ANNUAL REPORT **FY26**

DELIVERING GROWING RETURNS.

STRONG, STABLE RETURNS. IT'S WHAT WE'VE DONE SINCE 1994.

PFI is an NZX-listed industrial property specialist, owning over 90 quality properties worth more than $2 billion. Our well-diversified portfolio is focused on strategic locations that drive value and growth for the industrial sector, for our tenants, and for our investors. Since listing on the NZX in 1994, we've built a strong track record of delivering consistent returns. We invest for the long term, combining our capital and specialist industry capability to deliver the successful outcomes all our stakeholders need.

In FY26, we built on our consistent track record, enhancing the foundation for growth while delivering the strong, stable returns that are so important to our investors.

Cover Image:
78 Springs Road – Stage 2

STRONG, STABLE RETURNS.

~10.22%[1]

FY26 TOTAL RETURN
TWELVE MONTHS TO 30 JUNE 2026

~9.24%[1]

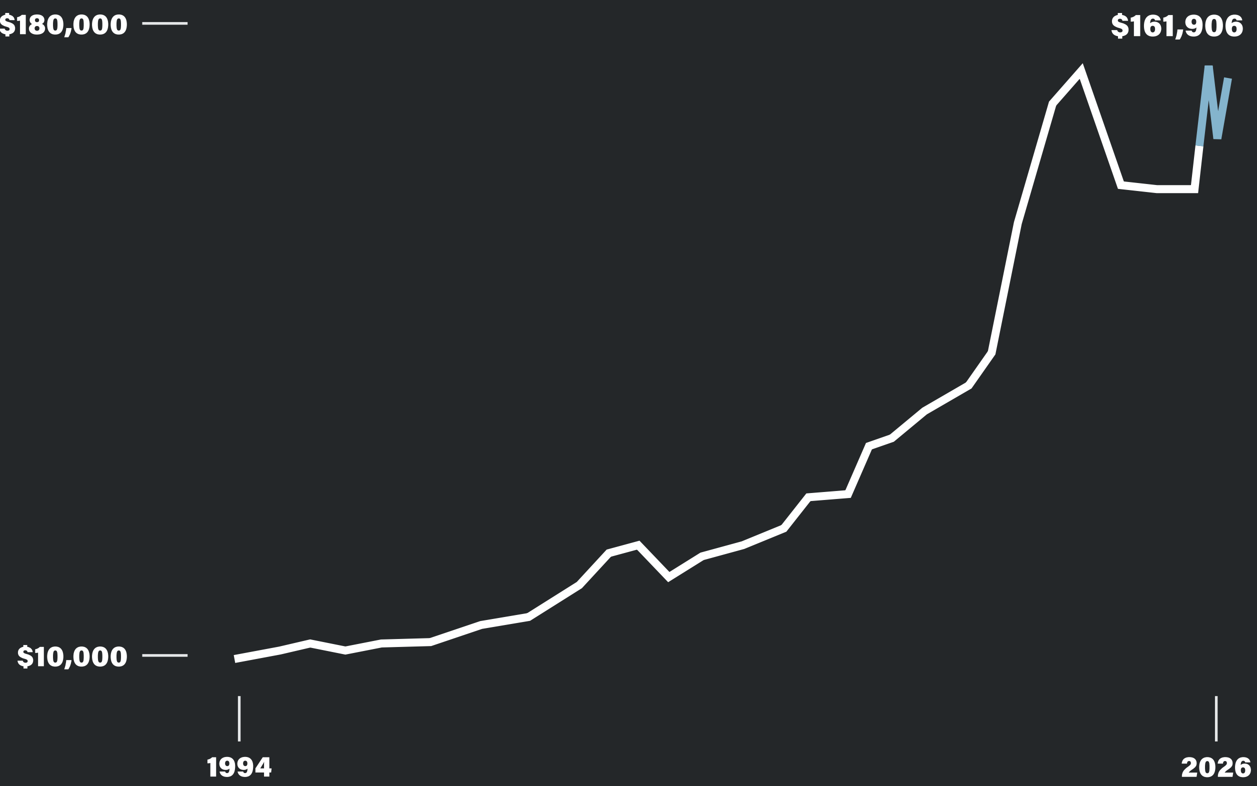
AVERAGE ANNUAL TOTAL RETURN
SINCE INCEPTION TO 30 JUNE 2026

PFI offers investors the opportunity to gain exposure to a wide selection of hard-working industrial properties through shares listed on the NZX.

While past performance does not guarantee future returns, in the period since PFI's inception in 1994 to 30 June 2026 – through a variety of market conditions – investors have enjoyed an average annual total return of around 9.24%[1]. That means $10,000 invested on day one, with all dividends reinvested, is now worth more than 16-times that.

FY26 added to that track record of reliable performance, delivering a total return to investors of around 10.22% over the 12 months to 30 June 2026.

TOTAL RETURNS SINCE INCEPTION



1. Source: Forsyth Barr analysis, IRESS.

GROWING DIVIDEND INCOME.

10.5%
FY26 DIVIDEND GROWTH

~2.6-3.7%
EXPECTED FY27 DIVIDEND GROWTH

Regular and growing income is important to many investors. Our policy is to distribute the majority of our cash profits, with the aim of delivering a reliable income stream for investors that grows over time to protect the real value of their income.

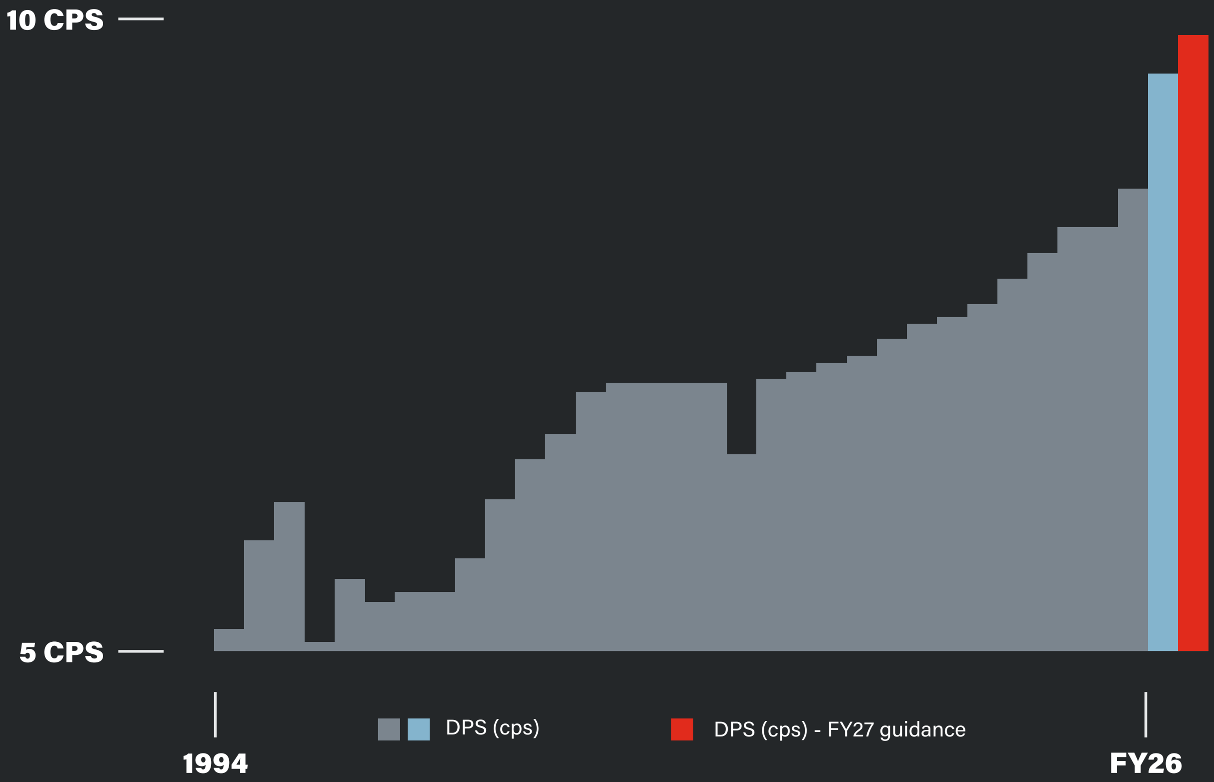
Since 1994 we've not only paid a dividend each year, we've seen that dividend grow steadily over time, recording a 1.9% average annual increase in dividends per share since inception.

Our strategy to continue to grow earnings, and therefore dividends, centres on actively managing our portfolio, including capturing under-renting. The additional revenue from newly completed developments is also expected to be an important source of growth.

FY26 cash dividends of 9.50 cents per share (cps) represent an increase of 0.90 cps or 10.5% on FY25 cash dividends.

A portion of our Senior Leadership Team's long-term incentive framework is linked to continuing growth in Funds From Operations earnings per share of 2.5–3.5% per annum. FY27 dividend guidance of 9.75–9.85 cps[2] represents expected growth of ~2.6–3.7% on FY26 dividends, aligning with this objective.

DIVIDENDS SINCE INCEPTION[1]



1. FP24 cash dividends of 4.15 cps annualised to account for a six-month financial period. FY27 dividends reflect mid-point of guidance, being 9.80 cps.
2. Subject to events beyond PFI's control.

DELIVERING VALUE THROUGH MARKET CYCLES.

2.3%

NTA PER SHARE GROWTH
TWELVE MONTHS TO 30 JUNE 2026

$2.90

NTA PER SHARE
AS AT 30 JUNE 2026

While valuations will fluctuate with market conditions, since listing in 1994, PFI has grown Net Tangible Assets (NTA) per share through multiple cycles.

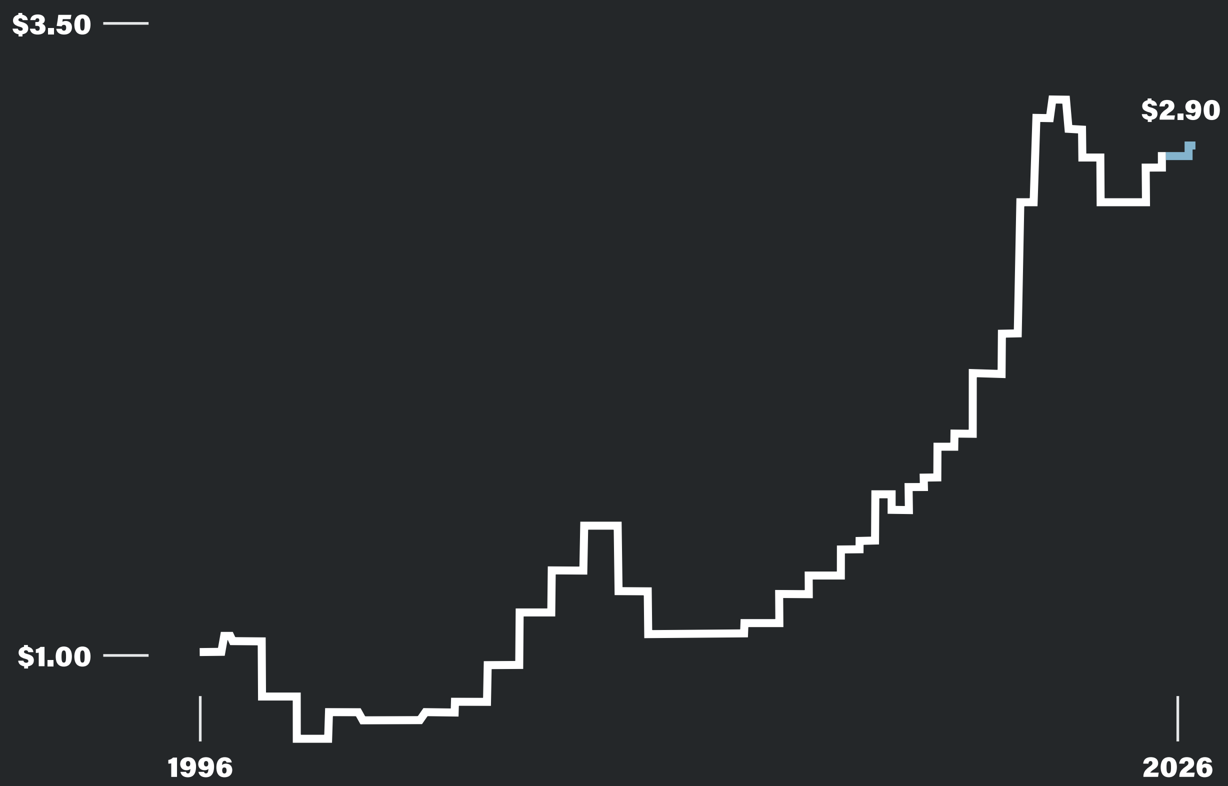
Our focus starts with the industrial property sector. We acquire and actively manage high-quality assets, driving rental growth and maintaining high levels of occupancy.

We divest assets when we can invest the proceeds into opportunities with superior returns, like the development of new assets, where we also capture development margin.

And we maintain a prudent balance sheet, with diversified funding sources and disciplined gearing and hedging.

Since listing in 1994, this combination of focus, activity and settings has worked to grow NTA to $2.90 per share as at 30 June 2026 – including growth of 6.4 cps or 2.3% in FY26.

NET TANGIBLE ASSETS PER SHARE



HOW WE'VE DELIVERED STRONG, STABLE RETURNS.

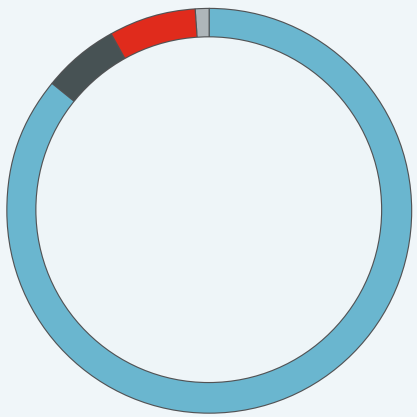
01. THE RIGHT MIX OF HARD-WORKING PROPERTIES.

Our portfolio doesn't just have scale, it's smart. We invest in high-quality industrial buildings in the most in-demand locations. These assets are well-leased, well-maintained, and attract strong tenant demand. That means fewer vacancies, consistent rent, and less risk. By holding the right mix of core and growth-focused properties, we've delivered both growing income and long-term capital gains.

In FY26 we continued our active management of the portfolio, advancing our development pipeline while also undertaking acquisitions and divestments.

More details of these activities can be found on page 15.

STRATEGIC ALLOCATIONS:



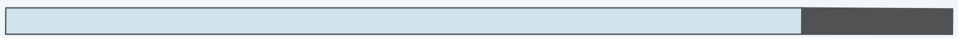
CORE GENERIC HOLDINGS: 75 - 90% — CURRENT: 86%

DEVELOPMENT OPPORTUNITIES: 5 - 15% — CURRENT: 6%

SPECIALISED ASSETS: 5 - 10% — CURRENT: 7%

NON-CORE HOLDINGS 0 - 10% — CURRENT: 1%

GEOGRAPHIC MIX:



AUCKLAND ≥80% — CURRENT: 89%

OUT OF AUCKLAND ≤20% — CURRENT: 11%

02. DIVERSIFIED TENANTS, LOCATIONS AND SECTORS.

We spread risk across multiple tenants and properties, with exposure to a diverse range of industrial sub-sectors including warehousing, logistics, and specialist facilities. Diversification helps smooth out the bumps and supports a more predictable income over the long term.

Throughout FY26 we've maintained our diversified mix of properties and tenants, with limited changes in property and tenant numbers.

We discuss tenant activities on page 16.

PROPERTIES

94

TENANTS

124

03. GREEN UPGRADES TODAY AND TOMORROW.

Sustainable features can help attract high-quality tenants, command prime rents, and reduce operating costs. That adds up to better leasing outcomes and ultimately better returns for investors.

In FY26, we made progress on all our key sustainability targets, while growing our portfolio of Green Star certified buildings to ~$469m, supported by $350m of Green loans following the post-balance date refinancing.

Read about our progress on page 17.

78 Springs Road – Stage 2: LED lighting

04. HAPPY TENANTS, HEALTHY INCOME.

We work closely with our tenants to ensure their needs are met, their spaces are fit for purpose, and, where possible, their leases are renewed early. Strong tenant relationships mean longer leases, fewer vacancies, and higher retention. That helps give us and our investors greater confidence in the cash flow behind each dividend payment.

In FY26, we grew contract rents by 7.7% and extended leases with some tenants, while maintaining our overall high occupancy and weighted-average lease terms.

More details on this are on page 16.

OCCUPANCY

98.7%

WEIGHTED AVERAGE LEASE TERM (WALT)

5.04 years

05. SMART FINANCIAL DECISIONS.

We keep our borrowing at conservative levels, hedge interest rates to reduce volatility, and hold enough headroom to act when opportunity knocks. That means we're not over-exposed when markets shift.

In FY26, we continued our disciplined capital management approach focused on protecting investor returns. We remain well capitalised, with gearing below the mid-point of our target range and high levels of bank liquidity.

GEARING

34.2%

More details on our capital management approach can be found on page 18.

The PFI Board

06. A STEADY HAND FOCUSED ON THE LONG TERM.

Our experienced Board and leadership team bring deep expertise and oversight to every decision. We're clear on our strategy, careful with risk, and committed to delivering enduring value.

Details of our Governance activities during FY26 can be found from page 69.

AVERAGE PFI TENURE ACROSS THE BOARD AND LEADERSHIP TEAM

6.6 years

07. ELEVATING INDUSTRY, SUSTAINING SUCCESS.

As our name says, we're experts in industrial property. Our team has the experience, insights, and local-market knowledge to spot opportunities that others can miss. We know what industrial tenants want, what drives performance in this sector today, and what is needed in planning for tomorrow. Our focus is on providing high-quality, industrial property solutions for tenants while delivering sustainable long-term value for investors.

> "BY DELIVERING THE SPACES, CONNECTIVITY AND CAPABILITY BUSINESSES NEED TO SUCCEED, WE'RE SUPPORTING OUR TENANTS, ENHANCING THE QUALITY OF OUR PORTFOLIO AND CREATING LONG-TERM VALUE FOR INVESTORS."

Simon Woodhams | **Chief Executive Officer**

OUR STRATEGY TO KEEP DELIVERING RETURNS.

> PFI'S STRATEGY IS ESSENTIALLY SIMPLE: OWN QUALITY INDUSTRIAL PROPERTY IN STRATEGIC LOCATIONS, UNDERSTAND WHAT TENANTS NEED, AND CONTINUALLY IMPROVE THE PRODUCTIVITY AND PERFORMANCE OF THE PORTFOLIO. WE'VE BEEN DOING THAT FOR MORE THAN 30 YEARS, AND IT CONTINUES TO DELIVER **STRONG, STABLE RETURNS.**

Simon Woodhams | **Chief Executive Officer**

OUR PURPOSE

INVESTING IN OUR INDUSTRIAL FUTURE.

OUR 24-MONTH MISSION

STRENGTHEN OUR EXISTING PORTFOLIO TO DELIVER HIGHER RETURNS OVER THE LONG TERM.

WE WILL ACHIEVE THIS BY

1. PRIORITISING 'VALUE CREATING' OPPORTUNITIES

Focus on accretive development opportunities and acquisitions that have the potential to increase shareholder returns beyond current levels

2. ENHANCING OUR 'ENGINE ROOM'

Upgrading internal enablers to de-risk our business, increase our capacity and capability for growth, and to build trust and credibility in our brand

WHAT SUCCESS MEANS TO US

1. PORTFOLIO IMPACT

A fit-for-purpose portfolio for our future

2. TENANTS

Attract and retain quality tenants

3. PEOPLE

Build and retain high-performance teams

4. OPERATIONS

Maximise value generation through efficiency and quality

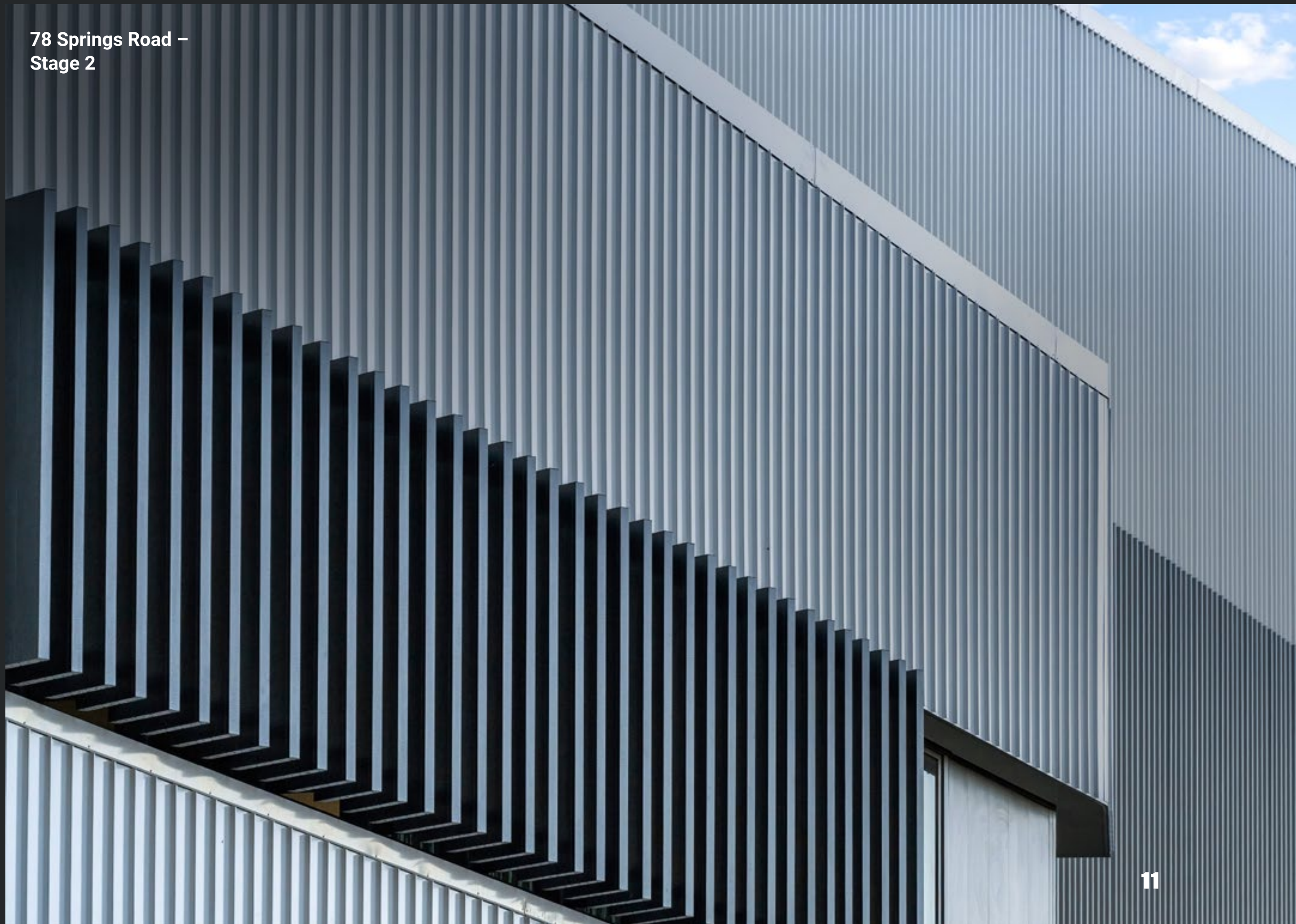
5. FINANCIALS

Generate superior, sustainable returns

HEALTH AND SAFETY

Promote and maintain a safe work environment for our employees, contractors, tenants and visitors.

