

Disclosure of beginning to have substantial holding

Section 276, Financial Markets Conduct Act 2013

Note: This form must be completed in accordance with the instructions at the end of the form.

To NZX Limited

and

To Stride Property Ltd & Stride Investment Management Ltd – SPG

Date this disclosure made: 04/08/2026

Date on which substantial holding began: 03/08/2026

Substantial product holder(s) giving disclosure

Full name(s): Salt Funds Management Limited, Pathfinder Asset Management Limited and Octagon Asset Management Limited

Summary of substantial holding

Class of quoted voting products: Stride Property Group Stapled Securities

Summary for Salt Funds Management Limited

For this disclosure,—

(a) total number held in class: 31,496,791

(b) total in class: 560,420,186

(c) total percentage held in class: 5.620%

Details of relevant interests

Details for Salt Funds Management Limited

Nature of relevant interest(s): Investment Manager

For that relevant interest,—

(a) number held in class: 31,496,791

(b) percentage held in class: 5.620%

(c) current registered holder(s):

(d) registered holder(s) once transfers are registered: See Annexure 1

Details of transactions and events giving rise to substantial holding

Details of the transactions or other events requiring disclosure:

Transaction Type	Period	Shares/Units	Consideration
SPH Wealth Holdings Ltd purchase of Octagon Asset Management Ltd	3.08.2026	7,268,879	

Additional information

Address of substantial product holder: Level 37, PWC Tower 15 Customs Street West, Auckland 1050

Contact details:

Claire MacRae, Telephone +64 9 967 7276, Email: Claire.macrae@saltfunds.co.nz

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

Certification

I, Claire MacRae 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

SUBSTANTIAL SECURITY HOLDER NOTICE FROM SALT FUNDS MANAGEMENT LTD

DATED 04 August 2026

Name of type of shares	Stride Property Group Stapled Securities
Percentage held	5.620%

Registered holder:	Guardian Nominees No.2 Ltd (as custodian for BT Funds Management (NZ) Ltd)
Holding:	21,074,681 (3.761%)
Registered holder:	Apex Investment Administration (NZ) Limited (as custodian for Salt Investment Funds Ltd)
Holding:	2,168,490 (0.387%)
Registered holder:	BNP Paribas Nominees Pty Ltd (as sub-custodian for the Pathfinder Managed Investment Scheme and Pathfinder KiwiSaver Plan)
Holding:	984,741 (0.176%)
Registered holder:	BNP Paribas Nominees (NZ) Limited (as sub-custodian for the Octagon Investment Funds scheme)
Holding:	7,268,879 (1.30%)