio metrics



Our investment portfolio

- Retail-led mixed-use
- Office
- Other



Our investment portfolio

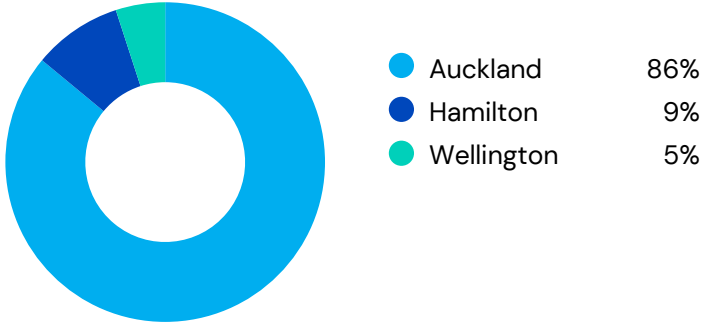
\$2.9bn
Investment portfolio value¹

\$198.2m
FY26 NOI

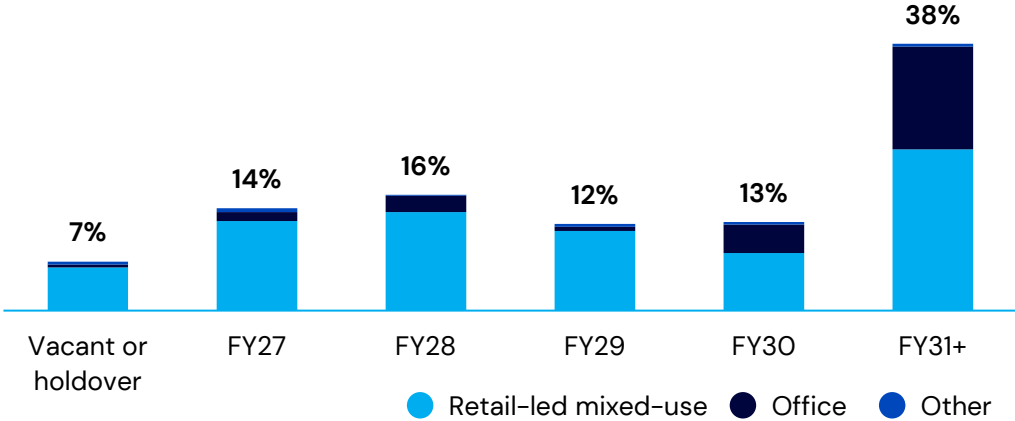
99.0%
Occupancy

3.6 years
WALE by income

Geographic diversification (by investment portfolio value)¹



Lease expiry profile (% of investment portfolio gross income)²



6 1: Investment portfolio value excludes assets held for sale and development land. 2: Excludes Resido.

Our investment portfolio (continued)

Portfolio tenant mix

BY INVESTMENT PORTFOLIO GROSS INCOME

As at 31 March 2026	Retail led mixed-use	Office	Other	Investment portfolio
Speciality shops	44%	1%	67%	35%
Mini-majors	21%	-	12%	16%
Government	<1%	26%	9%	6%
Banking	7%	2%	-	6%
Department stores ¹	7%	-	-	5%
Residential	6%	-	-	5%
Legal	-	21%	1%	5%
Insurance	1%	16%	-	4%
Finance	<1%	17%	-	4%
Other office	2%	12%	-	4%
Other industrial	4%	-	-	3%
Supermarket	3%	-	-	2%
Cinemas	2%	-	8%	2%
Consultancy	<1%	4%	-	1%
Other retail	1%	<1%	3%	1%

¹ The department stores category includes discount department stores.



Retail-led mixed-use



Sylvia Park Shopping Centre

286 Mount Wellington Highway,
Mount Wellington,
Auckland
sylviapark.com

Portfolio:
Retail-led mixed-use

Property overview

Ownership interest	100%
Asset type	Major Regional Centre
Date completed	June 2007
Last refurbished/redeveloped	2022
Net lettable area	93,829 sqm
Tenants	231
Carparks	4,091