THE YEAR IN REVIEW.



78 Springs Road – Stage 2

HIGHLIGHTS.

PROFIT AFTER TAX[1]:

$77.7m

▼ $28.3M ON FY25

ADJUSTED FUNDS FROM OPERATIONS (AFFO)[2]:

10.93 cps

▲ 14.0% ON FY25

FY26 FAIR VALUE GAINS:

$16.1m (+0.7%)

ON INVESTMENT PROPERTIES

GREEN STAR DEVELOPMENT PIPELINE:

~$335m

OVER THE MEDIUM TERM

GEARING:

34.2%

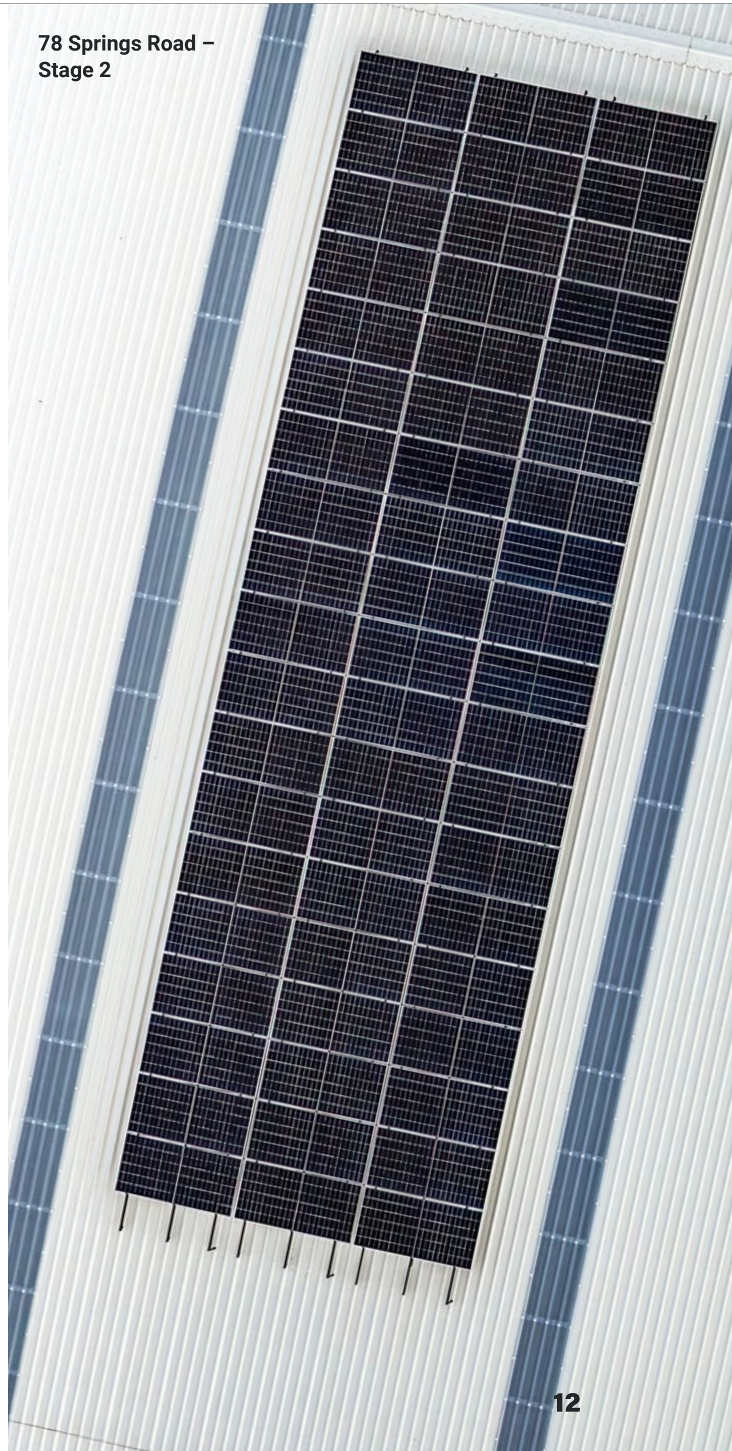
AS AT 30 JUNE 2026

FY26 DIVIDENDS:

9.50 cps

▲ 10.5% ON FY25 DIVIDENDS

1. Profit after tax refers to profit and total comprehensive income after income tax attributable to the shareholders of the Company.
2. Funds From Operations (FFO) and Adjusted Funds From Operations (AFFO) are non-GAAP financial information and are common property-investor metrics, that have been calculated in accordance with the guidelines issued by the Property Council of Australia. Please refer to Appendix 1 of the FY26 annual results presentation for more detail as to how these measures were calculated.



78 Springs Road – Stage 2

DELIVERING THROUGH DISCIPLINE.

"THE STRENGTH OF PFI HAS ALWAYS COME FROM DOING THE FUNDAMENTALS WELL. HIGH-QUALITY ASSETS, STRONG TENANT RELATIONSHIPS, DISCIPLINED CAPITAL MANAGEMENT AND A LONG-TERM VIEW OF VALUE CREATION CONTINUE TO DRIVE **RELIABLE RETURNS FOR INVESTORS.**"

Simon Woodhams | **Chief Executive Officer**

FY26 DEMONSTRATED THE STRENGTH OF PFI'S LONG-TERM APPROACH

Against a backdrop of economic uncertainty, geopolitical volatility and continued pressure on many New Zealand businesses, PFI delivered another year of strong financial performance. Earnings increased, dividends grew, development activity progressed, and our portfolio continued to provide the stable income streams that our investors have come to expect.

The fundamentals of our business remained strong. Our portfolio is underpinned by high-quality industrial property, long-term tenant relationships, disciplined capital management and a clear focus on creating sustainable value over time.

Industrial property is a business where decisions often take years to show their full value. Past and current-year development completions, leasing decisions and investment in the core portfolio all contributed to the outcomes delivered for shareholders in FY26.

A key highlight was the continued growth in dividends. PFI delivered full-year dividends of 9.50 cents per share, an increase of 10.5% on FY25 dividends. This extends our long track record of providing reliable and growing dividend income to investors and reflects the strength of the underlying portfolio.

FY26 DIVIDENDS:

9.50cps

STRONG EARNINGS DEMONSTRATING PORTFOLIO RESILIENCE

FY26 began with optimism that New Zealand's economy was emerging from one of its most challenging periods in recent memory. Inflation was easing, interest rates were beginning to stabilise and confidence was gradually returning.

However, uncertainty remained a defining feature of the year. Global tensions, renewed inflationary pressures and a cautious business environment continued to influence investment decisions and economic activity throughout the year.

Against this backdrop, PFI delivered strong growth in earnings. Net rental income[1] increased from $108 million to more than $123 million, while Adjusted Funds From Operations (AFFO) per share increased 14.0% on FY25.

Importantly, this performance was not driven by a single factor. It reflected the combined impact of continued rental growth across the portfolio, strong tenant retention, disciplined portfolio management and the cumulative contribution of recently completed developments.

1. Refer note 2.2 of the financial statements. Excludes service charge income recovered from tenants and management fee income.

ADJUSTED FUNDS FROM OPERATIONS (AFFO):

▲14.0%

PFI also benefited from the resilience of industrial property as an asset class and its vital role in New Zealand's economy. The businesses that occupy PFI's buildings help keep the country moving every day. Enduring demand for quality industrial space, combined with a long-term approach to investment, continues to underpin strong, stable returns for shareholders.

GROWING DIVIDENDS FOR INVESTORS

Creating reliable and growing dividend income for shareholders remains at the heart of PFI's strategy.

For more than three decades, investors have trusted PFI to provide stable returns and a growing dividend income, helping to offset the impact of inflation over time. That focus remains unchanged today. Every investment decision, leasing transaction, development project and capital management initiative is ultimately measured against its ability to create long-term value for shareholders.

FY26 was another year of PFI delivering strong dividend growth. Importantly, that growth has been achieved while maintaining a conservative approach to risk, and a disciplined balance sheet.

While the FY26 increase reflects a particularly strong year for earnings and dividend growth, the objective remains steady, sustainable growth over time. Looking ahead, subject to events beyond PFI's control, we expect to grow dividends in FY27 by ~2.6–3.7% to 9.75–9.85 cents per share, as recent investments and developments add to earnings.

HOW OUR MODEL KEEPS DELIVERING

PFI's strategy is essentially simple: own quality industrial property in strategic locations, understand what tenants need, and continually improve the productivity and performance of the portfolio.

Success comes from consistently executing that strategy year after year. Rather than chasing short-term market trends, PFI remains focused on creating better industrial assets, strengthening tenant relationships and allocating capital where it can generate the greatest long-term value.

This approach has enabled PFI to deliver strong, stable returns for investors through a wide range of market conditions. While the environment around us continues to change, the fundamentals that underpin our ongoing performance remain largely the same.

FY26 DIVIDEND GROWTH:

▲**10.5%**

A PORTFOLIO BUILT FOR RESILIENCE

The quality of PFI's $2.3 billion portfolio remains a core strength.

The portfolio is concentrated in strategically important industrial locations and is leased to a diverse range of businesses operating across logistics, manufacturing, food production, trade and distribution. This diversity helps support resilient income through changing economic conditions.

Following several years of volatility across property markets, valuations remained stable during FY26. While PFI's portfolio value recorded only modest growth, this should be viewed positively in the context of ongoing uncertainty and renewed inflation concerns leading to elevated long-term interest rates. The ability to maintain value during a turbulent period reflects both the resilience of the sector and the quality of our assets.

PFI also continued to actively optimise the portfolio throughout the year, identifying opportunities to improve asset quality, enhance returns and better-position the portfolio for future growth. Targeted divestments, including the sale of 2 Smart Road and 18 Constance Street in New Plymouth and 41–55 Foremans Road in Christchurch for a combined $19.1 million, recycled capital from mature assets, redeploying it into opportunities capable of generating stronger long-term returns.

This included the $36.0 million acquisition of 505 and 507 Mount Wellington Highway, together with the advancement of the Company's development pipeline, including the recently completed Stage 2 of 78 Springs Road, East Tāmaki and Stage 1 of Totara Creek Estate, Whenuapai, currently under construction.

FY26 FAIR VALUE GAINS ON INVESTMENT PROPERTIES:

▲ $16.1m

CREATING VALUE THROUGH DEVELOPMENT

Development is one of the most effective ways PFI grows earnings and creates additional value for investors.

By increasing site coverage, modernising buildings and improving the productivity of industrial land, development enables PFI to generate stronger returns while meeting the changing needs of tenants.

A major milestone during the year was the completion of Stage 2 of the Springs Road development. Delivered ahead of programme and below budget - and based on current lease-up assumptions on the speculative component - the project is expected to achieve a yield on cost of approximately 6.6%, exceeding previous projections. The two-warehouse development has transformed a previously underutilised site into a modern industrial estate, increasing site coverage, growing rental income and adding a new 5 Green Star building to the portfolio.

(See case study)

78 Springs Road – Stage 2

CASE STUDY

78 SPRINGS ROAD – STAGE 2: UNLOCKING MORE VALUE FROM INDUSTRIAL LAND

When PFI acquired the 10.4-hectare 78 Springs Road site in 2009, it recognised the opportunity to create a modern industrial precinct capable of supporting the evolving needs of occupiers over the long term.

PFI has continued to unlock value from the site through a staged development programme. Following the completion of Stage 1 for Fisher & Paykel Appliances in October 2024, Stage 2 marks the next milestone in the estate's evolution.

Completed in April 2026, Stage 2 combines a purpose-built facility for global construction technology company MiTek with a second highly flexible warehouse designed to appeal to a broad range of occupiers.

Both warehouses have been designed to meet modern tenant expectations. Flexible layouts, high-stud warehousing, extensive truck access and future adaptability help ensure the development remains attractive over the long term.

Sustainability has also been embedded throughout the project. Rooftop solar, EV charging, rainwater harvesting, LED lighting and a range of energy-efficiency initiatives support the building's targeted 5 Green Star ratings, while helping lower operating costs for tenants.

With further development potential remaining, 78 Springs Road demonstrates how strategic investment can enhance existing assets, strengthen portfolio quality and create long-term value for both tenants and investors.

“OUR BALANCE SHEET REMAINS A SOURCE OF STRENGTH. CONSERVATIVE GEARING, DIVERSIFIED FUNDING SOURCES AND STRONG LIQUIDITY PROVIDE THE FLEXIBILITY TO INVEST FOR GROWTH WHILE MAINTAINING **A DISCIPLINED APPROACH TO RISK.**”

Craig Peirce | **Chief Finance and Operating Officer**

Tenant pre-commitment for ~60% of Stage 2 of 78 Springs Road was secured in August 2024, enabling commencement of the development. MiTek, a global construction technology company, commenced a 12-year lease on completion in April 2026.

Beyond Springs Road, progress continued across the wider development pipeline.

- Stage 1 of Totara Creek Estate, the first stage of a three-stage development: Work is progressing to transform a greenfield site into ~8,500 sqm of Green Star-targeted warehouse space. Situated in Auckland's north-west, the development provides additional industrial capacity in one of New Zealand's fastest-growing catchments.
- PFI is in advanced negotiations with a leading international occupier to commence Stage 1 of the redevelopment of 92–98 Harris Road, East Tāmaki. If progressed, the development would deliver ~5,600 sqm of Green Star-targeted warehouse accommodation, with a tenant-led Stage 2 providing a further ~8,600 sqm of warehouse space.

STRONG TENANTS, STABLE INCOME

Strong tenant relationships remain one of the foundations of PFI's success.

The portfolio is home to many of New Zealand's leading businesses, including Fisher & Paykel Appliances, Mainfreight, Fletcher Building, Ballance, Daikin and many more. These tenants rely on high-quality facilities to support their operations and, in several cases, have occupied PFI properties for many years.

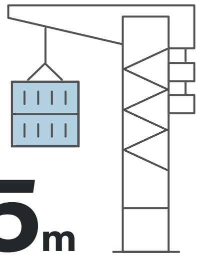
At an occupancy rate of 98.7%, the portfolio continues to benefit from strong levels of tenant retention, with the majority of leasing activity coming from existing tenants choosing to remain within the portfolio. Combined with ongoing rental growth, this continues to support stable earnings and growing returns.

Rental growth continued across the portfolio as leases were reviewed and renewed. PFI continued to capture the gap between contracted rents and prevailing market rents, providing an important source of earnings growth.

Combined with high occupancy levels and recent development completions, this rental growth continues to support the long-term growth of shareholder returns.

DEVELOPMENT PIPELINE:

~$335m



LEASE RETENTION RATE:

76%

NET RENTAL INCOME:

▲14.1%

SUSTAINABILITY THAT SUPPORTS PERFORMANCE

For PFI, sustainability is closely aligned with long-term value creation.

Industrial property is a long-term asset class. Decisions made today influence how buildings perform for decades to come. Investing in sustainability helps ensure assets remain resilient, cost less to maintain, and are attractive to tenants over the long term.

During FY26, PFI continued to expand its portfolio of green buildings, progressing both Green Star certification for developments and Green Star Performance ratings across existing properties. The business also continued to invest in practical initiatives such as LED lighting upgrades and solar installations that improve building performance and reduce operating costs.

These investments deliver benefits beyond environmental outcomes. They can create better workplaces for tenants, reduce energy costs, improve asset resilience and support stronger long-term portfolio performance.

Sustainability is also creating greater financing flexibility. As the proportion of green buildings within our portfolio grows, so too does the pool of eligible green assets under PFI's Green Finance Framework, supporting our ability to access green financing structures and align funding with sustainability outcomes.

Investing in sustainability is another way of creating stronger, more resilient assets that perform better for tenants, investors and the environment.

GREEN STAR RATED ASSETS IN PORTFOLIO:

20%

78 Springs Road – Stage 2

FINANCIAL STRENGTH AND MARKET CONFIDENCE

Maintaining a strong balance sheet remains central to PFI's strategy.

Throughout FY26, the business maintained conservative gearing of around 35% and a diversified funding base, providing significant liquidity and financial flexibility. This continues to provide PFI with capacity to pursue growth opportunities while maintaining a disciplined balance sheet.

A FY26 highlight was the successful completion of our largest-ever bond issue. Despite turbulent market conditions, strong investor demand supported the raising of $200 million of new debt capital at highly competitive pricing. In an environment where investors have become increasingly selective, the strength of demand provides further evidence of the market's confidence in PFI's strategy, portfolio quality, and long-term performance.

Post-balance date, we've refinanced our $600m syndicated bank facilities, introducing greater flexibility to align funding allocations between green and non-green debt tranches with the growth in PFI's pool of eligible green assets.

PFI040 BONDS ISSUED:

$200m

Totara Creek Estate – Stage 1 (August 2026)

"IN A CHALLENGING ENVIRONMENT, PFI HAS ONCE AGAIN DELIVERED GROWTH IN EARNINGS AND DIVIDENDS WHILE GROWING THE PORTFOLIO'S VALUE. THESE OUTCOMES REFLECT THE QUALITY OF THE PORTFOLIO, THE STRENGTH OF THE STRATEGY, AND THE DISCIPLINED EXECUTION OF **THE MANAGEMENT TEAM.**"

Dean Bracewell | **PFI Board Chair**

STRENGTHENING THE ENGINE ROOM

Behind every property, lease and development is a team focused on delivering better outcomes for tenants and investors.

During FY26, PFI continued to invest in specialist capability across development, portfolio management, communications, and investor engagement. The business also strengthened its ability to analyse and interpret portfolio data, helping identify opportunities to improve performance and support better decision-making.

Just as importantly, we continued to invest in our people and culture. With a relatively small team managing a large and growing portfolio, creating a workplace where people are engaged, empowered and aligned around long-term value creation is critical to success.

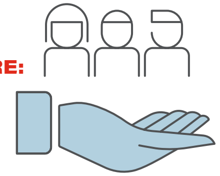
In FY26, a comprehensive employee engagement survey was carried out on the Company's behalf, which returned an overall employee engagement survey score of 88%.

Strong employee engagement and retention rates reflect a culture built on collaboration, accountability and a shared commitment to delivering results for tenants and investors.

As the portfolio grows and tenant requirements evolve, investing in capability helps ensure we remain well positioned to identify opportunities, manage risk and deliver value.

EMPLOYEE ENGAGEMENT SCORE:

88%



WELL PLACED FOR WHAT COMES NEXT

While economic uncertainty is likely to remain a feature of the environment in the year ahead, the fundamentals supporting PFI remain strong.

Occupancy levels in the portfolio remain high, the balance sheet is strong and the development pipeline continues to provide opportunities for future earnings growth. At the same time, long-term demand for quality industrial property remains supported by the growth of logistics, distribution and supply-chain activity.

PFI's strategy for FY27 remains unchanged. We will continue to support tenants, maintain portfolio quality, pursue carefully selected development opportunities, and allocate capital in a disciplined way.

The objective is not to reinvent the business but to continue doing the things that have consistently delivered results for investors over many years.

The environment may change, but our focus remains the same: consistently delivering strong, stable returns through quality assets, great tenants and disciplined execution.

FINANCIAL STATEMENTS.


78 Springs Road – Stage 2

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2026

ALL VALUES IN $000S	NOTE	2026	2025
Rental and management fee income	2.2	144,353	127,455
Property costs	2.3	(23,522)	(21,903)
Net property income		120,831	105,552
Administrative expenses	5.1	(12,423)	(11,161)
Profit before finance income/(expenses), other gains/(losses) and income tax		108,408	94,391
Finance income/(expenses)			
Interest expense and bank fees		(33,023)	(33,135)
Fair value gain/(loss) on derivative financial instruments	3.2	1,258	(13,832)
Interest income		41	110
		(31,724)	(46,857)
Other gains/(losses)			
Fair value gain on investment properties	2.1	16,093	70,742
Loss on disposal of investment properties		(161)	(54)
Material damage insurance income		100	46
		16,032	70,734
Profit before income tax		92,716	118,268
Income tax expense	5.2	(14,991)	(12,246)
Profit and total comprehensive income after income tax attributable to the shareholders of the Company		77,725	106,022
Basic earnings per share (cents)	4.1	15.47	21.11
Diluted earnings per share (cents)	4.1	15.47	21.10

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2026

	NOTE	CENTS PER SHARE (CENTS)	NO. OF SHARES (#)	ORDINARY SHARES ($000S)	SHARE-BASED PAYMENTS RESERVE ($000S)	RETAINED EARNINGS ($000S)	TOTAL EQUITY ($000S)
Balance as at 1 July 2024		–	502,199,351	573,227	570	785,698	1,359,495
Total comprehensive income		–	–	–	–	106,022	106,022
Dividends							
Q2 2024 final dividend - 11/9/2024		2.20	–	–	–	(11,050)	(11,050)
Q1 2025 interim dividend - 26/11/2024		2.00	–	–	–	(10,046)	(10,046)
Q2 2025 interim dividend - 13/3/2025		2.00	–	–	–	(10,046)	(10,046)
Q3 2025 interim dividend - 27/5/2025		2.10	–	–	–	(10,544)	(10,544)
Long-term incentive plan	5.8		84,713	381	22	–	403
Balance as at 30 June 2025		–	502,284,064	573,608	592	850,034	1,424,234
Total comprehensive income		–	–	–	–	77,725	77,725
Dividends							
Q4 2025 final dividend - 10/9/2025		2.50	–	–	–	(12,559)	(12,559)
Q1 2026 interim dividend - 10/12/2025		2.20	–	–	–	(11,051)	(11,051)
Q2 2026 interim dividend - 12/3/2026		2.20	–	–	–	(11,051)	(11,051)
Q3 2026 interim dividend - 28/5/2026		2.20	–	–	–	(11,051)	(11,051)
Long-term incentive plan	5.8		94,966	377	166	–	543
Balance as at 30 June 2026		–	502,379,030	573,985	758	882,047	1,456,790

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 JUNE 2026

ALL VALUES IN $000S	NOTE	2026	2025
CURRENT ASSETS			
Cash and cash equivalents		2,150	1,623
Accounts receivable, prepayments and other assets	5.3	5,997	3,778
Derivative financial instruments	3.2	942	207
Total current assets		9,089	5,608
NON-CURRENT ASSETS			
Investment properties	2.1	2,299,945	2,166,200
Property, plant and equipment		2,341	2,853
Other assets		–	2,749
Derivative financial instruments	3.2	9,082	9,417
Total non-current assets		2,311,368	2,181,219
Total assets		2,320,457	2,186,827

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF FINANCIAL POSITION CONTINUED

As at 30 JUNE 2026

ALL VALUES IN $000S	NOTE	2026	2025
CURRENT LIABILITIES			
Accounts payable, accruals and other liabilities	5.4	17,957	18,336
Deferred settlements	1.8	9,740	–
Taxation payable		5,097	4,547
Borrowings	3.1	–	100,000
Derivative financial instruments	3.2	136	340
Total current liabilities		32,930	123,223
NON-CURRENT LIABILITIES			
Borrowings	3.1	781,990	603,680
Derivative financial instruments	3.2	4,162	4,816
Lease liabilities	5.9	1,204	1,503
Deferred settlements	1.8	9,679	–
Deferred tax liabilities	5.2	33,702	29,371
Total non-current liabilities		830,737	639,370
Total liabilities		863,667	762,593
Net assets		1,456,790	1,424,234
EQUITY			
Share capital		573,985	573,608
Share-based payments reserve	5.8	758	592
Retained earnings		882,047	850,034
Total equity		1,456,790	1,424,234

These consolidated financial statements are signed on behalf of Property for Industry Limited and were authorised for issue on 24 August 2026.

DEAN BRACEWELL
Chair, Board of Directors

CAROLYN STEELE
Chair, Audit and Risk Committee

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2026

ALL VALUES IN $000S	NOTE	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES			
Property and management fee income received		144,154	130,142
Interest received		41	110
Payments to suppliers and employees		(37,502)	(32,697)
Interest and other finance costs paid		(35,074)	(32,779)
Income tax paid		(9,841)	(4,485)
Net goods and services tax (paid) / received		(335)	419
Net cash flows from operating activities		61,443	60,710
CASH FLOWS FROM INVESTING ACTIVITIES			
Net proceeds from sale of investment properties	1.8	18,798	12,618
Material damage insurance income received		68	46
Acquisition of / deposit on investment properties	2.1	(56,851)	(10,757)
Expenditure on investment properties - development		(36,805)	(35,837)
Expenditure on investment properties - stabilised		(17,889)	(12,650)
Capitalisation of interest on development properties	2.1	(1,990)	(3,360)
Acquisition of property, plant and equipment		(67)	(73)
Net cash flows from investing activities		(94,736)	(50,013)

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF CASH FLOWS CONTINUED

FOR THE YEAR ENDED 30 JUNE 2026

ALL VALUES IN $000S	NOTE	2026	2025
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from the issue of fixed rate bonds		200,000	150,000
Net proceeds from / (repayment of) syndicated bank facility		29,808	(43,615)
Proceeds from Pricoa facility		–	25,000
Repayment of fixed rate bonds		(100,000)	(100,000)
Repayment of green loan facilities		(50,000)	–
Dividends paid to shareholders		(45,712)	(41,686)
Principal elements of lease payments		(276)	(254)
Net cash flows from financing activities		33,820	(10,555)
Net increase in cash and cash equivalents		527	142
Cash and cash equivalents at beginning of year		1,623	1,481
Cash and cash equivalents at end of year		2,150	1,623

Cash and cash equivalents at end of year comprises:

ALL VALUES IN $000S	JUNE 2026	JUNE 2025
Cash and cash equivalents	2,150	1,623
Cash and cash equivalents at end of year	2,150	1,623

Significant non-cash activity

ALL VALUES IN $000S		JUNE 2026	JUNE 2025
Land acquisition funded through deferred settlement arrangements	1.8	19,419	–

The accompanying notes form part of these financial statements

CONSOLIDATED STATEMENT OF CASH FLOWS CONTINUED

FOR THE YEAR ENDED 30 JUNE 2026

RECONCILIATION OF PROFIT AFTER INCOME TAX TO NET CASH FLOWS FROM OPERATING ACTIVITIES

ALL VALUES IN $000S	NOTE	2026	2025
Profit for the year after income tax		77,725	106,022
Non-cash items:			
Deferred taxation expense	5.2	4,600	3,373
Amortisation of borrowings establishment costs		909	1,636
Depreciation	5.1	475	488
Employee benefits expense – share-based payments		417	323
Loss on disposal of investment properties		161	54
Loss on disposal of property, plant and equipment		106	–
Provision for doubtful debts		96	120
Fair value gain on investment properties	2.1	(16,093)	(70,742)
Fair value (gain) / loss on derivative financial instruments		(1,258)	13,832
Movements in working capital items:			
Increase in accounts receivable, prepayments and other assets		(4,792)	(1,749)
(Decrease) / increase in accounts payable, accruals and other liabilities		(1,385)	3,011
Increase in taxation payable		550	4,388
Other: material damage insurance income (classified as cash flows from investing activities)		(68)	(46)
Net cash flows from operating activities		**61,443**	**60,710**

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

1. GENERAL INFORMATION

IN THIS SECTION

This section sets out the basis upon which the Group's financial statements are prepared. Material accounting policy information is described in the note to which it relates.

1.1. REPORTING ENTITY

These audited consolidated financial statements (the financial statements) are for Property for Industry Limited (the Company) and its subsidiaries, P.F.I. Property No. 1 Limited (PFI No. 1) and P.F.I. Cover Limited (PFI Cover), (collectively, the Group). The Company is a limited liability company incorporated in New Zealand and is registered under the New Zealand Companies Act 1993. The Company is a FMC reporting entity under Part 7 of the Financial Markets Conduct Act 2013 and the Financial Reporting Act 2013 and these financial statements have been prepared in accordance with the requirements of the NZX Listing Rules. The Company is listed on the NZX Main Board (NZX: PFI).

The Group's principal activity is property investment and management in New Zealand.

1.2. BASIS OF PREPARATION

The financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand (GAAP). They comply with New Zealand Equivalents to International Financial Reporting Standards (NZ IFRS) and other applicable Financial Reporting Standards as appropriate for a Tier 1 for-profit entity. The financial statements comply with International Financial Reporting Standards Accounting Standards (IFRS Accounting Standards) and interpretations developed by the IFRS Interpretations Committee.

The financial statements have been prepared on the historical cost basis except where otherwise identified. All financial information is presented in New Zealand dollars and has been rounded to the nearest thousand.

1.3. GROUP COMPANIES

PFI No. 1 and PFI Cover are wholly owned and controlled entities of the Company.

1.4. BASIS OF CONSOLIDATION

The consolidated financial statements comprise the Company and the entities it controls. All intercompany transactions are eliminated on consolidation.

1.5. CRITICAL JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

In applying the Group's accounting policies, the Board and Management regularly evaluate judgements, estimates and assumptions that may have an impact on the Group. The significant judgements, estimates and assumptions made in the preparation of these financial statements are as follows:

2.1. Investment properties — Page 32
3.2. Derivative financial instruments — Page 47
5.2. Taxation — Page 49
5.8. Share-based payments — Page 57

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

1. GENERAL INFORMATION CONTINUED

1.6. ACCOUNTING POLICIES

No changes to accounting policies have been made during the period and policies have been consistently applied to all reporting periods presented.

Material accounting policies have been included throughout the notes to the financial statements.

Other relevant policies are provided as follows:

Share capital

All shares on issue are fully paid, carry equal voting rights, share equally in dividends and any surplus on wind up and have no par value. All shares are recognised at the fair value of the consideration received by the Company. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction from the proceeds.

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values. The Board and Management have overall responsibility for overseeing all significant fair value measurements and transfers between levels of the fair value hierarchy. The fair value hierarchy has the following levels:

- **Level 1:** Fair value is based on observable quoted prices in active markets.
- **Level 2:** Fair value is based on observable market data where Level 1 quoted prices are not available.
- **Level 3:** Fair value is not based on observable market data (unobservable inputs).

The carrying values of all balance sheet financial assets and liabilities approximate their estimated fair values, apart from the fixed rate bonds and Pricoa facilities (refer Note 3.1 (ii) for further details).

The Board and Management review significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the Board and Management assess the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of NZ IFRS, including the level of the fair value hierarchy in which such valuations should be classified.

Goods and services tax

These financial statements have been prepared on a goods and services tax (GST) exclusive basis except for the accounts receivable balance, accounts payable balance and other items where GST incurred is not recoverable. These balances are stated inclusive of GST.

New standards, amendments and interpretations

In May 2024, the XRB introduced NZ IFRS 18 'Presentation and Disclosure in Financial Statements', which is effective for reporting periods beginning on or after 1 January 2027, and replaces NZ IAS 1 'Presentation of Financial Statements'. NZ IFRS 18 primarily introduces a defined structure for the statement of comprehensive income, and requires disclosure of management-defined measures (a subset of non-GAAP measures) in a single note, along with reconciliation requirements. NZ IFRS 18 is not yet effective and has not been early adopted by the Group for the reporting period ended 30 June 2026. The standard will apply to the Group for the financial year ending 30 June 2028. Whilst the impact of the new standard has not yet been determined, a project has been initiated in advance of adoption to assess the implications for the presentation and disclosure of the Group's financial statements.

1.7. NON-GAAP MEASURES

The consolidated statement of comprehensive income includes a non-GAAP measure, Profit before finance income/(expenses), other gains/(losses) and income tax. This non-GAAP measure is presented to provide additional insight to the Group's financial performance and assist investors in assessing the performance of the Group's core operating activities.

This non-GAAP measure does not have a standard meaning prescribed by GAAP and therefore may not be comparable to information presented by other entities.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

1. GENERAL INFORMATION CONTINUED

1.8. SIGNIFICANT EVENTS AND TRANSACTIONS

The financial position and performance of the Group was affected by the following events and transactions that occurred during the reporting period:

Development - 92-98 Harris Road, East Tāmaki

On 5 August 2025, the Group entered into a lease surrender agreement with GrainCorp Foods NZ Limited (GrainCorp) at 92-98 Harris Road, East Tāmaki, effective 11 August 2025. GrainCorp vacated the premises prior to the original lease expiry date of 3 November 2028. A surrender payment of $5.12 million was received and recognised as Gross rental receipts within Rental and management fee income in the Statement of Comprehensive Income (30 June 2025: nil). Following the surrender, the Group has retained the site for development. Demolition works have since been completed, with the next phase of development expected to be tenant-led.

Investment property acquisitions and disposals

On 22 August 2025, the Group settled the acquisition of the property located at 11C Norris Avenue, Hamilton, for a net purchase price of $2.24 million.

On 5 December 2025, the Group settled the acquisition of the properties located at 505-507 Mt Wellington Highway, Mt Wellington, for a net purchase price of $36.00 million.

On 4 February 2026, the Group was notified of completion of certain works by the vendor and the issue of legal titles to the two lots at Spedding Road, now known as 16 John Hull Road and 23 John Hull Road, Auckland, which together comprise Totara Creek Estate, which triggered the second settlement payment as set out in the sale and purchase agreement. On 20 February 2026, the Group paid a second settlement payment of $18.32 million (representing 45% of the total purchase price). The Group previously paid a deposit of $2.03 million (being 5% of the total purchase price) and will pay two further deferred settlement payments of $10.17 million each, due on 20 February 2027 and 2028. As legal title and control have transferred, the land is recognised under Investment properties in the amount of $39.77 million and the present value of the remaining deferred settlements of $19.42 million is recognised as Deferred settlements in the Consolidated Statement of Financial Position. Following receipt of the legal titles, works have commenced on Stage 1 of the Totara Creek Estate development. Refer to note 5.11 for further details.

On 16 February 2026, the Group announced the divestment of the properties at 2 Smart Road and 18 Constance Street, New Plymouth for a gross sales price of $4.70 million and 41 and 55 Foremans Road, Christchurch for a gross sales price of $14.35 million. Settlement of these divestments took place on 31 March 2026.

Pricoa facility

On 3 July 2025, the Group renewed its Note Purchase and Private Shelf Facility with PGIM, Inc (also known as Pricoa), reducing the total facility from US$250 million to US$200 million and extending the availability period from 19 August 2025 to 19 August 2028. Existing drawings are not impacted by the extension. As at 30 June 2026, NZ$50 million has been drawn under the facility.

Reclassification of Tranche C Syndicated Bank Facility as a Green Loan Facility

On 27 November 2025, the Group reclassified Tranche C of its syndicated bank facility (also formerly known as Syndicated Bank Facility C), with a facility amount of $100 million and an expiry date of 14 August 2027, as a Green Loan Facility (Syndicated Bank Green Facility C). This reclassification is in line with the Group's Green Finance Framework, launched on 20 July 2023, and supports the alignment of debt facilities with the ongoing growth in the Group's Eligible Green Assets. Refer to Note 3.1 for further information.

Fixed Rate Bonds

On 1 October 2025, the $100 million PFI020 fixed rate bonds matured and were repaid with bank facilities. On 13 April 2026, the Group raised $200 million through the issuance of 6.5-year senior secured fixed rate bonds (PFI040), bearing an interest rate of 5.35%. For further details, refer to Note 3.1 (ii).

ANZ and CBA Green Facility D1

On 13 April 2026, the Group repaid and cancelled $50 million drawn under its Green Loan Facility with ANZ Bank New Zealand Limited (ANZ) and Commonwealth Bank of Australia (CBA) (also known as ANZ and CBA Green Facility D1), ahead of its scheduled expiry on 18 July 2026.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY

IN THIS SECTION

This section shows the real estate assets used to generate the Group's trading performance which are considered to be the most relevant to the operations of the Group.

2.1. INVESTMENT PROPERTIES

ALL VALUES IN $000S	2026	2025
Opening balance	2,166,200	2,050,525
Capital movements:		
Additions	78,168	8,505
Disposals	(18,959)	(12,672)
Capital expenditure	52,684	32,721
Capitalised interest[1]	2,343	3,360
Movement in lease incentives, fees and fixed rental income	3,416	13,019
	117,652	44,933
Unrealised fair value gain	16,093	70,742
Closing balance	**2,299,945**	**2,166,200**

1. The effective interest rate applied to capitalised interest was 4.47% (2025: 5.18%).

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

ALL VALUES IN $000S UNLESS NOTED	KEY TENANT 2026	OCCUPANCY (%) 2026	OCCUPANCY (%) 2025	YIELD ON VALUATION (%) 2026	YIELD ON VALUATION (%) 2025	CONTRACT RENT 2026	CONTRACT RENT 2025	LETTABLE AREA (SQM) 2026	VALUER 2026	CARRYING VALUE 2025	CAPITAL MOVEMENTS 2026	FAIR VALUE ADJUSTMENT 2026	CARRYING VALUE 2026
Avondale:													
15 Copsey Place	Canterbury	100%	100%	6.4%	5.9%	1,269	1,153	7,356	Colliers	19,600	176	(76)	19,700
32 Honan Place	Solo Plastics	100%	100%	5.4%	5.3%	158	154	795	Savills	2,900	(9)	9	2,900
15 Jomac Place	Southern Spars	100%	100%	5.2%	5.3%	1,852	1,798	9,420	CBRE	33,650	(41)	1,791	35,400
61-69 Patiki Road	Bidfood	100%	100%	7.1%	6.4%	1,646	1,601	9,344	Colliers	25,000	223	(2,023)	23,200
320 Rosebank Road	Doyle Sails	100%	100%	5.9%	4.6%	1,184	864	8,187	Colliers	18,900	100	1,200	20,200
520 Rosebank Road	Kenderdine Electrical	100%	100%	5.0%	4.9%	201	196	2,752	Colliers	4,000	18	(18)	4,000
528-558 Rosebank Road	ETEL	98%	98%	6.2%	5.5%	4,506	3,860	24,602	Savills	69,800	805	2,195	72,800
670-680 Rosebank Road	New Zealand Comfort	100%	100%	1.4%	6.4%	510	2,629	21,599	Colliers	41,000	275	(3,375)	37,900
686 Rosebank Road	Brand Developers	100%	100%	7.0%	6.3%	4,011	3,686	22,498	Colliers	58,900	295	(1,795)	57,400
		99%	99%	5.6%	5.8%	15,337	15,941	106,553		273,750	1,842	(2,092)	273,500
East Tāmaki:													
17 Allens Road	Contract Warehousing	100%	100%	5.3%	4.8%	1,654	1,493	12,078	Savills	31,000	240	(240)	31,000
43 Cryers Road	Astron Plastics	100%	100%	4.9%	4.9%	954	929	12,358	Savills	19,100	98	202	19,400
45 Cryers Road	Astron Plastics	100%	100%	3.8%	3.7%	259	252	4,876	Savills	6,800	3	(3)	6,800
6-8 Greenmount Drive	Bridon	100%	100%	4.7%	4.6%	876	854	11,343	CBRE	18,550	249	(99)	18,700
92-98 Harris Road	Under development	–	100%	0.0%	6.5%	–	1,634	–	Savills	25,000	1,138	(2,138)	24,000
36 Neales Road	Mainfreight	100%	100%	5.1%	5.1%	1,962	1,900	18,100	CBRE	37,200	260	1,240	38,700
1 Ron Driver Place	Glen Dimplex	100%	100%	5.9%	5.8%	812	792	6,597	Colliers	13,700	57	(57)	13,700
78 Springs Road[1]	Fisher & Paykel Appliances	83%	100%	3.9%	4.3%	8,321	7,495	71,543	Savills	173,625	32,682	5,193	211,500
11 Turin Place	Kingspan	100%	100%	5.1%	5.2%	1,118	1,118	8,878	JLL	21,500	387	213	22,100
12 Zelanian Drive	Central Joinery	100%	100%	5.3%	5.4%	1,216	1,176	6,716	JLL	21,950	137	1,063	23,150
23 Zelanian Drive	Exclusive Tyre Distributors	100%	100%	5.6%	4.1%	705	508	4,207	Savills	12,250	1	249	12,500
		92%	100%	4.2%	4.8%	17,877	18,151	156,696		380,675	35,252	5,623	421,550

1. Partially under development.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

ALL VALUES IN $000S UNLESS NOTED	KEY TENANT 2026	OCCUPANCY (%) 2026	OCCUPANCY (%) 2025	YIELD ON VALUATION (%) 2026	YIELD ON VALUATION (%) 2025	CONTRACT RENT 2026	CONTRACT RENT 2025	LETTABLE AREA (SQM) 2026	VALUER 2026	CARRYING VALUE 2025	CAPITAL MOVEMENTS 2026	FAIR VALUE ADJUSTMENT 2026	CARRYING VALUE 2026
Manukau:													
212 Cavendish Drive[2]	Portacom	100%	100%	5.4%	5.4%	3,269	3,186	25,500	Colliers	58,500	397	1,503	60,400
232 Cavendish Drive[3]	Building Prefabrication Solutions	100%	100%	5.9%	4.6%	2,184	1,532	16,596	Colliers	33,500	377	3,423	37,300
47 Dalgety Drive	Peter Hay Kitchens	100%	100%	6.0%	5.6%	1,430	1,388	10,439	Colliers	24,700	363	(1,163)	23,900
47a Dalgety Drive	Shaw	100%	100%	4.8%	4.9%	653	637	5,722	Colliers	12,900	(83)	783	13,600
59 Dalgety Drive	Store Rite Logistics	100%	100%	5.2%	5.1%	1,404	1,364	11,461	Colliers	26,600	132	368	27,100
12 Hautu Drive	Kiwi Steel	100%	100%	5.0%	4.8%	794	771	7,660	Colliers	15,900	51	49	16,000
25 Langley Road	Grayson Engineering	100%	100%	5.1%	4.6%	2,531	2,301	21,380	Savills	49,500	232	(232)	49,500
1 Mayo Road	TDX	100%	100%	5.4%	4.2%	1,040	758	7,832	Savills	18,200	862	88	19,150
61 McLaughlins Road	MOVe Logistics	100%	100%	4.7%	4.7%	1,374	1,314	18,218	Savills	28,000	85	915	29,000
9 Narek Place	Waste Tallow Care	100%	100%	5.2%	5.0%	822	714	3,551	CBRE	14,250	12	1,438	15,700
9 Nesdale Avenue	Brambles	100%	100%	5.3%	4.4%	1,094	889	12,750	CBRE	20,350	186	(36)	20,500
44 Noel Burnside Road	Cottonsoft	100%	100%	4.8%	4.7%	3,665	3,575	27,935	JLL	76,200	(2)	602	76,800
		100%	100%	5.2%	4.9%	20,260	18,429	169,044		378,600	2,612	7,738	388,950
Mt Wellington:													
30-32 Bowden Road	Daikin	100%	100%	5.1%	5.0%	5,338	5,182	22,376	Colliers	103,000	562	1,338	104,900
50 Carbine Road	Fletcher Building Products	100%	100%	5.0%	5.2%	320	320	2,820	JLL	6,150	15	235	6,400
54 Carbine Road & 6a Donnor Place	Pharmacy Retailing	100%	100%	5.3%	4.9%	2,729	2,531	19,898	JLL	51,650	517	(767)	51,400
76 Carbine Road	Atlas Gentech	100%	100%	5.6%	5.9%	793	771	2,730	JLL	13,000	28	1,172	14,200
7 Carmont Place	CMI	100%	100%	4.8%	4.7%	815	805	6,616	JLL	17,100	96	(246)	16,950
6 Donnor Place	Coca-Cola	100%	100%	5.5%	5.2%	1,855	1,689	19,219	JLL	32,750	505	495	33,750
4-6 Mt Richmond Drive	Iron Mountain	100%	100%	3.9%	4.1%	1,089	1,089	8,050	Savills	26,550	1,251	199	28,000
505 Mt Wellington Highway	J.A. Russell	100%	–	4.9%	–	1,014	–	7,319	JLL	–	20,159	691	20,850

2. Includes development land of $1.50 million.
3. Includes development land of $0.90 million.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