Property metrics

Occupancy	99.5%
Weighted Average Lease Expiry	3.0 years

Valuation metrics

Valuation	\$1,130.0m
Valuer	JLL
Capitalisation rate	5.88%

Sales performance

Annual sales	\$858.2m
Pedestrian count	16.7m

Key tenants

Farmers	The Warehouse
Kmart	HOYTS Cinemas
H&M	Zara
PAK'nSAVE	Noel Leeming

Lease expiry profile

Vacant or holdover	<div style="width: 10%;"></div>	10%
FY27	<div style="width: 19%;"></div>	19%
FY28	<div style="width: 18%;"></div>	18%
FY29	<div style="width: 12%;"></div>	12%
FY30	<div style="width: 10%;"></div>	10%
FY31+	<div style="width: 30%;"></div>	30%



ANZ Raranga

286 Mount Wellington Highway,
Mount Wellington,
Auckland
sylviapark.com

Portfolio:
Retail-led mixed-use

Property overview

Ownership interest	100%
Building grade	A-grade Office
Date completed	December 2018
Last refurbished/redeveloped	N/A
Net lettable area	11,620 sqm
Tenants	5
Carparks	88

Property metrics

Occupancy	100%
Weighted Average Lease Expiry	2.9 years

10 1: Green Star Office Design rating

Valuation metrics

Valuation	\$88.4m
Valuer	JLL
Capitalisation rate	6.25%

Sustainability credentials

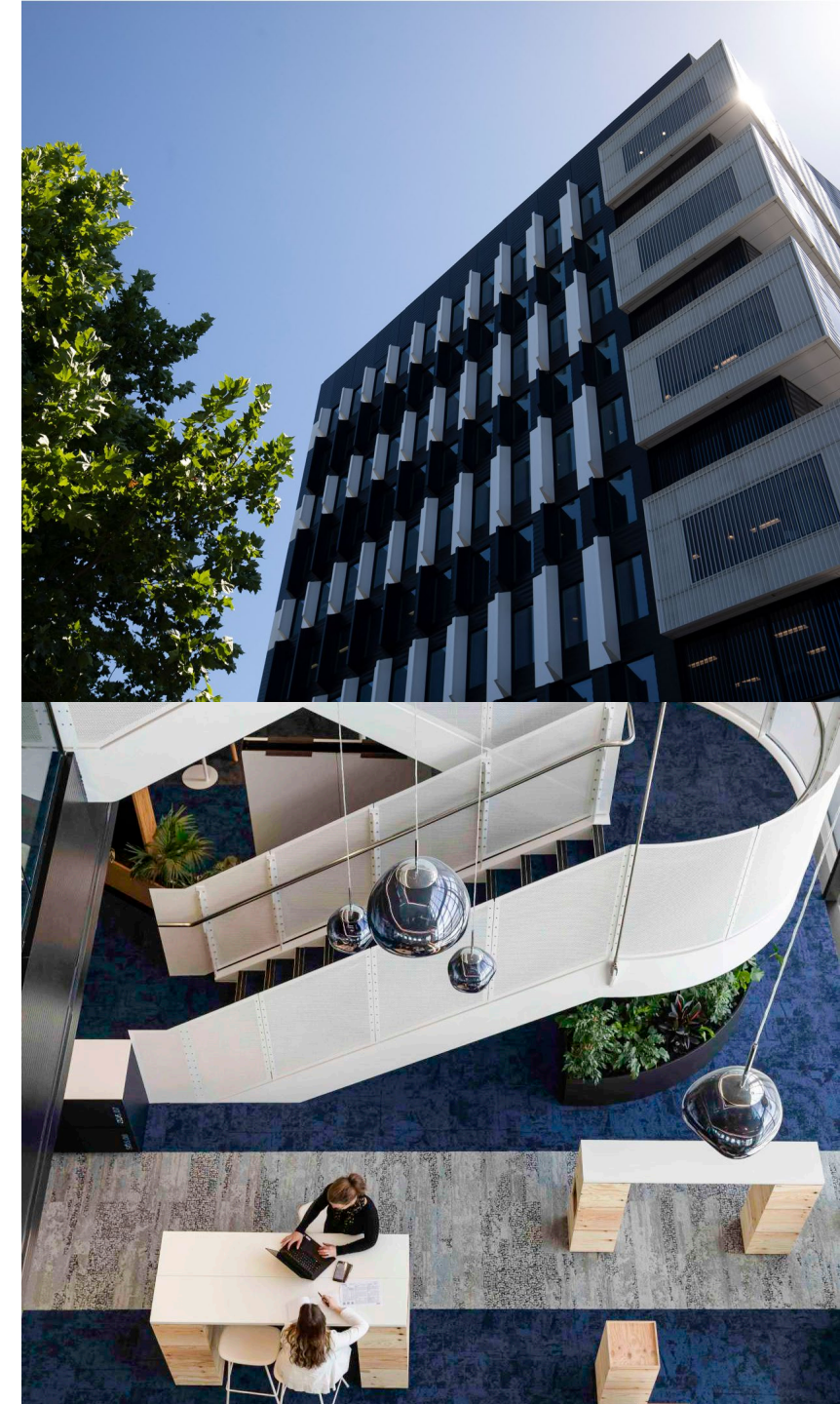
NABERSNZ energy rating	5.5 star
Green Star design and build rating ¹	5 star