ALL VALUES IN $000S UNLESS NOTED	KEY TENANT 2026	OCCUPANCY (%) 2026	OCCUPANCY (%) 2025	YIELD ON VALUATION (%) 2026	YIELD ON VALUATION (%) 2025	CONTRACT RENT 2026	CONTRACT RENT 2025	LETTABLE AREA (SQM) 2026	VALUER 2026	CARRYING VALUE 2025	CAPITAL MOVEMENTS 2026	FAIR VALUE ADJUSTMENT 2026	CARRYING VALUE 2026
507 Mt Wellington Highway	Johnson & Johnson	100%	–	6.8%	–	1,056	–	3,132	JLL	–	16,107	(557)	15,550
509 Mt Wellington Highway	Fletcher Building Products	100%	100%	5.1%	4.7%	1,293	1,201	9,350	JLL	25,400	151	49	25,600
511 Mt Wellington Highway	Stryker	100%	100%	4.9%	4.8%	578	563	3,428	JLL	11,850	19	31	11,900
515 Mt Wellington Highway	Kiwi Management Services	100%	100%	4.9%	4.8%	353	346	2,324	Savills	7,200	32	(82)	7,150
523 Mt Wellington Highway	Cyclone Computer Company	100%	100%	5.0%	4.1%	384	317	1,671	CBRE	7,650	180	(180)	7,650
1 Niall Burgess Road	Bremca Industries	100%	100%	4.5%	4.5%	314	307	1,639	JLL	6,850	77	73	7,000
2-6 Niall Burgess Road	McAlpine Hussmann	100%	100%	5.6%	5.7%	1,464	1,442	6,665	Savills	25,500	165	335	26,000
3-5 Niall Burgess Road	Electrolux	100%	100%	4.9%	4.6%	1,542	1,402	11,514	JLL	30,500	428	472	31,400
7-9 Niall Burgess Road	DHL Supply Chain	100%	100%	5.0%	4.7%	2,918	2,828	20,725	JLL	60,600	(316)	(2,284)	58,000
10 Niall Burgess Road	NEP Broadcast Services	100%	100%	4.8%	4.3%	350	318	2,367	CBRE	7,400	103	(153)	7,350
5 Vestey Drive	PPG Industries	100%	100%	5.3%	4.8%	321	311	1,270	CBRE	6,450	34	(434)	6,050
7 Vestey Drive	Premier	100%	100%	5.3%	5.2%	895	872	6,189	Savills	16,750	55	(55)	16,750
9 Vestey Drive	Multispares	100%	100%	4.8%	4.5%	281	272	1,857	CBRE	6,000	14	(164)	5,850
11 Vestey Drive	Te Whatu Ora	100%	100%	5.7%	4.5%	841	554	3,407	CBRE	12,300	2,535	(135)	14,700
15a Vestey Drive	Pact Group Holdings	100%	100%	5.6%	5.7%	668	626	3,180	CBRE	11,000	160	740	11,900
36 Vestey Drive	SP Tools	100%	100%	5.0%	5.1%	284	275	1,106	JLL	5,400	330	(30)	5,700
		100%	100%	5.1%	4.9%	27,495	24,021	168,852		491,050	43,207	743	535,000

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

ALL VALUES IN $000S UNLESS NOTED	KEY TENANT 2026	OCCUPANCY (%) 2026	OCCUPANCY (%) 2025	YIELD ON VALUATION (%) 2026	YIELD ON VALUATION (%) 2025	CONTRACT RENT 2026	CONTRACT RENT 2025	LETTABLE AREA (SQM) 2026	VALUER 2026	CARRYING VALUE 2025	CAPITAL MOVEMENTS 2026	FAIR VALUE ADJUSTMENT 2026	CARRYING VALUE 2026
North Shore:													
2-4 Argus Place	Pharmapac	100%	100%	5.7%	4.0%	726	498	3,711	CBRE	12,500	435	(135)	12,800
47 Arrenway Drive	Device Technologies	100%	100%	5.5%	5.5%	315	306	1,145	JLL	5,600	19	81	5,700
51 Arrenway Drive	Pacific Hygiene	100%	100%	5.3%	5.1%	495	481	2,781	Savills	9,400	47	(47)	9,400
15 Omega Street	Wesfarmers	100%	100%	5.4%	5.2%	686	663	3,154	Savills	12,800	99	(99)	12,800
322 Rosedale Road	Parkland Products	100%	100%	6.0%	5.8%	1,451	1,414	7,473	Savills	24,250	284	(284)	24,250
41 William Pickering Drive	Innopak Global	100%	100%	5.5%	5.3%	626	563	3,040	Colliers	10,700	119	481	11,300
		100%	100%	5.6%	5.2%	4,299	3,925	21,304		75,250	1,003	(3)	76,250
Penrose:													
4 Autumn Place	Teco	100%	100%	5.1%	5.0%	245	236	1,215	CBRE	4,700	46	54	4,800
6 Autumn Place	MOTAT	100%	100%	4.8%	4.2%	214	210	1,627	CBRE	5,000	(8)	(542)	4,450
10 Autumn Place	MOTAT	100%	100%	4.8%	4.0%	780	765	9,350	CBRE	19,100	107	(3,007)	16,200
122 Captain Springs Road	New Zealand Crane Group	100%	100%	5.7%	5.6%	767	767	7,801	Savills	13,750	46	(296)	13,500
8 Hugo Johnston Drive	Argyle Schoolwear	97%	97%	8.2%	8.3%	1,014	980	4,359	JLL	11,750	131	419	12,300
12 Hugo Johnston Drive	W H Worrall	100%	100%	6.0%	5.2%	559	485	2,759	JLL	9,250	51	(1)	9,300
16 Hugo Johnston Drive	Newflor Industries	100%	100%	6.1%	5.8%	573	559	2,619	JLL	9,600	16	(216)	9,400
80 Hugo Johnston Drive	Boxkraft	100%	100%	5.7%	5.5%	741	716	5,331	CBRE	13,000	115	(215)	12,900
102 Mays Road	2 Cheap Cars	100%	100%	5.0%	4.6%	792	720	10,472	Savills	15,550	7	193	15,750
304 Neilson Street	Fletcher Building Products	100%	100%	5.1%	5.0%	890	869	13,438	Colliers	17,300	(37)	237	17,500
306 Neilson Street	Trade Depot	100%	100%	5.6%	5.5%	1,057	1,032	7,557	Colliers	18,800	(56)	56	18,800
312 Neilson Street	Transport Trailer Services	100%	100%	5.2%	5.3%	506	477	3,973	Colliers	9,000	198	502	9,700
314 Neilson Street	Wakefield Metals	100%	100%	4.7%	4.7%	1,092	1,076	7,536	Colliers	23,100	36	264	23,400
316 Neilson Street	Hi-Tech Security Disposals	100%	100%	4.4%	3.7%	320	311	4,782	Colliers	8,500	178	(1,378)	7,300
318 Neilson Street	Hi-Tech Security Disposals	100%	100%	3.4%	3.3%	199	193	4,049	Colliers	5,800	17	(17)	5,800
12 Southpark Place	QCD	100%	100%	4.1%	4.8%	701	684	6,416	Savills	14,250	406	2,344	17,000
		100%	100%	5.3%	5.1%	10,450	10,080	93,284		198,450	1,253	(1,603)	198,100

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

ALL VALUES IN $000S UNLESS NOTED	KEY TENANT 2026	OCCUPANCY (%) 2026	OCCUPANCY (%) 2025	YIELD ON VALUATION (%) 2026	YIELD ON VALUATION (%) 2025	CONTRACT RENT 2026	CONTRACT RENT 2025	LETTABLE AREA (SQM) 2026	VALUER 2026	CARRYING VALUE 2025	CAPITAL MOVEMENTS 2026	FAIR VALUE ADJUSTMENT 2026	CARRYING VALUE 2026
Other Auckland:													
16 John Hull Road, Whenuapai	Under development	–	–	–	–	–	–	–	Savills	–	15,752	1,868	17,620
23 John Hull Road, Whenuapai	Under development	–	–	–	–	–	–	–	Savills	–	30,054	1,746	31,800
58 Richard Pearse Drive, Mangere	Pharmacy Retailing	100%	100%	4.7%	4.7%	1,534	1,500	9,415	CBRE	32,000	440	260	32,700
51-61 Spartan Road, Takanini	Action Manufacturing	100%	100%	5.8%	4.9%	1,419	1,054	12,394	Savills	21,500	239	2,761	24,500
170 Swanson Road, Swanson	Transportation Auckland	100%	100%	6.0%	5.8%	2,233	2,233	35,435	CBRE	38,500	82	(1,282)	37,300
		100%	100%	3.6%	5.2%	5,186	4,787	57,244		92,000	46,567	5,353	143,920
North Island (outside Auckland):													
124 Hewletts Road, Mt Maunganui	RMD Bulk Storage	100%	100%	6.1%	5.9%	4,242	4,065	30,940	CBRE	68,500	127	373	69,000
124a Hewletts Road, Mt Maunganui	Ballance Agri-Nutrients	100%	100%	5.1%	5.1%	1,210	1,157	10,497	CBRE	22,900	587	213	23,700
124b Hewletts Road, Mt Maunganui	Ballance Agri-Nutrients	100%	100%	5.4%	6.0%	1,171	1,137	8,867	CBRE	18,950	826	1,724	21,500
3 Hocking Street, Mt Maunganui	BR & SL Porter	100%	100%	5.4%	5.5%	205	205	2,374	CBRE	3,725	162	(62)	3,825
143 Hutt Park Road, Wellington	Masterpet	100%	100%	5.9%	5.9%	1,477	1,477	11,372	JLL	25,100	268	(368)	25,000
8 McCormack Place, Wellington	Fletcher Building Products	100%	100%	6.7%	6.5%	938	926	7,414	CBRE	14,200	109	(409)	13,900

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

ALL VALUES IN $000S	KEY TENANT	OCCUPANCY (%)		YIELD ON VALUATION (%)		CONTRACT RENT		LETTABLE AREA	VALUER	CARRYING VALUE	CAPITAL MOVEMENTS	FAIR VALUE ADJUSTMENT	CARRYING VALUE
UNLESS NOTED	2026	2026	2025	2026	2025	2026	2025	(SQM) 2026	2026	2025	2026	2026	2026
11c Norris Avenue, Hamilton	DEC Pharmaceutical	100%	–	6.2%	–	149	–	3,968	Colliers	–	2,393	7	2,400
28 Paraite Road, New Plymouth	MOVe Logistics	100%	100%	8.7%	8.2%	1,428	1,366	32,328	JLL	16,750	–	(250)	16,500
Shed 22, 23 Cable Street, Wellington[4]	Shed 22 Hospo	100%	100%	8.3%	8.3%	1,024	999	2,461	CBRE	12,100	101	99	12,300
2 Smart Road, New Plymouth	New Zealand Post	–	100%	–	8.6%	–	417	–	–	4,850	(4,850)	–	–
558 Te Rapa Road, Hamilton	DEC Pharmaceutical	100%	100%	6.0%	6.6%	655	655	7,127	Colliers	10,000	61	(61)	10,000
22 Whakatu Road, Hastings	Enzafruit	100%	100%	5.9%	5.7%	3,824	3,742	89,122	JLL	65,350	132	(932)	64,550
		100%	100%	6.2%	6.2%	16,323	16,146	206,470		262,425	(84)	334	262,675
South Island:													
41 & 55 Foremans Road, Christchurch	MOVe Logistics	–	100%	–	6.0%	–	834	–	–	14,000	(14,000)	–	–
		–	100%	–	6.0%	–	834	–		14,000	(14,000)	–	–
Investment properties - total		**99%**	**100%**	**5.1%**	**5.2%**	**117,227**	**112,314**	**979,447**		**2,166,200**	**117,652**	**16,093**	**2,299,945**

4. Included in the 2026 balance is a right-of-use asset of $4.00 million (2025: $4.00 million) primarily in relation to a ground lease, representing the value of the land, with an associated immaterial lease liability.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

Recognition and Measurement

Investment properties are held to earn rental income and for long-term capital appreciation. After initial recognition on the settlement date at cost, including directly attributable acquisition costs, investment properties are measured at fair value, on the basis of valuations made by independent valuers on at least an annual basis. Gains or losses arising from changes in the fair value of investment properties are included in the Consolidated Statement of Comprehensive Income in the period in which they arise.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably.

The fair value of investment property reflects the Directors' assessment of the highest and best use of each property and amongst other things, rental income from current leases and assumptions about rental income from future leases in light of the current market conditions. The fair value also reflects the cash outflows that could be expected in respect of the property.

No depreciation or amortisation is provided for on investment properties for accounting purposes. However, for tax purposes, depreciation was claimed on the building fit-out for the year ended 30 June 2026 and 30 June 2025. No depreciation was claimed on building structure components due to the change in legislation, effective from 1 July 2024 for the Group. In addition, the new legislated Investment Boost deductions were applied to eligible new assets that were acquired or became available for use from 22 May 2025. Deferred tax is recognised to the extent that tax depreciation recovery gain or loss on disposal is calculated on the fit-out and building structure components separately. See section 5.2 for more details.

Investment properties under development are carried at cost until it is possible to reliably determine their fair value, from which point they are carried at fair value less costs to complete.

Gains or losses on the disposal of investment properties are recognised in the Consolidated Statement of Comprehensive Income in the period in which the investment properties are derecognised when they have been disposed.

Borrowing costs are capitalised if they are directly attributable to the acquisition or construction of a qualifying property. Capitalisation of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Capitalisation of borrowing costs will continue until the asset is substantially ready for its intended use. The rate at which borrowing costs are capitalised is determined by reference to the weighted average borrowing costs of the Group and the average level of borrowings by the Group.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

Key estimates and assumptions: Investment properties

The fair value of investment properties is determined from valuations prepared by independent valuers.

All investment properties were valued as at 30 June 2026 and 30 June 2025 by CBRE Limited (CBRE), CVAS (NZ) Limited (Colliers), Jones Lang LaSalle Limited (JLL) or Savills (NZ) Limited (Savills). All valuers are independent and members of the New Zealand Institute of Valuers.

PFI's investment property valuation policy notes that: PFI will not use the same independent valuer for a property for more than three consecutive year end valuations without Board approval. No exemptions were made to this policy for the year ended 30 June 2026. One exemption was made to this policy for the year ended 30 June 2025 for a property undergoing live development, where continuity of specialist knowledge was considered necessary for the valuation due to the complex nature of the valuation process.

As part of the valuation process, the Group's management verifies all major inputs to the independent valuation reports, assesses movements in individual property values and holds discussions with the independent valuers.

The fair value was determined using Level 3 valuation techniques via a combination of the following approaches:

- Direct Capitalisation: The subject property rental is divided by a market derived capitalisation rate to assess the market value of the asset. Further adjustments are then made to the market value to reflect under or over renting, additional revenue and required capital expenditure.
- Discounted Cash Flow: Discounted cash flow projections for the subject property are based on estimates of future cash flows, supported by the terms of any existing lease and by external evidence such as market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.
- Residual Approach: The subject property is valued based on what the property is expected to be worth on completion of the works and deducting all expected costs to complete the works, including a profit and risk allowance and holding costs. This approach was not applied to any property valuations during the year (2025: 78 Springs Road – Stage 2 development).
- Land Value Method: The subject property is valued based on recent comparable land transactions. This approach has been applied to the valuations at 78 Springs Road - Stage 3, East Tāmaki, 92–98 Harris Road, East Tāmaki, and 23 John Hull Road (Stage 1 of Totara Creek Estate), Whenuapai, reflecting their highest and best use as development land for which they are currently being held (2025: No properties).

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

Below are the significant inputs used in the valuations, together with the impact on the fair value of a change in the inputs:

Key estimates and assumptions: Investment properties *(continued)*

		RANGE OF SIGNIFICANT UNOBSERVABLE INPUTS		MEASUREMENT SENSITIVITY	
	VALUATION METHOD	JUNE 2026	JUNE 2025	INCREASE IN INPUT	DECREASE IN INPUT
Market capitalisation rate (%)[1]	Direct Capitalisation	4.00 - 7.88	4.00 - 7.75	Decrease	Increase
Net Market rental ($ per sqm)[2]	Direct Capitalisation & Discounted Cash Flows	38 - 301	56 - 265	Increase	Decrease
Discount rate (%)[3]	Discounted Cash Flows	6.50 - 9.63	6.75 - 9.50	Decrease	Increase
Rental growth rate (%)[4]	Discounted Cash Flows	1.95 - 3.34	1.95 - 3.05	Increase	Decrease
Terminal capitalisation rate (%)[5]	Discounted Cash Flows	4.25 - 8.13	4.25 - 8.13	Decrease	Increase
Profit and risk allowance (%)[6]	Residual Approach	N/A	10.00	Decrease	Increase
Expected costs to complete[7]	Residual Approach	N/A	N/A	Decrease	Increase

1. The capitalisation rate applied to the market rental to assess a property's value, determined through analysis of similar transactions taking into account location, weighted average lease term, tenant covenant, size and quality of the property.
2. The valuers' assessment of the net market income which a property is expected to achieve under a new arm's length leasing transaction. Includes both leased and vacant areas.
3. The rate applied to future cash flows reflecting transactional evidence from similar properties.
4. The rate applied to the market rental over the future cash flow projection.
5. The rate used to assess the terminal value of the property.
6. The profit and risk allowance reflects the current stage of the development and estimated completion date of the development, taking into account any risks surrounding the construction works.
7. All costs directly attributable to the development of the property, including construction, consultancy and financing costs.

The estimated sensitivity of the fair value of investment property to changes in the market capitalisation rate (under the Direct Capitalisation valuation approach) and discount rate (under the Discounted Cash Flows valuation approach) is set out in the table below:

	FAIR VALUE	MARKET CAPITALISATION RATE		DISCOUNT RATE	
ALL VALUES IN $000S	JUNE 2026	+ 0.25%	- 0.25%	+ 0.25%	- 0.25%
Valuation	2,299,945				
Change		(93,000)	101,000	(70,000)	74,000
Change (%)		(4%)	4%	(3%)	3%

ALL VALUES IN $000S	JUNE 2025	+ 0.25%	- 0.25%	+ 0.25%	- 0.25%
Valuation	2,166,200				
Change		(90,000)	99,000	(67,000)	72,000
Change (%)		(4%)	5%	(3%)	3%

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.1. INVESTMENT PROPERTIES (CONTINUED)

Key estimates and assumptions: Investment properties *(continued)*

Generally, a change in the assumption made for the adopted market capitalisation rate is accompanied by a directionally similar change in the adopted terminal capitalisation rate. The adopted market capitalisation rate forms part of the direct capitalisation approach and the adopted terminal capitalisation rate forms part of the discounted cash flow approach. Both valuation methodologies are considered when determining an investment property's fair value.

When calculating the direct capitalisation approach, the market rental has a strong interrelationship with the adopted market capitalisation rate given the methodology involves assessing the total market rental income receivable from the property and capitalising this in perpetuity to derive a capital value. In theory, an increase in the market rent and an increase in the adopted market capitalisation rate could potentially offset the impact to the fair value. The same can be said for a decrease in the market rent and a decrease in the adopted market capitalisation rate. A directionally opposite change in the market rent and the adopted market capitalisation rate could potentially magnify the impact to the fair value.

When assessing a discounted cash flow, the adopted discount rate and adopted terminal capitalisation rate have a strong interrelationship in deriving a fair value given the discount rate will determine the rate at which the terminal value is discounted to the present value. In theory, an increase in the adopted discount rate and a decrease in the adopted terminal capitalisation rate could potentially offset the impact to the fair value. The same can be said for a decrease in the discount rate and an increase in the adopted terminal capitalisation rate. A directionally similar change in the adopted discount rate and the adopted terminal capitalisation rate could potentially magnify the impact to the fair value.

Key estimates and assumptions: Investment properties and the impact of climate change

The Group continues to assess the impact of climate change on the business and portfolio regularly and is taking steps to manage and address climate-related risks and opportunities.

During the current year, the Group continued to commit to and invest in various sustainability initiatives, including solar installations, LED lighting upgrades, preventative maintenance measures, and Green Star development projects. These initiatives are included within capital expenditure for the years ended 30 June 2026 and 30 June 2025.

The valuers have considered the impact of climate change on investment property values but have made no explicit adjustments in respect of climate change matters. However, the Group and valuers anticipate that climate change could have a greater influence on valuations in the future as owners and occupiers place a greater emphasis on this topic.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.2. RENTAL AND MANAGEMENT FEE INCOME

ALL VALUES IN $000S	2026	2025
Gross rental receipts	121,046	101,518
Service charge income recovered from tenants	20,233	18,616
Fixed rental income adjustments	3,541	1,775
Capitalised lease incentive adjustments	(1,384)	4,740
Impact of rental income deferred and abated due to the COVID-19 pandemic	(52)	(72)
Management fee income	969	878
Total rental and management fee income	144,353	127,455

Recognition and Measurement

Rental income from investment properties is recognised in the Consolidated Statement of Comprehensive Income on a straight line basis over the term of the lease. Fixed rental income adjustments are accounted for to achieve straight-line income recognition. Lease incentives are capitalised to investment properties in the Consolidated Statement of Financial Position and amortised on a straight line basis in the Consolidated Statement of Comprehensive Income over the length of the lease to which they relate, as a reduction to rental income.

Rental abatements are usually offered by a landlord as an incentive for tenants to sign longer lease terms. Rental abatements were offered to assist tenants that were struggling from the impact of the COVID-19 pandemic. Rental abatements are accounted for as a lease modification under NZ IFRS 16 'Leases' and the expense is spread over the remaining life of the lease, effectively accounted for as a lease incentive.

Management fee income is recognised in the Consolidated Statement of Comprehensive Income in the period in which the services are rendered.

Income generated from service charges recovered from tenants is included in the gross rental income with the service charge expenses to tenants shown in Property costs. Such revenue is recognised in the accounting period the underlying expenses are incurred in accordance with the contractual terms.

Future minimum rentals receivable under non-cancellable operating leases are as follows:

ALL VALUES IN $000S	2026	2025
Within one year	115,653	111,824
After one year but not more than five years	318,995	315,614
More than five years	182,339	187,398
Total	616,987	614,836

2.3. PROPERTY COSTS

ALL VALUES IN $000S	2026	2025
Rates & insurance	(12,775)	(11,912)
Property maintenance costs	(6,728)	(6,386)
Utilities	(776)	(712)
Bad and doubtful debts expense	(96)	(112)
Lease incentives amortisation	(789)	(716)
Other non-recoverable property costs	(2,358)	(2,065)
Total property costs	(23,522)	(21,903)

Other non-recoverable costs represent property maintenance not recoverable from tenants, property valuation fees and property leasing costs.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

2. PROPERTY CONTINUED

2.4. NET RENTAL INCOME

ALL VALUES IN $000S	2026	2025
Gross rental income		
Gross rental receipts	121,046	101,518
Service charge income recovered from tenants	20,233	18,616
Fixed rental income adjustments	3,541	1,775
Capitalised lease incentive adjustments	(1,384)	4,740
Impact of rental income deferred and abated due to the COVID-19 pandemic	(52)	(72)
Total gross rental income	143,384	126,577
Service charge expenses		
Rates & insurance	(12,775)	(11,912)
Property maintenance costs	(6,728)	(6,386)
Utilities	(776)	(712)
Total service charge expenses	(20,279)	(19,010)
Net rental income	123,105	107,567

3. FUNDING

IN THIS SECTION

This section outlines how the Group manages its capital structure, financing costs and exposure to interest rate risk.

3.1. BORROWINGS

(i) Borrowings

ALL VALUES IN $000S	2026	2025
Current		
Fixed Rate Bonds (PFI020)	–	100,000
Total current borrowings	–	100,000
Non-current		
ANZ & CBA Green Facility D1	-	50,000
BNZ Green Facility D2	25,000	25,000
Westpac Green Facility D3	75,000	75,000
Syndicated Bank Facility C	-	100,000
Syndicated Bank Green Facility C	100,000	-
Syndicated Bank Facility A	61,678	31,870
Bilateral CBA Bank Facility	125,000	125,000
Pricoa (2029 maturity)	25,000	25,000
Fixed Rate Bonds (PFI030)	150,000	150,000
Fixed Rate Bonds (PFI040)	200,000	-
Pricoa (2033 maturity)	25,000	25,000
Unamortised borrowings establishment costs	(4,688)	(3,190)
Total non-current borrowings	781,990	603,680
Total borrowings	781,990	703,680
Weighted average interest rate for drawn debt (inclusive of current interest rate swaps, margins and line fees)	4.64%	4.52%
Weighted average term to maturity (years)	3.52	3.39

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

3. FUNDING CONTINUED

3.1. BORROWINGS (CONTINUED)

Recognition and Measurement

All borrowings are initially measured at fair value, plus directly attributable transaction costs, and subsequently measured at amortised cost using the effective interest rate method. Under this method, directly attributable fees and costs are capitalised and spread over the expected life of the facility. All other interest costs and bank fees are expensed in the period they are incurred.

(ii) Composition of borrowings

ALL VALUES IN $000S AS AT 30 JUNE 2026	ISSUE DATE	MATURITY DATE	INTEREST RATE	FACILITY DRAWN / AMOUNT	UNDRAWN FACILITY	FAIR VALUE
BNZ Green Facility D2	–	18-Jul-27	Floating	25,000	-	25,000
Westpac Green Facility D3	–	18-Jul-27	Floating	75,000	-	75,000
Syndicated Bank Green Facility C	–	14-Aug-27	Floating	100,000	-	100,000
Syndicated Bank Facility A	–	14-Aug-28	Floating	61,678	88,322	61,678
Syndicated Bank Facility B	–	14-Aug-29	Floating	-	150,000	-
Bilateral CBA Bank Facility	–	14-Aug-29	Floating	125,000	-	125,000
Pricoa (2029 maturity)	–	15-Dec-29	Floating	25,000	-	25,677
Fixed Rate Bonds (PFI030)	13-Mar-25	13-Sep-30	5.43%	150,000	-	155,457
CBA Bank Facility	–	31-May-31	Floating	-	50,000	-
Fixed Rate Bonds (PFI040)	13-Apr-26	13-Oct-32	5.35%	200,000	-	207,681
Pricoa (2033 maturity)	–	05-Jan-33	Floating	25,000	-	25,863
Total borrowings				786,678	288,322	801,356

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

3. FUNDING CONTINUED

3.1. BORROWINGS (CONTINUED)

(ii) Composition of borrowings (continued)

ALL VALUES IN $000S AS AT 30 JUNE 2025	ISSUE DATE	MATURITY DATE	INTEREST RATE	FACILITY DRAWN / AMOUNT	UNDRAWN FACILITY	FAIR VALUE
Fixed Rate Bonds (PFI020)	01-Oct-18	01-Oct-25	4.25%	100,000	–	101,038
ANZ & CBA Green Facility D1	–	18-Jul-26	Floating	50,000	–	50,000
BNZ Green Facility D2	–	18-Jul-27	Floating	25,000	–	25,000
Westpac Green Facility D3	–	18-Jul-27	Floating	75,000	–	75,000
Syndicated Bank Facility C	–	14-Aug-27	Floating	100,000	–	100,000
Syndicated Bank Facility A	–	14-Aug-28	Floating	31,870	118,130	31,870
Syndicated Bank Facility B	–	14-Aug-29	Floating	–	150,000	–
Bilateral CBA Bank Facility	–	14-Aug-29	Floating	125,000	–	125,000
Pricoa (2029 maturity)	–	15-Dec-29	Floating	25,000	–	25,501
Fixed Rate Bonds (PFI030)	13-Mar-25	13-Sep-30	5.43%	150,000	–	152,968
CBA Bank Facility	–	31-May-31	Floating	–	50,000	–
Pricoa (2033 maturity)	–	05-Jan-33	Floating	25,000	–	25,339
Total borrowings				706,870	318,130	711,716

The Group has long-term revolving facilities (A and B) with a banking syndicate comprising ANZ, BNZ, CBA and Westpac (each providing $75 million), for $300 million, and CBA, providing facilities totalling $175 million.

In accordance with the Group's Green Finance Framework, the Group has also established $200 million of Green Loan facilities to fund its committed development projects. The Green Loan facilities consist of BNZ green facility (D2) providing $25 million and Westpac green facility (D3) providing $75 million. During the year, Facility C of the banking syndicate was reclassified as a Green Loan Facility (Green Facility C) with ANZ, BNZ, CBA and Westpac each providing $25 million. In addition, the ANZ and CBA green facility (D1) of $50 million was repaid following the issuance of the PFI040 fixed-rate bonds.

The carrying values of the bank facilities approximate the fair value of the facilities because the loans have floating rates of interest that reset every 30-90 days.

The fair value of the fixed rate bonds on issue is based on their listed market prices at the balance date and is classified as Level 1 in the fair value hierarchy (30 June 2025: Level 1). Interest on the bonds is payable quarterly in equal instalments. Bonds are listed on the NZDX.

The $100 million PFI020 fixed rate bonds matured on 1 October 2025 and were repaid (2025: $100 million PFI010 fixed rate bonds matured on 28 November 2024 and were repaid).

The fair values of the Pricoa facilities are classified as Level 2 (30 June 2025: Level 2) and is measured using a present value calculation of the future cash flows using the relevant term swap rate as the discount factor. The discount curve will incorporate both the credit spreads and risk free rate.

(iii) Security

The bank facilities, Pricoa facilities and the fixed rate bonds are secured by way of a security trust deed and registered mortgage security which is required to be provided over Group properties with current valuations of at least $2,150,000,000 (30 June 2025: $2,050,000,000). In addition to this, the bank facility agreements, fixed rate bond terms and Pricoa facility agreements also contain a negative pledge. The Company and PFI No. 1 are guarantors to the facility, fixed rate bonds, and Pricoa facilities. As at 30 June 2026, investment properties totalling $2,282,995,000 (30 June 2025: $2,149,100,000) were mortgaged as security for the Group's borrowings.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

3. FUNDING CONTINUED

3.2. DERIVATIVE FINANCIAL INSTRUMENTS

(i) Fair values

ALL VALUES IN $000S	2026	2025
Current assets	942	207
Non-current assets	9,082	9,417
Current liabilities	(136)	(340)
Non-current liabilities	(4,162)	(4,816)
Total	5,726	4,468

(ii) Notional principal values, maturities and interest rates

	2026	2025
Notional value of interest rate swaps – fixed rate payer – start dates commenced ($000s)	585,000	610,000
Notional value of interest rate swaps – fixed rate receiver[1] – start dates commenced ($000s)	350,000	250,000
Notional value of interest rate swaps – fixed rate payer – forward starting ($000s)	200,000	130,000
Total ($000s)	1,135,000	990,000
Percentage of borrowings fixed (%)	74%	86%
Fixed rate payer swaps:		
Average period to expiry – start dates commenced (years)	2.43	2.87
Average period to expiry – forward starting (years from commencement)	4.73	3.19
Average (years)	3.02	2.93
Fixed rate payer swaps:		
Average interest rate[2] – start dates commenced (%)	3.09%	3.10%
Average interest rate[2] – forward starting (% during effective period)	3.93%	3.94%
Average (%)	3.31%	3.25%

1. The Group has $350 million fixed rate receiver swaps for the duration of the two fixed rate bonds, the effect of the fixed rate receiver swaps is to convert the two fixed rate bonds totalling $350 million to floating interest rates. (2025: The Group held $250 million in fixed rate receiver swaps for the duration of the two fixed rate bonds totalling $250 million, which effectively converted the fixed rate bonds to floating interest rates).
2. Excluding margin and fees.

(iii) Fair value gain/(loss) on derivative financial instruments

ALL VALUES IN $000S	2026	2025
Interest rate swaps	1,258	(13,832)
Total fair value gain/(loss) on derivative financial instruments	1,258	(13,832)

Recognition and Measurement

The Group is exposed to changes in interest rates and uses derivative financial instruments, principally interest rate swaps, to mitigate this risk. The Group does not apply hedge accounting. Derivative financial instruments are entered into to economically hedge the risk exposure.

Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently re-measured to fair value at each reporting date. Transaction costs are expensed on initial recognition and recognised in the Consolidated Statement of Comprehensive Income. The fair value of derivative financial instruments is based on valuations prepared by independent treasury advisers and is the estimated amount that the Group would receive or pay to terminate the derivative contract at reporting date, taking into account current interest rates and creditworthiness of the derivative contract counterparties.

Key estimates and assumptions: Derivatives

The fair values of derivative financial instruments are determined from valuations prepared by independent treasury advisers using Level 2 valuation techniques (30 June 2025: Level 2). These are based on the present value of estimated future cash flows accounting for the terms and maturity of each contract and the current market interest rates at reporting date. Fair values also reflect the current creditworthiness of the derivative counterparty. These values are verified against valuations prepared by the respective counterparties. The valuations were based on market rates at 30 June 2026 of between 2.72% for the 90 day BKBM (30 June 2025: 3.29%) and 4.00% for the 10 year swap rate (30 June 2025: 4.06%). There were no changes to these valuation techniques during the year.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

4. INVESTOR RETURNS AND INVESTMENT METRICS

IN THIS SECTION

This section summarises the earnings per share and net tangible assets per share which are common investment metrics.

4.1. EARNINGS PER SHARE

(i) Basic earnings per share

	2026	2025
Total comprehensive income for the period attributable to the shareholders of the Company ($000s)	77,725	106,022
Weighted average number of ordinary shares (shares)	502,320,917	502,228,627
Basic earnings per share (cents)	15.47	21.11

(ii) Diluted earnings per share

The calculation of diluted earnings per share has been based on the profit attributable to ordinary shareholders and weighted-average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares. Weighted average number of shares for the purpose of diluted earnings per share has been adjusted for 111,786 (2025: 152,499) rights issued under the Group's LTI Plan as at 30 June 2026. This adjustment has been calculated using the treasury share method. Refer to note 5.8 for further details.

	2026	2025
Total comprehensive income for the period attributable to the shareholders of the Company ($000s)	77,725	106,022
Weighted average number of shares for purpose of diluted earnings per share (shares)	502,432,703	502,381,126
Diluted earnings per share (cents)	15.47	21.10

4.2. NET TANGIBLE ASSETS PER SHARE

	2026	2025
Net assets ($000s)	1,456,790	1,424,234
Net tangible assets ($000s)	1,456,790	1,424,234
Closing shares on issue (shares)	502,379,030	502,284,064
Net tangible assets per share (cents)	290	284

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER

IN THIS SECTION

This section includes additional information that is considered less significant in understanding of the financial performance and position of the Group, but is disclosed to comply with NZ IFRS.

5.1. ADMINISTRATIVE EXPENSES

ALL VALUES IN $000S	NOTE	2026	2025
Auditor remuneration			
Audit and review of the financial statements[1]		(373)	(324)
Other assurance services and other agreed-upon procedures engagements[2]		(50)	(41)
Other services[3]		(37)	(5)
Depreciation		(475)	(488)
Directors' fees	5.7	(696)	(685)
Employee benefits		(6,891)	(6,234)
IT licence fees and support		(744)	(680)
Office expenses		(1,321)	(1,163)
Other expenses		(1,753)	(1,426)
Sustainability expenses		(83)	(115)
Total administrative expenses		**(12,423)**	**(11,161)**

1. Includes $11,000 of additional audit fees incurred in respect of the FY25 audit.
2. Other assurance services include the limited assurance engagement in the area of greenhouse gas emissions disclosures. Agreed upon procedures relates to recalculations performed over amounts within the FY25 annual results presentation (2025: Other assurance services include the limited assurance engagement in the area of greenhouse gas emissions disclosures).
3. Other services include the provision of remuneration market data and the purchase of PwC's Property Supplement Report (2025: Provision of remuneration market data and the purchase of PwC's 2024 Property Supplement Report).

5.2. TAXATION

(i) Reconciliation of accounting profit before income tax to income tax expense

ALL VALUES IN $000S	2026	2025
Profit before income tax	92,716	118,268
Prima facie income tax calculated at 28%	(25,960)	(33,115)
Adjusted for:		
Non-tax deductible revenue and expenses	(21)	(47)
Fair value gain on investment properties	4,506	19,808
Loss on disposal of investment properties	(45)	(15)
Depreciation	6,596	4,326
Disposal of depreciable assets	536	36
Deductible capital expenditure	3,061	1,940
Lease incentives, fees and fixed rental income	663	2,199
Gain / (loss) on derivative financial instruments	359	(3,865)
Impairment gain / (allowance)	7	(32)
Current tax prior period adjustment	276	213
Other	(369)	(321)
Current taxation expense	**(10,391)**	**(8,873)**
Depreciation	(3,596)	(4,997)
Lease incentives, fees and fixed rental income	(490)	(2,164)
(Gain) / loss on derivative financial instruments	(359)	3,865
Impairment (gain) / allowance	(7)	32
Other	(148)	(109)
Deferred taxation expense	**(4,600)**	**(3,373)**
Income tax expense	**(14,991)**	**(12,246)**

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.2. TAXATION (CONTINUED)

(ii) Deferred tax

ALL VALUES IN $000S	2024 AS AT	2025 RECOGNISED IN PROFIT	2025 RECOGNISED IN EQUITY	2025 AS AT	2026 RECOGNISED IN PROFIT	2026 RECOGNISED IN EQUITY	2026 AS AT
Deferred tax assets							
Impairment allowance	(2)	(32)	–	(34)	7	–	(27)
Office lease liability	(569)	71	–	(498)	77	–	(421)
Other	(291)	114	(198)	(375)	148	(269)	(496)
Gross deferred tax assets	(862)	153	(198)	(907)	232	(269)	(944)
Deferred tax liabilities							
Investment properties	21,476	7,161	–	28,637	4,086	–	32,723
Derivative financial instruments	5,093	(3,865)	–	1,228	359	–	1,587
Office lease asset	489	(76)	–	413	(77)	–	336
Gross deferred tax liabilities	27,058	3,220	–	30,278	4,368	–	34,646
Net deferred tax liability	26,196	3,373	(198)	29,371	4,600	(269)	33,702

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.2. TAXATION (CONTINUED)

(iii) Imputation credit account

The amounts below represent the balance of the imputation credit account as at the end of the year, adjusted for imputation credits that will arise from the payment of taxation payable represented in the Consolidated Statement of Financial Position.

ALL VALUES IN $000S	2026	2025
Opening balance	2,519	–
Taxation paid / payable	10,155	8,557
Imputation credits attached to dividends paid	(9,831)	(6,038)
Additional period end adjustment	–	–
Closing balance available to shareholders for use in subsequent periods	2,843	2,519

Recognition and Measurement

The Company and Group are a listed Portfolio Investment Entity (PIE) for the purposes of the Income Tax Act 2007. Tax is accounted for on a consolidated Group basis and the Group is required to pay tax to the IRD as required by the Income Tax Act 2007. Income tax expense comprises current and deferred tax and is recognised in the Consolidated Statement of Comprehensive Income for the year.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years. Deferred tax is provided for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax is recognised on all temporary differences, including:

- The tax liability arising from accumulated depreciation claimed on investment properties, where applicable;
- The tax asset arising from the allowance for impairment;
- The tax liability arising from certain prepayments and other assets; and
- The tax asset / liability arising from the unrealised gains / losses on the revaluation of interest rate swaps.
- Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax is not recognised for:
- Temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- Temporary differences relating to investments in subsidiaries to the extent that it is probable that they will not reverse in the foreseeable future; and
- Taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different entities, but they intend to settle current tax assets and liabilities on a net basis.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Additional income tax arising from distribution of dividends is recognised at the same time as the liability to pay the dividend is recognised.

Key estimates and assumptions: Deferred tax

Investment properties are valued each year by independent valuers (as outlined in note 2.1). These values include an allocation of the valuation between the land and building components. The calculation of deferred tax on depreciation recovered places reliance on the land and building split in the valuation provided by the valuers. The building value is then split between fit-out and structure based on the proportion of the tax book values of each.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.3. ACCOUNTS RECEIVABLE, PREPAYMENTS AND OTHER ASSETS

ALL VALUES IN $000S	2026	2025
Accounts receivable	1,654	1,717
Provision for doubtful debts	(96)	(120)
Prepayments and other assets	4,439	2,181
Total accounts receivable, prepayments and other assets	5,997	3,778

Recognition and Measurement

Accounts receivable are recognised at fair value and subsequently measured at amortised cost using the effective interest rate method. Receivables are assessed on an ongoing basis for impairment. The Group applies the simplified approach to providing for expected credit losses prescribed by NZ IFRS 9 'Financial Instruments', which permits the use of lifetime expected loss provision for all trade receivables.

5.4. ACCOUNTS PAYABLE, ACCRUALS AND OTHER LIABILITIES

ALL VALUES IN $000S	2026	2025
Accounts payable	4,009	3,022
Accrued interest expense and bank fees	4,610	5,109
Accruals and other liabilities in respect of investment properties	3,173	3,253
Accrued employee benefits	289	179
Accruals and other liabilities	5,876	6,773
Total accounts payable, accruals and other liabilities	17,957	18,336

Recognition and Measurement

Expenses are recognised on an accruals basis and, if not paid at the end of the year, are reflected as a payable in the Consolidated Statement of Financial Position.

5.5. FINANCIAL INSTRUMENTS

The following financial assets and liabilities, that potentially subject the Group to financial risk, have been recognised in the financial statements:

ALL VALUES IN $000S	2026	2025
Financial Assets		
Financial assets at amortised cost:		
Cash and cash equivalents	2,150	1,623
Accounts receivable and other assets	1,558	1,597
Total – Financial assets at amortised cost	3,708	3,220
Financial assets at fair value through profit or loss:		
Derivative financial instruments	10,024	9,624
Total – Financial assets at fair value through profit or loss	10,024	9,624
Total Financial Assets	13,732	12,844
Financial Liabilities		
Financial liabilities at amortised cost:		
Accounts payable, accruals and other liabilities	17,371	17,882
Lease liabilities	1,502	1,778
Deferred settlements	19,419	–
Borrowings	781,990	703,680
Total – Financial liabilities at amortised cost	820,282	723,340
Financial liabilities at fair value through profit or loss:		
Derivative financial instruments	4,298	5,156
Total – Financial liabilities at fair value through profit or loss	4,298	5,156
Total Financial Liabilities	824,580	728,496

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.6. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks, including interest rate risk, credit risk and liquidity risk. The Group's overall financial risk management strategy focuses on minimising the potential negative economic impact of unpredictable events on its financial performance.

(a) Interest rate risk

The Group's exposure to the risk of changes in interest rates relates primarily to the Group's borrowings with a floating interest rate. The Group has an interest rate hedging policy which has been reviewed by an external firm with expertise in this area. The policy calls for a band of the Group's borrowings to be at fixed interest rates, with a greater proportion of the near term to be fixed and a lesser percentage of the far dated to be fixed.

The Group uses derivative financial instruments, principally fixed rate payer interest rate swaps, to exchange its floating short-term interest rate exposure for fixed long-term interest rate exposure in accordance with its policy bands. As the Group holds derivative financial instruments, there is a risk that their fair value will fluctuate because of underlying changes in market interest rates. This is accepted as a by-product of the Group's interest rate hedging policy, however this risk is partially mitigated by the Group's holding of fixed rate receiver interest rate swaps. The fair value of derivative financial instruments is disclosed in the Consolidated Statement of Financial Position (refer to note 3.2).

The following sensitivity analysis shows the effect on (loss) / profit before tax and equity if interest rates at balance date had been 50 basis points (0.50%) higher or lower with all other variables held constant.

	2026		2025	
ALL VALUES IN $000S	GAIN/ (LOSS) ON INCREASE OF 0.50%	GAIN/ (LOSS) ON DECREASE OF 0.50%	GAIN/ (LOSS) ON INCREASE OF 0.50%	GAIN/ (LOSS) ON DECREASE OF 0.50%
Impact on profit before income tax	(25)	40	3,697	(3,754)
Impact on equity	(18)	29	2,662	(2,703)

(b) Credit risk

Credit risk represents the risk that the counterparty to a financial instrument will fail to discharge its obligations and the Group will suffer financial loss as a result. Financial instruments which potentially subject the Group to credit risk consist of cash and cash equivalents, accounts receivable and other assets and interest rate swap agreements.

With respect to the credit risk arising from cash and cash equivalents, there is limited credit risk as cash is deposited with ANZ Bank New Zealand Limited, a registered bank in New Zealand with a credit rating of AA– (Standard & Poor's). The Group assesses expected credit losses by considering both historical data and forward-looking information. Based on this assessment, no loss allowance has been recognised.

With respect to the credit risk arising from accounts receivable, the Group only enters into lease arrangements over its investment properties with parties whom the Group assesses to be creditworthy. It is the Group's policy to subject all potential tenants to credit verification procedures and monitor accounts receivable balances. As the Group has a wide spread of tenants over many industry sectors, it is not exposed to any significant concentration of credit risk. Credit risk does not arise on property sale proceeds to be settled as title will not transfer until settlement.

With respect to the credit risk arising from interest rate swap agreements, there is limited credit risk as all counterparties are registered banks in New Zealand. The credit ratings of these banks are all AA– (Standard & Poor's).

The carrying amount of financial assets as per note 5.5 approximates the Group's maximum exposure to credit risk. For certain receivables the Group holds bank guarantees, parent company guarantees or personal guarantees.

(c) Liquidity risk

Liquidity risk is the risk that the Group will experience difficulty in either realising assets or otherwise raising sufficient funds to meet its obligations arising from its financial liabilities.

The Group manages its liquidity risk by ensuring that it has committed funding facilities at a minimum of 105% of the projected peak debt level over the next twelve months (excluding business acquisitions).

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.6. FINANCIAL RISK MANAGEMENT (CONTINUED)

The maturities of the Group's borrowings based on the remaining period is 3.5 years (30 June 2025: 3.4 years). All borrowings are due later than one year (30 June 2025: later than one year except for the PFI020 fixed rate bonds, which matured and were repaid on 1 October 2025). Further details of the Group's borrowings, including the maturities of the Group's borrowings and undrawn facilities, are disclosed in note 3.1.

The table below analyses the contractual undiscounted cash flows of the Group's financial liabilities (principal and interest) by the relevant maturity groupings based on the remaining period as at 30 June 2026 and 30 June 2025.