Key tenants

ANZ	IAG
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Lease expiry profile

Vacant or holdover	0%
FY27	4%
FY28	9%
FY29	60%
FY30	0%
FY31+	27%



Geneva House

3 Te Kehu Way,
Mount Wellington,
Auckland
sylviapark.com

Portfolio:
Retail-led mixed-use

Property overview

Ownership interest	100%
Building grade	A-grade Office
Date completed	March 2023
Last refurbished/redeveloped	N/A
Net lettable area	7,277 sqm
Tenants	13
Carparks	178

Property metrics

Occupancy	98.7%
Weighted Average Lease Expiry	8.3 years

Valuation metrics

Valuation	\$64.8m
Valuer	JLL
Capitalisation rate	6.25%

Sustainability credentials

NABERSNZ energy rating	5.5 star
Green Star design and build rating ¹	6 star

Key tenants

ASB	Geneva Finance
IWG	Local Doctors

Lease expiry profile

Vacant or holdover	2%
FY27	0%
FY28	0%
FY29	0%
FY30	9%
FY31+	89%



¹ Green Star Design & As Built NZv.10 Built rating

Sylvia Park Lifestyle

393 Mount Wellington Highway,
Mount Wellington,
Auckland
sylviapark.com

Portfolio:
Retail-led mixed-use

Property overview

Ownership interest	100%
Asset type	Large Format Retail
Date completed	November 2011
Last refurbished/redeveloped	N/A
Net lettable area	16,578 sqm
Tenants	15
Carparks	417

Property metrics

Occupancy	95.5%
Weighted Average Lease Expiry	3.5 years

Valuation metrics

Valuation	\$89.0m
Valuer	Bayleys
Capitalisation rate	6.25%

Sales performance

Annual sales	\$42.9m
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Key tenants

Freedom Furniture	Spotlight
The Outlet	

Lease expiry profile

Vacant or holdover	4%
FY27	8%
FY28	18%
FY29	16%
FY30	28%
FY31+	28%



Resido

27 Lynton Road,
Mount Wellington,
Auckland
resido.co.nz

Portfolio:
Retail-led mixed-use

Property overview

Ownership interest	100%
Asset type	Build-to-rent
Date completed	June 2024
Apartment units	295
Net lettable area	18,366 sqm
Tenants	256

Property metrics

Occupancy	97.7%
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Valuation metrics

Valuation	\$200.0m
Valuer	CBRE

Sustainability credentials

Homestar design and build rating ¹	9 star
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Key tenants

Urban Rest

Typology

Studio	12
1-bedroom	177
2-bedrooms	101
3-bedrooms	5



LynnMall

3058 Great North Road,
New Lynn, Auckland
lynnmall.co.nz

Portfolio:
Retail-led mixed-use

Property overview

Ownership interest	100%
Asset type	Regional Centre
Date acquired (constructed 1963)	December 2010
Last refurbished/redeveloped	2015
Net lettable area	36,776 sqm
Tenants	127
Carparks	1,326

Property metrics

Occupancy	99.4%
Weighted Average Lease Expiry	2.4 years

Valuation metrics

Valuation	\$218.5m
Valuer	JLL
Capitalisation rate	7.50%

Sales performance

Annual sales	\$347.8m
Pedestrian count	7.2m

Key tenants

Woolworths	Noel Leeming
Farmers	JB-HiFi
Reading Cinemas	

Lease expiry profile

Vacant or holdover	<div style="width: 11%;"></div>	11%
FY27	<div style="width: 15%;"></div>	15%
FY28	<div style="width: 18%;"></div>	18%
FY29	<div style="width: 20%;"></div>	20%
FY30	<div style="width: 11%;"></div>	11%
FY31+	<div style="width: 24%;"></div>	24%