ALL VALUES IN $000S	CARRYING AMOUNT	CONTRACTUAL CASH FLOWS 0 - 1 YEAR	1 - 2 YEARS	2 - 5 YEARS	> 5 YEARS	TOTAL
Financial liabilities						
Accounts payable, accruals and other liabilities	17,371	17,371	–	–	–	17,371
Lease liabilities	1,502	372	381	791	169	1,713
Derivative financial instruments[1]	(5,726)	(2,442)	(1,859)	(1,633)	(338)	(6,272)
Deferred settlements	19,419	10,173	10,173	–	–	20,346
Borrowings[2]	781,990	37,288	230,453	400,701	240,592	909,034
Total as at 30 June 2026	814,556	62,762	239,148	399,859	240,423	942,192
Accounts payable, accruals and other liabilities	17,882	17,882	–	–	–	17,882
Lease liabilities[2]	1,778	363	372	772	569	2,076
Derivative financial instruments[1]	(4,468)	(1,175)	(1,573)	(1,308)	(775)	(4,831)
Borrowings[2]	703,680	132,676	79,266	412,208	180,537	804,687
Total as at 30 June 2025	718,872	149,746	78,065	411,672	180,331	819,814

1. The carrying amount of derivative financial instruments shown is the net position of both derivative financial instrument assets and derivative financial instrument liabilities.
2. The contractual cash flow information for Lease liabilities and Borrowings has been restated for presentation purposes on a gross basis to reflect undiscounted contractual cash flows.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.6. FINANCIAL RISK MANAGEMENT (CONTINUED)

(d) Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern whilst maximising returns to shareholders through maintaining an appropriate balance between debt and equity, thereby optimising the overall cost of capital. To maintain or adjust the capital structure, the Group may consider a range of options including adjusting dividend payments, returning capital to shareholders, issuing new shares, undertaking share buybacks, or divesting assets to reduce debt levels.

The Group's capital structure is comprised of borrowings and shareholders' equity. The Group actively monitors its capital position through the loan to value ratio and adherence to financial covenants associated with its borrowing facilities. The loan to value ratio is calculated as borrowings divided by the fair value of investment properties, with a strategic internal target of maintaining this ratio at or below 40%. The covenants on all borrowings require a loan to value ratio of no more than 50%, and this was complied with during the year.

Under the terms of its banking facilities, the Group is subject to a range of financial covenants, which include, but are not limited to, metrics such as interest cover ratio, loan to value ratio and sustainability related measures such as green debt coverage ratios. These covenant requirements are a core component of the Group's capital risk management framework. The Board and management regularly monitor compliance with all such covenants and submit twice annually compliance reporting to the Group's banking syndicate as required. As at 30 June 2026, $1,075 million in facilities were subject to covenants (2025: $1,025 million). The Group has complied with all financial covenant obligations throughout the year.

The Group also operates a Dividend Reinvestment Scheme (DRS), which enables eligible shareholders to reinvest their dividends in additional shares of the Group. The Board retains full discretion over the operation of the DRS, including the ability to suspend the scheme or apply a discount to the issue price of shares under the DRS. The DRS did not operate during the current or prior period.

5.7. RELATED PARTY TRANSACTIONS

(i) Key management personnel and directors compensation

ALL VALUES IN $000S	2026	2025
Key management personnel		
Short-term employee benefits	3,066	2,668
Post-employment benefits	149	113
Share-based payments	418	323
Directors' fees	696	685
Total	4,329	3,789

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.7. RELATED PARTY TRANSACTIONS (CONTINUED)

(ii) Other related party transactions

The Group also has related party relationships with the following parties:

RELATED PARTY	ABBREVIATION	NATURE OF RELATIONSHIP(S)
The Board of Directors	Directors	The Board of Directors.
Bayleys Valuation Limited	Bayleys	Angela Bull is a Non-Executive Director of Bayley Corporation Limited. Bayleys Valuation Limited is a wholly owned subsidiary of Bayley Corporation Limited.
ANZ Bank New Zealand Limited	ANZ	Carolyn Steele was appointed as an Independent Non-Executive Director of ANZ on 1 April 2025.

The following transactions with the related party took place:

SHARES HELD	RELATED PARTY	2026	2025
Shares held beneficially in the company	Directors	307,420	122,500

BONDS HELD	RELATED PARTY	2026	2025
Bonds issued by the company held beneficially	Directors	80,000	–

	RELATED PARTY	2026	2025
Net interest and other finance costs incurred[1]	ANZ	3,305	517
Fees paid	Bayleys	10	41

1. Net interest and other finance costs incurred in the prior year are for the period 1 April 2025 to 30 June 2025.

ALL VALUES IN $000S	RELATED PARTY	2026	2025
Amounts owing	ANZ	(208)	(642)
Amounts owed	ANZ	–	76
Bank facilities provided	ANZ	100,000	125,000
Bank facilities drawn	ANZ	40,420	57,968
Notional value of interest rate swaps:			
Current fixed rate payer swaps	ANZ	142,500	127,500
Forward starting fixed rate payer swaps	ANZ	40,000	35,000
Current fixed rate receiver swaps	ANZ	–	50,000

No related party debts have been written off or forgiven during the year (2025: Nil).

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.8. SHARE-BASED PAYMENTS

Long-term incentive plan (Equity settled)

PFI operates a long-term incentive plan (LTI Plan) for all members of the key management personnel in the Group. Under the LTI Plan, Performance Share Rights (PSRs) are issued to members of the key management personnel which give them the right to receive ordinary shares in the Group after a 1-3 year period, subject to achieving the performance hurdles outlined below. These are at-risk payments designed to align the reward of the key management personnel with the Company's performance over a multi-year period. Grants of PSRs and outstanding PSRs at the end of the current or prior financial period were made on 21 February 2022 (2022 Grant), on 22 August 2023 (2023 Grant), on 6 March 2024 (2024 Grant), on 26 August 2024 (2025 Grant), and on 26 September 2025 (2026 Grant).

The key terms and conditions related to the PSRs under the LTI Plan are as follows:

- The PSRs are granted for nil consideration and have a nil exercise price.
- The participant must remain an employee of the Group as at the relevant vesting date for each tranche of PSRs.
- The 2022 Grant under the LTI Plan comprised three tranches, each subject to two separate performance hurdles. The three tranches enabled a third of the PSRs to vest after one year, two years and three years from the commencement date of 1 January 2022. For each tranche:
  - 50% of the PSRs were subject to a performance hurdle of the Company's rolling three year Funds From Operations (FFO) growth equalling or exceeding the three year CPI growth to September immediately prior to the vesting date (Part A); and
  - 50% of the PSRs were subject to a performance hurdle of the Company's relative Total Shareholder Returns (TSR) ranking compared to the TSRs to a property peer group (comprising other listed property issuers) over the period from the commencement date to the vesting date for the relevant tranche (Part B).
- The 2023 Grant, 2024 Grant and 2025 Grant under the LTI Plan comprised three tranches, each subject to a single performance hurdle. The three tranches enabled a third of the PSRs to vest after one year, two years and three years from the respective commencement dates of 1 January 2023, 1 January 2024 and 1 July 2024. For each tranche, 100% of the PSRs are subject to a performance hurdle of the Company's relative TSR ranking when compared to the TSRs of a property peer group (comprising other listed property issuers) over the period from the commencement date to the vesting date for the relevant tranche.
- The 2026 Grant under the LTI Plan comprised three tranches, each subject to two separate performance hurdles. The three tranches enabled a third of the PSRs to vest after one year, two years and three years from the commencement date of 1 July 2025. For each tranche:
  - 50% of the PSRs are subject to a performance hurdle based on the Company's rolling three-year FFO growth to the vesting date for the relevant tranche, with no vesting below 2.50% per annum and vesting increasing on a straight-line basis to full vesting at 3.50% per annum or greater (Part A); and
  - 50% of the PSRs are subject to a performance hurdle based on the Company's relative TSR ranking compared to a defined property peer group over the period from the commencement date to the vesting date for the relevant tranche (Part B).
- At vesting, subject to meeting performance hurdles, each PSR is converted to one ordinary share. The LTI Plan is a dividend protected LTI Plan and the participants will receive additional shares representing the value of dividends paid over the vesting period. The participants are liable for tax on the shares received at this point but may elect to receive a net number of shares on exercise of the PSRs to account for the tax which is then paid by PFI on the participant's behalf.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.8. SHARE-BASED PAYMENTS (CONTINUED)

The following table reconciles the opening PSR balance as at 1 July 2025 to the closing PSR balance as at 30 June 2026.

GRANT YEAR	2025 OPENING (PSRS)	2025 GRANTED (PSRS)	2025 VESTED (PSRS)	2025 LAPSED (PSRS)	2025 CLOSING / 2026 OPENING (PSRS)	2026 GRANTED (PSRS)	2026 VESTED (PSRS)	2026 LAPSED (PSRS)	2026 CLOSING (PSRS)
2026	–	–	–	–	–	321,813	(107,271)	–	214,542
2025	–	143,961	(11,997)	(35,990)	95,974	–	(47,987)	–	47,987
2024	274,338	–	(68,585)	(22,861)	182,892	–	(68,585)	(22,862)	91,445
2023	164,557	–	(41,139)	(41,138)	82,280	–	(61,710)	(20,570)	–
2022	55,638	–	(20,864)	(34,774)	–	–	–	–	–
Total	494,533	143,961	(142,585)	(134,763)	361,146	321,813	(285,553)	(43,432)	353,974

The PSRs outstanding at 30 June 2026 had a weighted-average contractual life of 1.17 years (30 June 2025: 1.39 years).

The LTI Plan has resulted in a share-based payment reserve totalling $758,000 as at 30 June 2026 (30 June 2025: $592,000).

Fair value measurement of LTI Plan

The fair value of the PSRs have been measured using a Monte Carlo simulation model. Service and non-market performance conditions were not taken into account in measuring fair value. The TSR performance metric is a market condition and has been factored into the fair value of the PSRs at the grant date. However, the FFO performance metric is a non-market condition and is not factored into the fair value of the PSRs.

The inputs used in the measurement of the fair values at the grant date were as follows.

	PERFORMANCE SHARE RIGHTS						
	2026 GRANT		2025 GRANT	2024 GRANT	2023 GRANT	2022 GRANT	
	PART A	PART B	PART B	PART B	PART B	PART A	PART B
Weighted average fair value at grant date	$2.43	$1.35	$0.95	$1.28	$1.38	$2.80	$1.66
Share price at grant date	$2.43	$2.43	$2.15	$2.23	$2.34	$2.80	$2.80
Expected volatility (weighted-average)	N/A	14.2%	14.4%	15.4%	15.4%	N/A	11.8%
Expected life (weighted-average)	21 months	21 months	22 months	21 months	16 months	22 months	22 months
Risk-free interest rate	N/A	2.85%	4.24%	5.04%	5.67%	N/A	2.23%

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.8. SHARE-BASED PAYMENTS (CONTINUED)

The expected volatility and correlation measures are based on the standard deviation and correlation of weekly returns of the property peer group, over a two year period (2025: two year period).

The risk-free rate was based on government bond yields over a period of 1.76 years (2025: 1.84 years).

Recognition and Measurement

The PSRs are measured at fair value at the grant date and expensed over the period during which the participant becomes unconditionally entitled to the shares, based on an estimate of shares that will eventually vest. The corresponding entry of the expense is equity. The fair value of the PSRs which are vested - and the corresponding shares which are issued - are transferred from the share-based payment reserve to share capital on issue of the shares.

Key estimates and assumptions: Long-term incentive plan

It has been assumed that all key management personnel will remain employed with the Company on each of the vesting dates and that the non-market performance conditions will be met.

5.9. LEASES

(i) Amounts recognised in the Consolidated Statement of Financial Position

The Consolidated Statement of Financial Position shows the following amounts relating to leases:

ALL VALUES IN $000S	2026	2025
Right-of-use assets[1]		
Properties	1,203	1,476
Total right-of-use assets	**1,203**	**1,476**

1. Included in the line item 'Property, plant and equipment' in the Consolidated Statement of Financial Position.

There were no additions to the right-of-use assets during the 2026 financial year (30 June 2025: Nil).

ALL VALUES IN $000S	2026	2025
Lease liabilities		
Current[2]	298	275
Non-current[3]	1,204	1,503
Total lease liabilities	**1,502**	**1,778**

2. Included in the line item 'Accounts payable, accruals and other liabilities' in the Consolidated Statement of Financial Position.
3. Included in the line item 'Lease liabilities' in the Consolidated Statement of Financial Position.

(ii) Amounts recognised in the Consolidated Statement of Comprehensive Income

The Consolidated Statement of Comprehensive Income shows the following amounts relating to leases:

ALL VALUES IN $000S	2026	2025
Depreciation charge of right-of-use assets[4]		
Properties	(272)	(272)
Total depreciation charge of right-of-use assets	**(272)**	**(272)**

4. Included in the line item 'Administrative expenses' in the Consolidated Statement of Comprehensive Income.

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.9. LEASES (CONTINUED)

ALL VALUES IN $000S	2026	2025
Interest cost[5]	(87)	(100)

5. Included in the line item 'Interest expense and bank fees' in the Consolidated Statement of Comprehensive Income.

The total cash outflow for leases during the year ended 30 June 2026 was $363,000 (30 June 2025: $354,000).

5.10. OPERATING SEGMENTS

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker has been identified as the Board of Directors. The Group is internally reported as a single operating segment to the chief operating decision-maker.

5.11. CAPITAL COMMITMENTS

As at 30 June 2026, the Group had capital commitments totalling $33,611,000 (30 June 2025: $73,768,000) as follows:

ALL VALUES IN $000S	2026	2025
Development capital commitments	23,655	33,215
Other capital commitments	9,956	40,553
Total capital commitments	33,611	73,768

Development capital commitments

ALL VALUES IN $000S	2026	2025
78 Springs Road - Stage 2 Design & build (Green Star)		
Land value on commencement	17,649	17,649
Development cost[1]	41,796	41,796
Less: spend to date	(41,796)	(8,581)
Committed costs to complete	–	33,215
Totara Creek Estate - Stage 1 Design & build (Green Star)		
Land value on commencement	11,991	–
Development cost[1]	29,172	–
Less: spend to date	(5,517)	–
Committed costs to complete	23,655	–
Total development capital commitments	23,655	33,215

1. Excluding land value

NOTES TO THE FINANCIAL STATEMENTS CONTINUED

5. OTHER CONTINUED

5.11. CAPITAL COMMITMENTS (CONTINUED)

Other capital commitments

ALL VALUES IN $000S		2026	2025
Address	**Project**		
78 Springs Road	Demolition - Stage 3	7,456	–
670-680 Rosebank Road	Refurbishment	2,500	–
Totara Creek Estate	Land acquisition (net of deposit paid)	–	38,537
11C Norris Avenue	Acquisition (net of deposit paid)	–	2,016
Total other capital commitments		9,956	40,553

5.12. SUBSEQUENT EVENTS

On 16 July 2026, the Group completed the refinancing of its bank facilities with ANZ, BNZ, CBA and Westpac. As part of the refinancing, a number of existing facilities were consolidated and restructured, resulting in a reduction of total committed bank facilities from $675 million to $600 million and a revised debt maturity profile, with facilities maturing in July 2029, 2030 and 2031. The refinancing also introduced a more flexible facility structure, enabling commitments to be reallocated between Green and Non-Green debt tranches, providing greater flexibility to align the Group's funding structure with the continued growth of its Eligible Green Assets. Concurrently, the Group updated its Green Finance Framework to reflect current market standards and practices.

On 24 August 2026, the Board of Directors of the Company approved the payment of a cash dividend of 2.900000 cents per share to be paid on 9 September 2026. The gross dividend (3.465977 cents per share) carries imputation credits of 0.565977 cents per share. The payment of this dividend will not have any tax consequences for the Group and no liability has been recognised in the Consolidated Statement of Financial Position as at 30 June 2026 in respect of this dividend.

INDEPENDENT AUDITOR'S REPORT

Independent auditor's report

To the shareholders of Property for Industry Limited

Our opinion

In our opinion, the accompanying consolidated financial statements (the financial statements) of Property for Industry Limited (the Company), including its subsidiaries (the Group), present fairly, in all material respects, the financial position of the Group as at 30 June 2026, its financial performance, and its cash flows for the year then ended in accordance with New Zealand Equivalents to International Financial Reporting Standards (NZ IFRS) and International Financial Reporting Standards Accounting Standards (IFRS Accounting Standards).

What we have audited

The Group's financial statements comprise:

- the consolidated statement of financial position as at 30 June 2026;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the financial statements, comprising material accounting policy information and other explanatory information.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)) and International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board (PES 1) and the *International Code of Ethics for Professional Accountants (including International Independence Standards)* issued by the International Ethics Standards Board for Accountants (IESBA Code), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with PES 1 and the IESBA Code.

In our capacity as auditor and assurance practitioner, our firm also provides review, other assurance services and agreed-upon procedures. Our firm carried out other assignments in the area of other services relating to the provision of remuneration market data. In addition, certain partners and employees of our firm may deal with the Group on normal terms within the ordinary course of trading activities of the business. The firm has no other relationship with, or interests in, the Group.

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INDEPENDENT AUDITOR'S REPORT CONTINUED

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Description of the key audit matter	How our audit addressed the key audit matter
Valuation of investment properties As disclosed in note 2.1 of the financial statements, the Group's investment property portfolio was fair valued at $2,299.9 million as at 30 June 2026. The valuation of the Group's investment property portfolio is inherently subjective due to, amongst other factors and where relevant, the individual nature of each property, its location and the expected future rental income for each property. A small percentage difference in any one of the key individual assumptions used in the property valuations, when aggregated, could result in a material misstatement of the overall valuation of investment properties and considering the significance of investment property to the Group, this is a key audit matter. The valuations were performed by independent registered valuers (the Valuers). The Valuers are experienced in the markets in which the Group operates and are used for no more than three consecutive year end valuations without Board approval. In determining a property's valuation, the Valuers predominantly used two approaches: the direct capitalisation approach and the discounted cash flow approach, to arrive at a range of valuation outcomes, from which the Valuers derive a point estimate. For properties under development, the land value method was used. For each property, the Valuers take into account property specific information such as the current tenancy agreements and rental income earned by the asset. They then apply assumptions in relation to market capitalisation rate, net market rental, discount rate, rental growth rate and terminal capitalisation rate. The land value method involves direct comparison with other recent comparable property sales.	The valuation of investment properties is inherently subjective given that there are assumptions, estimates and methodologies that may result in a range of values. We held discussions with management to understand the movements in the Group's investment property portfolio, changes in the condition of any property and the controls in place over the valuation process. We also held separate discussions with each of the Valuers to gain an understanding of the assumptions and estimates used and the valuation methodologies applied, as well as the impact of climate-related risks on the investment property portfolio. In assessing the individual valuations, we read the valuation reports for all properties. On a sample basis, we obtained an understanding of the key inputs in the valuations, agreed contractual rental and lease terms to lease agreements with tenants, considered whether seismic assessments and/or capital maintenance requirements had been taken into account in the valuations with reference to supporting documentation, and that changes in tenant occupancy risks were also incorporated. On a sample basis, we also engaged our own in-house valuation expert to critique and independently assess the methodologies and assumptions used by the Valuers. We considered whether or not there was a bias in determining significant assumptions in individual valuations and found no evidence of bias. We also assessed the Valuers' qualifications, expertise, and objectivity, and we found no evidence to suggest that the objectivity of any Valuer, in their performance of the valuations, was compromised. We confirmed that the valuation approach for each property was in accordance with relevant accounting standards and suitable for use in determining the fair value of investment properties at 30 June 2026. We also considered the appropriateness of disclosures made in the financial statements.

INDEPENDENT AUDITOR'S REPORT CONTINUED

Our audit approach

Overview

Overall group materiality: $3.7 million, which represents approximately 5% of profit before tax excluding fair value movements relating to investment properties and derivative financial instruments.

We chose this benchmark because, in our view, it is reflective of the metric against which the performance of the Group is most likely to be measured by users.

We selected transactions and consolidated balances to audit based on the overall group materiality rather than determining the scope of procedures to perform by auditing only specific subsidiaries or the Company.

As reported above, we have one key audit matter, being valuation of investment properties.

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance about whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall group materiality for the financial statements as a whole as set out above. These, together with qualitative considerations, helped us to determine the scope of our audit, the nature, timing and extent of our audit procedures, and to evaluate the effect of misstatements, both individually and in the aggregate, on the financial statements as a whole.

How we tailored our group audit scope

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon. Other than the Sustainability and Climate Report which we will receive at a later date, we have received all the other information expected to be included in the Annual Report.

Our opinion on the financial statements does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon. We will issue a separate limited assurance report on certain information within the Sustainability and Climate Report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the other information not yet received, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Directors and use our professional judgement to determine the appropriate action to take.

Responsibilities of the Directors for the financial statements

The Directors are responsible, on behalf of the Company, for the preparation and fair presentation of the financial statements in accordance with NZ IFRS and IFRS Accounting Standards, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT CONTINUED

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) and ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located at the External Reporting Board's website at:

https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-1-1/

This description forms part of our auditor's report.

Who we report to

This report is made solely to the Company's shareholders, as a body. Our audit work has been undertaken so that we might state those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed.

The engagement partner on the audit resulting in this independent auditor's report is Samuel Shuttleworth.

For and on behalf of:

PricewaterhouseCoopers

PricewaterhouseCoopers — Auckland

24 August 2026

OTHER DISCLOSURES.

78 Springs Road – Stage 2

FIVE YEAR PERFORMANCE SUMMARY

FOR THE YEAR ENDED 30 JUNE 2026

PERIOD ENDED	30 JUNE 2026	30 JUNE 2025	30 JUNE 2024[1]	31 DECEMBER 2023	31 DECEMBER 2022
1. ALL VALUES IN $M UNLESS OTHERWISE NOTED					
Financial performance					
Net property income	120.8	105.6	47.2	92.8	93.3
Profit before finance income/(expenses), other gains/(losses) and income tax	108.4	94.4	41.1	82.4	84.8
Fair value gain/(loss) on investment properties and non-current assets classified as held for sale	16.1	70.7	(4.2)	(140.8)	(56.7)
Profit/(loss) before income tax	92.7	118.3	25.5	(98.8)	(6.5)
Income tax benefit/(expense)	(15.0)	(12.3)	(4.3)	1.0	(7.4)
Profit/(loss) and total comprehensive income after income tax	77.7	106.0	21.2	(97.8)	(13.9)
Weighted average number of ordinary shares ('000 shares)	502,321	502,229	502,178	502,119	504,719
IFRS basic earnings per share (cents per share)	15.47	21.11	4.22	(19.48)	(2.76)
Distributions					
Total comprehensive income after tax	77.7	106.0	21.2	(97.8)	(13.9)
Distribution adjustments	(22.8)	(57.8)	1.8	142.6	58.5
Adjusted Funds From Operations (AFFO)	54.9	48.2	23.0	44.8	44.6
AFFO per share (cents per share)	10.93	9.59	4.58	8.92	8.83
Gross dividends paid relating to the year reported (cents per share)	11.55	10.32	4.46	9.67	10.19
Net dividends paid relating to the year reported (cents per share)	9.50	8.60	4.15	8.30	8.10
AFFO pay-out ratio (%)	86.9%	91.0%	90.7%	93.1%	91.7%

1. The comparative figures for the period ended 30 June 2024 reflect a six month reporting period due to the change in balance date from 31 December to 30 June. All other reporting periods represent 12 month periods. Accordingly, the amounts presented may not be directly comparable.

FIVE YEAR PERFORMANCE SUMMARY CONTINUED

FOR THE YEAR ENDED 30 JUNE 2026

PERIOD ENDED	30 JUNE 2026	30 JUNE 2025	30 JUNE 2024[1]	31 DECEMBER 2023	31 DECEMBER 2022
Financial position					
Investment properties	2,299.9	2,166.2	2,050.5	1,998.3	2,096.2
Goodwill	-	-	-	-	-
Other assets	20.5	20.6	35.6	65.6	66.6
Total assets	2,320.5	2,186.8	2,086.1	2,063.9	2,162.8
Borrowings	782.0	703.7	673.9	647.0	601.5
Other liabilities	81.7	58.9	52.7	56.6	60.9
Total liabilities	863.7	762.6	726.6	703.6	662.4
Total equity	1,456.8	1,424.2	1,359.5	1,360.3	1,500.3
Closing shares on issue ('000 shares)	502,379	502,284	502,199	502,129	502,051
Net tangible (excluding goodwill) assets (cents per share)	290.0	283.6	270.7	270.9	298.8
Gearing (%)	34.2%	32.6%	32.9%	32.0%	28.5%
Property portfolio metrics					
Number of properties (#)	94	91	91	92	94
Number of tenants (#)	124	126	126	126	132
Contract rent	121.0	112.3	99.7	96.4	98.2
Occupancy (%)	98.7%	99.9%	98.6%	100.0%	100.0%
Net lettable area including yard (sqm)	979,447	922,495	904,229	923,511	930,453
Weighted average lease term (years)	5.04	5.47	5.07	5.06	5.08
Portfolio market capitalisation rate (%)	5.7%	5.7%	5.8%	5.6%	5.0%

1. The comparative figures for the period ended 30 June 2024 reflect a six month reporting period due to the change in balance date from 31 December to 30 June. All other reporting periods represent 12 month periods. Accordingly, the amounts presented may not be directly comparable.

COMPANY STRUCTURE AND STATUTORY INFORMATION

Property for Industry Limited (the **Company, PFI**) is incorporated under the Companies Act 1993 and listed on the NZX in 1994. As at 30 June 2026, the Board has six Directors, all of whom are independent.

More information on each of PFI's Directors is set out on page 73. More information on the PFI Board and Senior Leadership Team (**SLT**), is also available on the PFI website at https://www.propertyforindustry.co.nz/about/our-people.

PRINCIPAL ACTIVITY

PFI is a listed industrial property investment and management company. PFI has two subsidiaries, P.F.I. Property No. 1 Limited and P.F.I. Cover Limited (together, the **Group**).

There has not been any change in the nature of the Company's or Group's business in the year ended 30 June 2026 (**FY26**), nor in the classes of business in which the Company has an interest.

GOVERNANCE

The Board of PFI is committed to the highest standards of business behaviour and accountability. The Board regularly reviews and assesses the Group's governance structures and processes to ensure they are consistent with best practice standards.

As part of the Board's ongoing monitoring and review of the Group's governance framework, the Board has developed a Corporate Governance Manual (the **Manual**) that sets out the Group's corporate governance framework. It incorporates the NZX Listing Rules relating to corporate governance and the recommendations of the NZX Corporate Governance Code (the **NZX Code**), and was last updated in November 2025.

A copy of the Manual is available on the PFI website at https://www.propertyforindustry.co.nz/about/governance/ and includes:

1. Code of Ethics;
2. Board Charter;
3. Audit and Risk Committee Charter;
4. People Committee Charter, which includes the Company's Remuneration Policy;
5. Continuous Disclosure Policy;
6. Financial Product Trading Policy; and
7. Diversity and Inclusion Policy.

In addition, the Board has adopted a Takeover Response Manual to assist the Directors and Management with the response to unexpected takeover activity.

COMPLIANCE WITH NZX REQUIREMENTS

PFI considers that it complied with the NZX Code in the year ended 30 June 2026.

NZX CODE: KEY PRINCIPLES

This section sets out PFI's corporate governance policies, practices and processes by reference to the NZX Code's eight key principles and supporting recommendations.

01. ETHICAL STANDARDS

"DIRECTORS SHOULD SET HIGH STANDARDS OF ETHICAL BEHAVIOUR, MODEL THIS BEHAVIOUR AND HOLD MANAGEMENT ACCOUNTABLE FOR THESE STANDARDS BEING FOLLOWED THROUGHOUT THE ORGANISATION."

Code of Ethics

The Board has developed a Code of Ethics that forms part of the Manual. The Code of Ethics provides a set of expectations for PFI's Directors, employees and contractors surrounding their business conduct when representing PFI. The Code of Ethics intends to facilitate behaviour that is consistent with PFI's business standards.

PFI monitors compliance with the Code of Ethics through its management processes as well as through the whistleblowing procedures set out in the Code of Ethics itself. PFI provides access to a confidential third-party agency for whistleblowing purposes. All Directors and employees are informed of the content of the Code of Ethics prior to commencing such roles and undertake training on the Code of Ethics and other related policies at least every three years or in the year after it is materially amended. Training on the Code of Ethics was last provided to employees and internal contractors in June 2025. The Code of Ethics was last reviewed and approved by PFI's Board in November 2025, and is next scheduled to be reviewed in FY27.

Financial Product Trading Policy

PFI is committed to transparency and fairness in financial product dealing. The requirements for dealing in PFI's quoted financial products are contained in its Financial Product Trading Policy, which forms part of the Manual. The policy's main purpose is to ensure no Director, employee or internal contractor uses their position or knowledge of PFI or its business to engage in financial product dealing for personal benefit, or to provide a benefit to any third party.

The Financial Product Trading Policy applies to Directors, employees and internal contractors of PFI and its subsidiaries, and trusts and companies controlled or influenced by those persons, and any other person (including parents, spouses, domestic companions and children) whose trading activities are controlled or influenced by a person outlined above (**Restricted Persons**).

The key points of the policy are:

- a prohibition on "insider trading", meaning persons who hold non-publicly available price-sensitive information must not pass on that information, nor acquire or dispose of PFI's quoted financial products at any time while in possession of that information;
- Restricted Persons must obtain consent to trade PFI quoted financial products at any time; and
- no trading is permitted by Restricted Persons during "blackout periods" from the balance date and the half-year balance date until the day following the release of the relevant results to NZX, or any other time specified by the Chief Finance and Operating Officer.

The Financial Product Trading Policy was last reviewed and approved by PFI's Board in November 2025, and is next scheduled to be reviewed in FY27. Training on PFI's Financial Product Trading Policy and continuous disclosure obligations was last provided to employees and internal contractors in January 2026.

02. BOARD COMPOSITION & PERFORMANCE

"TO ENSURE AN EFFECTIVE BOARD, THERE SHOULD BE A BALANCE OF INDEPENDENCE, SKILLS, KNOWLEDGE, EXPERIENCE AND PERSPECTIVES."

Board Charter

The Board has developed a charter that sets out its authority, duties and responsibilities. The Board, through a set of formal policies and procedures:

- establishes a clear framework for oversight and management of PFI's operations and for defining the respective roles and responsibilities of the Board and Management;
- structures itself to be effective in discharging its responsibilities and duties;
- sets standards of behaviour expected of the Company's employees and representatives;
- safeguards the integrity of the Company's financial reporting;
- ensures timely and balanced disclosure;
- respects and facilitates the rights of shareholders;
- recognises and manages risk;
- encourages Board and Management effectiveness;
- ensures remuneration of Directors, employees and contractors is fair and reasonable;
- recognises the legitimate interests of all stakeholders; and
- promotes a corporate culture which embraces inclusion and diversity.

The Board's primary focus is on the creation of long-term shareholder returns and ensuring PFI operates in accordance with appropriate management and corporate governance practices. The Board has an obligation to protect and enhance the value of the assets of PFI for the benefit of PFI and its shareholders. It achieves this through approval of appropriate corporate strategies, business plans and budgets, and monitoring actual results against the Company's strategic objectives.

PFI's Board has a particular focus on capital structure, capital expenditure, acquisition and divestment proposals, performance against PFI's corporate strategy and sustainability strategy (including environmental, social and governance (**ESG**) matters and PFI's response to, and management of climate-related risks and opportunities), and ensuring effective audit, risk and compliance procedures are in place to protect PFI's assets and ensure integrity of reporting. The Board is also responsible for approving PFI's Corporate Governance Manual and maintaining corporate and Board values to ensure PFI acts to the highest ethical standards and integrity.

The Board sets the corporate strategy and selects the Chief Executive Officer (**CEO**) who, with the SLT, is charged with operating the business on a day to day basis. The Board oversees the CEO and SLT and ultimately monitors the performance of PFI, including execution of its corporate strategy, on behalf of all shareholders.

Board Composition

The Company's constitution requires the Company to comply with the minimum board composition requirements under the NZX Listing Rules (being at least three directors). As at 30 June 2026, there are six Directors, all of whom are independent. The NZX Listing Rules require at least two Independent Directors, and consistent with Recommendation 2.8 in the NZX Code, it is the Company's policy that there should always be a majority of Independent Directors. All Directors are ordinarily resident in New Zealand.

The Directors of the Company who held office during the 12 months to 30 June 2026, their status, date of appointment and Board meeting attendances follow:

DIRECTOR	STATUS	DATE OF APPOINTMENT	LAST RE-ELECTED	DATE CEASED TO BE A DIRECTOR	MEETINGS ATTENDED (EIGHT MEETINGS)
DEAN BRACEWELL	Independent Director Board Chair	29 November 2019	21 October 2025	N/A	8
ANTHONY BEVERLEY[1]	Independent Director	2 July 2001	29 March 2023	21 October 2025	3
ANGELA BULL	Independent Director	20 February 2023	21 October 2025	N/A	8
CAROLYN STEELE	Independent Director Audit and Risk Committee Chair	22 August 2022	21 October 2025	N/A	8
DAVID THOMSON	Independent Director People Committee Chair	12 February 2018	3 April 2024	N/A	8
JEREMY SIMPSON	Independent Director	27 February 2024	3 April 2024	N/A	8
MURRAY JORDAN[2]	Independent Director	1 April 2026	N/A	N/A	2

The Board undertakes an annual review of its performance as a whole, as well as the performance of individual Directors and each committee.

The PFI Board regularly reviews its succession plans, and notes that any change in Board composition needs to be balanced with ensuring that necessary skills, experience and depth of understanding are retained on the Board, particularly when facing economic uncertainty. As with existing Directors, future appointees will be expected to provide an appropriate governance skillset in addition to their specific skills.

Subsidiary Companies – Directors

All current Directors of the Company are also Directors of P.F.I. Property No.1 Limited (incorporated in New Zealand).

Simon Woodhams, Craig Peirce, and Antony Will are Directors of P.F.I. Cover Limited (incorporated in the Cook Islands).

1. Anthony Beverley retired from the PFI Board effective from the close of PFI's Annual Meeting held on 21 October 2025. Anthony Beverley attended all three Board meetings held in FY26 prior to his retirement.
2. Murray Jordan was appointed to the PFI Board effective from 1 April 2026 and will seek election by shareholders at PFI's Annual Meeting to be held in October 2026. Murray Jordan attended each of the two Board meetings held in FY26 after his appointment.

DIRECTOR PROFILES

DEAN BRACEWELL
Chair

Dean has extensive governance and executive leadership experience. He was formerly the Managing Director of Freightways Limited for 18 years, leading the company through a period of significant growth, and previously served on the Boards of Halberg Foundation, Tainui Group Holdings, the NZ Initiative and its predecessor The NZ Business Roundtable. Dean is currently a Director of Air New Zealand, Port of Tauranga, NorthPort Limited, and Marsden Maritime Holdings Limited.

Dean has been a Director of PFI since November 2019, and Chair since April 2024. Dean is a member of PFI's People Committee.

DAVID THOMSON
Independent Director

David is a senior partner at law firm Buddle Findlay, where he specialises in corporate and commercial law with considerable experience in mergers and acquisitions, joint ventures, governance, shareholding arrangements, and commercial contracts. David advises a number of multinational companies in respect of their New Zealand businesses.

David has been a Director of PFI since February 2018 and is Chair of the People Committee.

ANGELA BULL
Independent Director

Angela is an experienced director and executive in property investment and commercial developments and is also a qualified lawyer with expertise in environment and property law. Angela was formerly the Chief Executive of Tramco Group, and prior to that, General Manager of Property Development at Foodstuffs North Island. Angela previously served on the Boards of Real Estate Institute of New Zealand, realestate.co.nz, and Property Council of New Zealand. Angela's current directorships include Vital Healthcare Property Trust, Foodstuffs South Island, Channel Infrastructure NZ, Fulton Hogan, and Bayleys Corporation.

Angela joined the PFI Board in February 2023 and is a member of the People Committee.

JEREMY SIMPSON
Independent Director

Jeremy has more than 30 years' experience in New Zealand and Australian financial markets, including 27 years as an equity analyst, culminating with a Senior Equity Analyst / Director role at Forsyth Barr from 2002 to 2021. Jeremy brings a deep knowledge of the listed property sector. Jeremy is a Chartered Financial Analyst, and was formerly a Director of the Chartered Financial Analyst Society of NZ. Jeremy is a Trustee of the Cancer Rehabilitation Foundation (PINC & STEEL) and Chair of Rongotai Best Academy Charitable Trust.

Jeremy joined the PFI Board in February 2024 and is a member of the Audit and Risk Committee.

CAROLYN STEELE
Independent Director

Carolyn is an experienced professional director with a background in investment management, capital markets and mergers and acquisitions. Her executive career included investment banking roles with Forsyth Barr and First NZ Capital / Credit Suisse, and portfolio management at New Zealand Superannuation. Carolyn previously served on the Boards of WEL Networks, Metlifecare, Green Cross Health, Datacom and Tuatahi First Fibre. Carolyn is currently a Director of Vulcan Steel, ANZ Bank New Zealand, Oriens Capital and is a Trustee of the Halberg Foundation.

Carolyn joined PFI's Board in August 2022 and is Chair of PFI's Audit and Risk Committee.

MURRAY JORDAN
Independent Director

Murray is an experienced company director, and brings governance, property and executive leadership experience to the PFI Board. Prior to his governance career, Murray held senior roles including Managing Director of Foodstuffs North Island, General Manager of Property Strategy for Foodstuffs, and General Manager of AMP's unlisted New Zealand property portfolio. Murray is currently Chair of Metlifecare, Director of Stevenson Group, and previously served on the Board of Southern Cross Healthcare.

Murray joined PFI's Board in April 2026 and is a member of the Audit and Risk Committee.

Director Skills and Experience

A profile of each Director outlining their skills, experience and length of service can be found on the PFI website at **https://www.propertyforindustry.co.nz/about/our-people**. Director biographies are also available on **page 73**.

The Board strives to ensure that PFI has the right mix of skills and experience for it to achieve its strategic goals.

The skills and experience represented on the Board as at 30 June 2026, are set out in the diagram below:

SKILL	ANGELA BULL	CAROLYN STEELE	DAVID THOMSON	DEAN BRACEWELL	JEREMY SIMPSON	MURRAY JORDAN
GOVERNANCE	●	●	●	●	◎	●
PROPERTY	●	◎	◎	◎	●	●
CAPITAL MARKETS	◎	●	◎	◎	●	◎
EXECUTIVE LEADERSHIP	●	○	●	●	○	●
ACCOUNTING / FINANCE	◎	●	◎	○	●	◎
HEALTH & SAFETY	◎	◎	◎	●	◎	◎
LEGAL	◎	◎	●	○	○	○
SUSTAINABILITY, ESG AND CLIMATE CHANGE	◎	○	◎	◎	◎	○
TECHNOLOGY	○	◎	○	◎	○	◎

Key:

● Strong skills or experience

◎ Some skills or experience

○ Limited skills or experience

Directors are encouraged to undertake continuing education to develop and maintain their skills and knowledge. Outside of the Directors' individual professional development activities in FY26, PFI facilitated Board professional development led by external specialists on insurance, climate-related disclosures and ESG matters, investor relations, health and safety, real estate, modern slavery and treasury matters.

Carolyn Steele, who joined PFI's Board in August 2022 and is Chair of the Audit and Risk Committee, is considered to have an accounting or financial background, for the purpose of Listing Rule 2.13.2(d). A summary of Carolyn's qualifications and experience is set out on **page 73**.

Jeremy Simpson, who joined PFI's Board in February 2024 and is a member of the Audit and Risk Committee, is also considered to have an accounting or financial background, for the purpose of Listing Rule 2.13.2(d). A summary of Jeremy's qualifications and experience is set out on **page 73**.

Director Independence

Director independence is determined in accordance with the requirements of the NZX Listing Rules. The Board has determined that, as at 30 June 2026, all Directors of the Company were independent: Angela Bull, Carolyn Steele, David Thomson, Dean Bracewell, Jeremy Simpson, and Murray Jordan. This assessment considered a range of factors, including those described in Table 2.4 of the NZX Code, that may impact director independence. For each Director classified as independent, the Board determined that none of the NZX Corporate Governance Code factors relevant to independence were present and that the Director did not have any Disqualifying Relationship. Accordingly, the Board concluded that each such Director was independent.

Details of Directors' relevant interests in the Company's financial products as at 30 June 2026 can be found in the section entitled Principle Four: Reporting and Disclosure.

Under the Board Charter (described in further detail above), the CEO of PFI is not eligible to be appointed as the Chair of the Board. PFI's Chair, Dean Bracewell is an Independent Director, having regard to the factors set out in the NZX Corporate Governance Code. Dean Bracewell is independent of the Company's CEO, Simon Woodhams.

Director Appointments

In compliance with Listing Rule 2.7.1, each Director must not hold office without re-election past the third annual meeting following the Director's appointment or three years, whichever is longer. Any Director appointed by the Board must not hold office (without re-election) past the next annual meeting following the Director's appointment. Accordingly, Murray Jordan, who was appointed as a Director effective 1 April 2026, will retire and seek re-election at PFI's Annual Meeting in October 2026.

Where a Board vacancy arises or the Board otherwise determines a need to appoint a new Director, it is the responsibility of the People Committee to identify and nominate external candidates to fill Board vacancies (see Principle Three: Board Committees for further information). As part of the appointment process, PFI carries out background checks and enters into a formal written agreement with all new Directors, which establishes the terms of their appointment.

Diversity and Inclusion

The breakdown of the gender composition of PFI's Directors and Officers as at the end of the previous two financial years is as follows:

FINANCIAL YEAR	MALE		FEMALE		GENDER DIVERSE	
	DIRECTORS	OFFICERS	DIRECTORS	OFFICERS	DIRECTORS	OFFICERS
FY26	4	3	2	1	0	0
FY25	4	3	2	1	0	0

The Board recognises that fostering a diverse and inclusive work environment plays an important role in supporting the long-term sustainability of PFI. At PFI, diversity means recognising and valuing the many ways that we are different. This includes differences that relate to gender, age, culture, race, ethnicity, disability, religion, and sexual orientation, as well as differences in background, skills, perspective, and experiences.

The Board has established a Diversity and Inclusion Policy in accordance with the NZX Code. The PFI Board believes that an inclusive work environment where everyone is treated equitably and fairly and is supported to be successful in their roles is essential for it to be able to deliver its strategic objectives and continue to meet its responsibilities to its customers, its employees, the communities in which it works, and its shareholders.

The Board set the following Diversity and Inclusion targets in FY26:

- Board Gender Diversity: to maintain a Board comprised of not less than 30% of its Directors being male, and not less than 30% of its Directors being female; and
- Staff Engagement: to maintain a staff engagement score in the staff engagement survey in excess of 80% in the "Personal Expression & Diversity" sub category.

The Board Gender Diversity target was achieved in FY26. The Staff Engagement target was also achieved in FY26, with 94% of PFI staff rating PFI's performance in this sub-category positively ('agree' or 'strongly agree').

The Company was also pleased to participate in and support the Property Council New Zealand's Inclusion Alliance Gender Pay Gap Research initiative.

The Board considers that it, in conjunction with the SLT, has fostered a work environment where diversity and inclusion, together with different skills, abilities and experiences, is recognised and valued. Employees are treated equitably and fairly in order that talented people who will contribute to the achievement of PFI's strategic objectives are attracted to work for PFI and are able to be retained.

The Board is committed to ensuring diversity in the composition of both the Board and Management. It is important to note that PFI has a small team comprising 28 permanent team members and that 14 of these team members are female (FY25: 13 out of 24).

03. BOARD COMMITTEES

"THE BOARD SHOULD USE COMMITTEES WHERE THIS WILL ENHANCE ITS EFFECTIVENESS IN KEY AREAS, WHILE STILL RETAINING BOARD RESPONSIBILITY."

Audit and Risk Committee

The Board has established an Audit and Risk Committee in accordance with the NZX Code. The Board has approved a written charter that outlines the Committee's authority, duties, responsibilities, relationship with the Board and policy on audit independence. The Audit and Risk Committee assists the Board in discharging its responsibilities with respect to financial reporting, compliance and risk management practices of PFI, and other responsibilities delegated by the Board to the Audit and Risk Committee.

The Audit and Risk Committee carries out this purpose by overseeing, reviewing and providing advice to the Board on PFI's:

- appointment and removal of external auditors (see Principle Seven: Auditors for further detail), and the engagement of climate-related disclosure assurance professionals;
- risk policies and processes;
- internal control mechanisms;
- policies and processes adopted to ensure compliance with applicable legislation, regulations, codes of practice, NZX listing rules and regulatory requirements as they relate to financial and non-financial disclosure;
- financial information prepared by Management for publication to shareholders, regulators and the general public; and
- climate-related disclosures prepared by Management for publication to shareholders, regulators and the general public.

In addition to the Committee's audit and financial reporting related functions, it is also responsible for providing its view on PFI's business, financial and climate-related risk management processes, including the adequacy of the overall control environment, independence from Management and controls in selected areas representing significant risk. The Committee is responsible for monitoring climate-related risks and ensuring these are integrated into PFI's risk management processes.

The Audit and Risk Committee generally meets five times a year, and at least twice a year (or more frequently if required) with the Group's auditor to review the outcome of the interim review (31 December) and annual audit (30 June). Employees only attend Audit and Risk Committee meetings at the invitation of the Audit and Risk Committee.

The Audit and Risk Committee must have a minimum of three Directors as members and the majority must be Independent Directors. No executive may be a member of the Audit and Risk Committee. The Chair of the Board is not eligible to be Chair of the Audit and Risk Committee.

At 30 June 2026, the members of the Audit and Risk Committee were Carolyn Steele (Chair of the Audit and Risk Committee), Jeremy Simpson and Murray Jordan.