The Base

Corner Te Rapa Road
and Wairere Drive,
Hamilton
the-base.co.nz

Portfolio:
Retail-led mixed-use

Property overview

Ownership interest	50%
Asset type	Major Regional Centre
Date acquired (constructed 2004-2014)	May 2016
Last refurbished/redeveloped	2018
Net lettable area	88,635 sqm
Tenants	153
Carparks	3,329

Property metrics

Occupancy	99.0%
Weighted Average Lease Expiry	2.8 years

Valuation metrics

Valuation ¹	\$234.9m
Valuer	Bayleys
Capitalisation rate	6.88%

Sales performance

Annual sales ²	\$562.3m
Pedestrian count	8.9m

Key tenants

Farmers	The Warehouse
Mitre 10 Mega	HOYTS Cinemas
Briscoes	Rebel Sport
Noel Leeming	JB-HiFi

Lease expiry profile

Vacant or holdover	5%
FY27	21%
FY28	22%
FY29	7%
FY30	13%
FY31+	32%



15 1: Kiwi Property's 50% ownership interest. 2: Annual sales are unadjusted for ownership interest.

Office



Vero Centre

48 Shortland Street,
Auckland
CBD, Auckland

Portfolio:
Office

Property overview

Ownership interest	100%
Building grade	Premium
Date acquired (constructed 2000)	April 2001
Last refurbished/redeveloped	2016
Net lettable area	39,720 sqm
Tenants	50
Carparks	416

Property metrics

Occupancy	99.1%
Weighted Average Lease Expiry	4.9 years

Valuation metrics

Valuation	\$450.0m
Valuer	Colliers
Capitalisation rate	6.13%

Sustainability credentials

NABERSNZ energy rating	4.5 star
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Key tenants

Suncorp	nib
Russell McVeagh	Craigs Investment Partners
Wynn Williams	Suntory Oceania

Lease expiry profile

Vacant or holdover	2%
FY27	4%
FY28	14%
FY29	4%
FY30	25%
FY31+	51%



The Aurora Centre

56 The Terrace,
Wellington,
CBD, Wellington

Portfolio:
Office

Property overview

Ownership interest	100%
Building grade	A-grade
Date acquired (constructed 1968)	April 2004
Last refurbished/redeveloped	2014-2016
Net lettable area	24,505 sqm
Tenants	3
Carparks	310

Property metrics

Occupancy	100%
Weighted Average Lease Expiry	7.7 years

Valuation metrics

Valuation	\$147.0m
Valuer	CBRE
Capitalisation rate	6.88%

Sustainability credentials

NABERSNZ energy rating	5.5 star
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Key tenants

Ministry of Social Development

Lease expiry profile

Vacant or holdover	0%
FY27	9%
FY28	0%
FY29	0%
FY30	0%
FY31+	91%



Other



Centre Place North

501 Victoria Street,
Hamilton
centreplace.co.nz

Portfolio:
Other

Property overview

Ownership interest	50%
Asset type	Sub Regional Centre
Date acquired (constructed 1985)	December 1994
Last refurbished/redeveloped	2011
Net lettable area	19,468 sqm
Tenants	72
Carparks	612

Property metrics

Occupancy	94.0%
Weighted Average Lease Expiry	2.2 years

Valuation metrics

Valuation ¹	\$27.8m
Valuer	Bayleys
Capitalisation rate	9.02%

Sales performance

Annual sales ²	\$95.0m
Pedestrian count	4.0m

Key tenants

LINZ	Rebel Sport
HOYTS Cinemas	Chemist Warehouse

Lease expiry profile

Vacant or holdover	18%
FY27	21%
FY28	6%
FY29	19%
FY30	16%
FY31+	19%



¹ 20 Kiwi Property's 50% ownership interest. ² Annual sales are unadjusted for ownership interest.

Disclaimer

The information in this document is an overview and does not contain all information necessary to make an investment decision. It is intended to constitute a summary of certain information relating to the performance of Kiwi Property Group for the 12 months ended 31 March 2026. Please refer to Kiwi Property Group's annual report including the consolidated annual financial statements for further information in relation to the 12 months ended 31 March 2026.

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Pedestrian count information is not collected for Sylvia Park Lifestyle. For The Base large format retail stores, pedestrian count information is calculated using vehicle movement data and applying multipliers to estimate visitation. Pedestrian count information contained in this document, including any multipliers utilised for the purposes of calculating pedestrian count data, may not have been verified, and Kiwi Property makes no representation or warranty as to the accuracy, completeness or reliability of the pedestrian count information.

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