Anthony Beverley was a member of the Audit and Risk Committee until his retirement from the PFI Board on 21 October 2025. Anthony Beverley attended two meetings of the Audit and Risk Committee held during FY26. In light of Anthony Beverley's retirement, Angela Bull was appointed as a member of the Audit and Risk Committee with effect from 21 October 2025, until stepping down as an Audit and Risk Committee member on 1 April 2026. Angela Bull attended two meetings of the Audit and Risk Committee held during FY26. Murray Jordan was appointed as an Audit and Risk Committee member with effect from 1 April 2026 and attended one meeting of the Audit and Risk Committee held during FY26.

Carolyn Steele and Jeremy Simpson were members of the Audit and Risk Committee at all times during FY26, and attended all five meetings held during FY26.

The Board is required to regularly review the performance of the Audit and Risk Committee and undertakes an annual review of its objectives and activities.

People Committee

The Board has also established a People Committee in accordance with the NZX Code.

The Board has approved a written charter to assist the Committee to fulfil this purpose, which outlines the Committee's authority, duties, responsibilities and relationship with the Board. The Board is required to regularly review the performance of the People Committee and undertakes an annual review of its objectives and activities.

The People Committee's role includes identifying and recommending individuals for nomination to be members of the Board and its committees, regularly reviewing composition and succession plans and, where appropriate, recommending changes to the composition of the Board to ensure PFI maintains the right composition of Directors to effectively govern the business. The Committee is also responsible for assisting the Board with performance reviews, assessing the independence of PFI's Directors, and overseeing the Remuneration Policy (for further information on remuneration, see Principle Five: Remuneration).

When nominating candidates, the Committee considers a range of factors as well as the perceived needs of the Board at the time. Some of these factors include qualifications, experience, diversity, and the ability to exercise an independent perspective and informed judgment on matters that come before the Board. While the People Committee has the authority to obtain legal or other independent professional advice, it may only nominate a person to be a Director of PFI with approval of the Board.

The People Committee must comprise at least two members, each of whom must be Independent Directors. At 30 June 2026, the members of the People Committee were David Thomson (Chair of the People Committee), Angela Bull and Dean Bracewell. David Thomson, Angela Bull and Dean Bracewell were members of the People Committee at all times during FY26. All members of the People Committee during FY26 were Independent Directors. All members of the Committee attended each of the six meetings of the Committee held during FY26.

Other Committees

The Board does not consider that any additional Board standing committees need to be established at this stage.

04. REPORTING & DISCLOSURE

"THE BOARD SHOULD DEMAND INTEGRITY IN NON-FINANCIAL REPORTING, AND IN THE TIMELINESS AND BALANCE OF CORPORATE DISCLOSURES."

Continuous Disclosure Policy

PFI is committed to its obligation to inform shareholders and market participants of all material information that might affect the price of its quoted financial products in accordance with the NZX Listing Rules and the Financial Markets Conduct Act 2013 (**FMC Act**). Accordingly, the Board has adopted a Continuous Disclosure Policy that applies to the Group, and the Directors and all relevant employees of PFI. The Board has appointed the General Counsel and Company Secretary to act as the Group Disclosure Officer.

The Group Disclosure Officer is responsible for ensuring policy compliance and for investigating any alleged breaches.

Corporate Governance Documents

PFI's Board and committee charters, annual and interim reports, company announcements, policies (as recommended in the NZX Code) and other investor-related material are available on PFI's website (https://www.propertyforindustry.co.nz).

Financial Reporting

PFI is committed to upholding high standards of financial reporting. Oversight of the Company's financial reporting is applied through the Audit and Risk Committee.

Non-Financial Disclosure

PFI is committed to upholding high standards of non-financial disclosure, including reporting on environmental, social and governance factors and practices.

You can find more information on PFI's approach to sustainability in PFI's FY26 Sustainability and Climate Report, which will contain PFI's FY26 Climate-related Disclosures (see below).

More information about PFI's approach to risk management, including health and safety risks, is set out in the section entitled Principle Six: Risk Management.

Climate-related Disclosures

PFI is a climate-reporting entity under the FMC Act. The Group will publish its Climate-related Disclosures for FY26 in compliance with the Aotearoa New Zealand Climate Standards issued by the External Reporting Board (**XRB**) as is required by the FMC Act. The Group's Climate-related Disclosures for the year ended 30 June 2026 will be accessible on PFI's website by 30 September 2026 via https://www.propertyforindustry.co.nz/sustainability.[1]

1. As per clause 7 of the Financial Markets Conduct (Requirement to Include Climate Statements in Annual Report) Exemption Notice 2025.

Directors' Relevant Interests

Set out in the table below are disclosures made by Directors in respect of changes in shareholdings and bondholdings in PFI during FY26 for the purposes of section 148(2) of the Companies Act 1993:

NAME OF DIRECTOR	DATE OF TRANSACTION	NATURE OF TRANSACTION	NUMBER AND CLASS OF SHARES / BONDS	NATURE OF INTEREST	CONSIDERATION PAID OR RECEIVED
Carolyn Steele	1 September 2025	Acquisition of shares on-market	7,500 shares	Legal and Beneficial Owner	$18,075
Jeremy Simpson	22 October 2025	Acquisition of shares on-market	40,000 shares	Beneficial Owner	$99,400
David Thomson	26 February 2026	Acquisition of shares on-market	35,000 shares	David Thomson has a relevant interest in the shares held by his spouse, Jane Emma Thomson, by virtue of acting in concert with her in relation to those shares.	$83,835
Jeremy Simpson	2 April 2026	Acquisition of shares on-market	25,000 shares	Beneficial Owner	$55,125
Murray Jordan	8 April 2026	Acquisition of shares on-market	77,420 shares	Beneficial Owner	$170,319
Jeremy Simpson	13 April 2026	Acquisition of PFI040 bonds on-market	80,000 bonds	Beneficial Owner	$80,000

Details of Directors' relevant interests in the Company's financial products as at 30 June 2026 are as follows:

DIRECTOR	NUMBER AND TYPE OF QUOTED FINANCIAL PRODUCTS
Dean Bracewell	40,000 ordinary shares
Angela Bull	10,000 ordinary shares
Carolyn Steele	20,000 ordinary shares
David Thomson	35,000 ordinary shares
Jeremy Simpson	125,000 ordinary shares; 80,000 PFI040 bonds
Murray Jordan	77,420 ordinary shares

REMUNERATION REPORT.

David Thomson | **Chair of the People Committee**

As Chair of the Board's People Committee, I am pleased to present PFI's Remuneration Report for the year ended 30 June 2026.

FY26 PERFORMANCE AND REMUNERATION OUTCOMES

As set out earlier in this annual report, PFI has delivered a strong result in FY26, including dividend growth of 10.5%. This was a particularly pleasing result given the challenging conditions in the wider New Zealand economy during FY26. The remuneration outcomes set out in this Remuneration Report are reflective of PFI's strong performance.

REMUNERATION GOVERNANCE FRAMEWORK

PFI's Remuneration Governance Framework is overseen by the People Committee on behalf of the Board.

The framework guides the Board in relation to remuneration matters, in a way that supports the delivery of our strategy, while ensuring that we are able to recruit, retain and incentivise talented and effective employees in line with the expectations of our stakeholders.

CEO REMUNERATION

In advance of FY26, the Board applied the Remuneration Governance Framework to the remuneration of the CEO, and the remuneration settings of the SLT.

Comprehensive remuneration benchmarking exercises were undertaken on PFI's behalf by independent external consultants, in relation to CEO, SLT and staff remuneration.

With regards to CEO remuneration, an increase to total remuneration was made reflecting performance and to position total remuneration in proximity to the median point of peer group CEOs. Short term incentives (**STIs**) were established for the year that aligned with the Company's strategy.

Since the inception of the long term incentive (**LTI**) scheme in 2019, approximately 80% of all performance share rights (**PSRs**) have vested as shares in the Company. Throughout this period, PFI has consistently been a Top 3 performer when measuring total shareholder return (**TSR**) against other listed property sector peers.

The Directors have continued to review the structure of PFI's LTI scheme and an adjustment was made for the FY26 LTI grant, to introduce a second performance hurdle relating to Funds from Operations (**FFO**) growth. The FFO performance hurdle has been given equal weighting to the existing TSR performance hurdle, to ensure that our LTI structure continues to be appropriately aligned to the execution of PFI's strategy and creation of long-term value for shareholders.

The structure of PFI's LTI scheme operates so that each grant to an LTI participant is subject to performance hurdles that are assessed across three equal tranches, enabling a portion of the PSRs to vest after one year, two years and three years (respectively) from the grant date, with corresponding performance hurdles measured across those three periods. The Board considers that PFI's structure allows for a regular and layered assessment of the Company's performance.

Further details in relation to the structure of the LTI scheme and assessment against the performance hurdles, are set out on pages 86-89 of this report.

REMUNERATION REPORTING - ENHANCEMENTS

PFI has used the NZX Remuneration Reporting Template for Listed Issuers as the base for its Remuneration Report. The Committee has then given further consideration to how it might enhance reporting to assist the understanding of our approach to remuneration.

In particular, we have provided more specific information in relation to the key performance indicators (**KPIs**) and performance hurdles that underpin the STI component of the CEO's remuneration. This information, coupled with existing comprehensive reporting on LTI outcomes, will enable shareholders to more easily assess the alignment between PFI's FY26 performance and the CEO's performance-based remuneration.

Further details in relation to the STI structure, including assessment of performance against key KPIs, are set out on page 85 of this report.

EMPLOYEE ENGAGEMENT

The Board recognises the importance of attracting, retaining and developing an engaged, skilled and high-performing workforce.

In FY26, a comprehensive employee engagement survey was carried out on the Company's behalf, which returned an overall employee engagement survey score of 88%. The Board was very pleased with this result, and extends its thanks to all employees for their hard work and commitment during FY26.

DIRECTOR SUCCESSION AND FEES

During FY26, the Board was pleased to appoint Murray Jordan as an Independent Director, to fill the vacancy following Anthony Beverley's retirement from the Board in October 2025.

Director fees were last reviewed and then approved by shareholders in 2025. PFI's Remuneration Policy provides for a two-yearly review of Director fees, in order to ensure that fees are fair and reflective of market conditions, and are appropriate to attract and retain Directors of the highest calibre. No review of Director fees is proposed for 2026.

DAVID THOMSON
Chair, People Committee and Independent Director

05. REMUNERATION

"THE REMUNERATION OF DIRECTORS AND EXECUTIVES SHOULD BE TRANSPARENT, FAIR AND REASONABLE."

PFI is pleased to present its remuneration report for FY26. This report addresses the remuneration of PFI's Directors and SLT, with a particular focus on the remuneration outcomes for PFI's CEO in respect of FY26. PFI has used the structure of the NZX Remuneration Reporting Template for Listed Issuers as the base for this remuneration report.

The members of PFI's SLT during FY26 were Simon Woodhams (CEO), Craig Peirce (Chief Finance and Operating Officer), Ewan Cameron (Portfolio Manager), Sarah Beale (Head of Sustainability and Operations), and Brendan Wright (General Counsel and Company Secretary).

The Directors of the Company who held office during FY26 and their independence status can be found on page 73.

Remuneration governance

Remuneration governance framework

PFI's remuneration governance framework is overseen by the People Committee on behalf of the Board. The People Committee considers that the remuneration governance framework continues to appropriately support the strategic priorities of the business.

PFI's Remuneration Policy is set out within the People Committee's Charter and is available on the Company's website, together with the People Committee's Charter, at: https://www.propertyforindustry.co.nz/about/governance. The People Committee and Board last reviewed PFI's Remuneration Policy in November 2025.

PFI's People Committee

The People Committee assists the Board in discharging its responsibilities with respect to setting remuneration policies and practices of PFI, nomination of Directors to the Board, and other such responsibilities delegated by the Board to the People Committee, including as set out in the People Committee Charter.

Management attends People Committee meetings by invitation of the People Committee. At 30 June 2026, the members of the People Committee were David Thomson (Chair of the People Committee), Angela Bull and Dean Bracewell.

Further details on the composition and activities of the People Committee can be found on page 77.

SLT remuneration policy

Remuneration principles

The People Committee and Board support a remuneration strategy that is aligned to our investors' interests and encourages the achievement of our strategic objectives and demonstration of our purpose. The remuneration of the SLT is designed to attract and retain the most talented and effective individuals while also ensuring appropriate alignment between shareholder and employee interests.

PFI's Remuneration Policy, including as it relates to the SLT, is set out within the People Committee Charter, a copy of which is available on the Company's website, at: https://www.propertyforindustry.co.nz/about/governance.

Remuneration packages for the SLT include fixed remuneration, together with a STI and a LTI (together, **Total Target Remuneration**). Both the STI and LTI are at risk remuneration because the outcome is determined by performance against a combination of pre-determined financial and non-financial objectives.

Fixed remuneration

Fixed remuneration consists of a package of base salary and standard employment associated benefits. This is benchmarked annually against property sector remuneration data and periodically against a group of companies that are comparable to PFI in terms of activity, portfolio size, market capitalisation and other relevant entity characteristics.

This enables us to track actual market remuneration levels for entities that offer a similar risk profile and investment portfolio performance opportunities.

Short Term Incentive (STI)

STI awards are set as a fixed amount which reflects between 17% and 24% (prior period: between 14% and 24%) of Total Target Remuneration. The STI earned may be between 0% and 100% of the amount awarded based on the People Committee's assessment of performance and subject to the Board's approval. Any STI earned is paid in cash.

For the STI, participants' performance against an agreed set of financial and non-financial metrics is monitored on an ongoing basis throughout the financial year by the People Committee.

Long Term Incentive (LTI)

LTIs are at-risk payments designed to align the reward of members of the SLT with changes in shareholder value over a multi-year period.

The LTI plan is a dividend protected plan (**LTI Plan**). Under the LTI Plan, PSRs are issued to members of the SLT which gives them the right to receive ordinary shares in the Company after a 1-3 year period, subject to achieving certain performance hurdles.

A detailed description of the performance hurdles applied under the LTI Plan can be found on pages 86-89. The value of PSRs awarded to participants in the LTI Plan is set at a fixed amount which reflects between 11% and 21% (prior period: between 12% and 21%) of Total Target Remuneration. The number of PSRs issued under each grant is then determined based on the market value of PFI's shares using a volume weighted average price over the 20 trading days up to and including the commencement date of the grant.

As at the date of this report, all members of the SLT are participants in the LTI Plan, and these are the only individuals participating in the LTI Plan.

FY26 Remuneration Process

Senior Leadership Team

The SLT's FY26 remuneration was recommended by the People Committee and approved by the Board.

Following the preparation of the results for FY26, the People Committee reviewed the SLT's performance for the year against the STI and LTI Plans' targets, and terms and conditions. Disclosure of a summary of the STI targets and the LTI targets set for the CEO, as well as a summary of the actual performance against them, is included in this remuneration report.

Payment of the STI earned in FY25 was made on 25 August 2025. STI payments for FY26 will be made in August 2026 after the release of the FY26 annual results.

The STI and LTI Plans offer the Board discretion with regard to outcomes. In relation to the STI Plan, the Board considered that remuneration outcomes were appropriate and as such, determined that no discretion would be applied.

In relation to the LTI Plan, the Board exercised its discretion by excluding Asset Plus Limited from the property peer group **(PPG)** used for assessing the performance hurdles under the FY23 and FY24 grants, on the basis that the total shareholder return for Asset Plus Limited has been affected by the sale of 35 Graham Street, Auckland and subsequent distribution of proceeds to shareholders of Asset Plus Limited. However, it is noted that the removal of Asset Plus Limited from the PPG has not affected the result of the assessment of performance hurdles under the LTI Plan, due to the relative performance of the Company and Asset Plus Limited within the PPG during the relevant periods.

Further details of the assessment of the STI and LTI Plans are set out on pages 85-89.

Team members excluding the Senior Leadership Team

The SLT set team members' (excluding the SLT) FY26 remuneration, and this was approved by the People Committee and Board via the annual budgeting process.

External advice

PFI engages external consultants to provide market data and benchmarks in regard to employment packages and pay practices. In respect of FY26 remuneration, the following external consultants were engaged:

- PricewaterhouseCoopers provided market remuneration data that was taken into account when setting FY26 remuneration for the SLT;
- KPMG were engaged to provide LTI Plan performance testing calculation services; and
- Strategic Pay were engaged to provide benchmarking on remuneration for team members (excluding the SLT).

Key Performance Summary

PFI's material and objective key performance indicators relevant to the testing of the SLT's STI and LTI Plans over the current and prior financial periods are as follows:

	FYE26	INTERIM FY26	FYE25	INTERIM FY25
Occupancy	98.7%	N/A	99.9%	N/A
Weighted Average Lease Term	5.04 years	N/A	5.47 years	N/A
FFO[(1)]	12.90 cps	N/A	10.69 cps	9.87 cps
One year TSR[(2)] (%)	14%	N/A	4%	1%
Two year TSR[(2)] (%)	19%	17%	N/A	-1%
Three year TSR[(2)] (%)	N/A	15%	N/A	-18%

CEO Remuneration Arrangements & Outcomes

CEO Remuneration Arrangements

Alignment between the interests of shareholders, delivery of PFI's strategy, and performance is at the heart of the Company's remuneration framework for the CEO. The CEO's Total Target Remuneration includes 45% (prior period: 45%) at risk remuneration comprising STI and LTI awards. The STI awards take account of performance against annual targets and the LTI awards take account of performance based metrics across multiple years. The CEO's remuneration is benchmarked and reviewed annually by the People Committee and approved by the Board.

In summary, the components of the CEO's remuneration are as follows:

CASH		EQUITY
Fixed remuneration	**Short Term Incentive**	**Long Term Incentive**
Reviewed annually	Set annually	Grants made annually covering 1, 2 and 3 year periods

Fixed Remuneration

The fixed remuneration paid to the CEO (including any standard employment-associated benefits) during the 12-month period to 30 June 2026 was $792,264.

There is no commitment to making a severance payment and no sign-on benefits or compensation for loss of previous benefits from a previous employer were payable to the CEO upon his appointment.

1. Funds From Operations (FFO) is non-GAAP financial information and is a common property investor metric, which has been calculated in accordance with the guidelines issued by the Property Council of Australia. Please refer to the relevant period's results announcements, released to the NZX, for more detail as to how this measure was calculated. Please note that FFO for Interim FY25 is a reconstructed period from 1 January to 31 December 2024. FFO is only shown for those periods where a payment under the STI plan was due for assessment or a grant under the LTI Plan was due to vest. Where no payment was due for assessment nor grant due to vest, N/A has been entered.
2. Total Shareholder Return (TSR) is calculated as the total return received by investors from the change in the market value of a PFI share (using a volume weighted average price over the 20 trading days prior to the beginning and end of the financial year) and the receipt of cash dividends and other distributions paid in respect of a PFI share over the financial year or the two or three financial year period as applicable. TSR is only shown for those periods where a grant under the LTI Plan was due to vest. Where no grant was due to vest, N/A has been entered.

Short Term Incentive (STI)

The CEO's STI award is set as a fixed amount which reflects approximately 24% (prior period: 24%) of Total Target Remuneration. The STI earned may be between 0% and 100% of the amount awarded based on the People Committee's assessment of performance and subject to the Board's approval.

For the STI, the CEO's performance against an agreed set of financial and non-financial metrics is monitored on an ongoing basis throughout the financial year by the People Committee. The STI is assessed against achievement of these annual targets which are aligned to the delivery of PFI's key strategic and operational objectives.

The STI payments are at risk payments and subject to assessment of performance. STI payments are reviewed by the People Committee and recommended for approval by the Board. In FY26, the People Committee recommended, and the Board approved, the payment of 97.5% of the potential STI payable to the CEO.

The CEO's key performance indicators for the FY26 STI award are outlined below:

	MEASURE	DESCRIPTION	WEIGHTING	FY26 OUTCOME (AWARDED)
1.	Leadership	Achieved health and safety related measures: 1. Critical risks and controls: reviewed and developed action plan and progressed initiatives. 2. Site visits: reported on scheduled site visits to active development sites and significant repair and maintenance project sites.	5%	$8,225 (2.5%)
2.	Strategy	Advanced and executed (as applicable) Board-approved opportunities and business cases within PFI's strategy framework, including in relation to acquisitions, divestments and developments, in each case, in line with agreed financial parameters and timings.	20%	$65,800 (20%)
3.	Portfolio & Operations	In relation to current development projects, key milestone targets were achieved in terms of both budget and timing, and were assessed as being on track to deliver target cash yield on development costs as approved by the Board. Achieved key targets relating to PFI's stabilised portfolio including: 1. Occupancy of 98.7%, against a target of >= 97%; and 2. WALT of 5.04 years, against a target of >= 4.8 years.	15%	$49,350 (15%)
4.	Sustainability	Achieved the following sustainability related targets: 1. Significant new buildings were awarded or are on track to be awarded 5 Green Star certification. 2. Green Star Performance (water and energy pathway) certifications for a further $121.8m of property were obtained, against a target of $100m of property. 3. 72% of tenancies have full LED lighting by the end of FY26, against a target of >=67%.	10%	$32,900 (10%)
5.	Earnings	In relation to Board approved FFO budget, exceeded the target of 100% and minimum performance hurdle of 95%.	40%	$131,600 (40%)
6.	Financial	Achieved target for rental growth in relation to FY26 lease expiries and market rent reviews. Achieved target in relation to the maintenance of debtor days for receivables.	10%	$32,900 (10%)

Long Term Incentive (LTI)

The value of the PSRs awarded to the CEO under each LTI Plan grant is set at a fixed amount which since inception of the LTI Plan, has represented between 18% and 21% of the CEO's Total Target Remuneration.

Grants of PSRs under PFI's LTI Plan with vesting dates on or after 30 June 2026 were made on 6 March 2024 (**FY24 Grant**), 26 August 2024 (**FY25 Grant**) and 26 September 2025 (**FY26 Grant**)[1].

In addition to the grants of PSRs noted above, the grant of PSRs made on 22 August 2023 (**FY23 Grant**) was tested during the reporting period.

The key terms and conditions related to the PSRs under the LTI Plan are as follows:

- The PSRs are granted for nil consideration and have a nil exercise price.
- The participant must remain an employee of the Group as at the relevant vesting date for each tranche of PSRs.
- For the FY23 Grant, FY24 Grant, and FY25 Grant, there are three tranches with one performance hurdle applying to each tranche. The three tranches enable a third of the PSRs to vest after one year, two years and three years from the commencement dates of those grants, being 1 January 2023, 1 January 2024 and 1 July 2024 respectively. 100% of the PSRs are subject to a performance hurdle of the Company's relative TSR ranking when compared to the TSRs of a property peer group (comprising other listed property issuers) over the period from the commencement date to the vesting date for the relevant tranche. Note that in respect of the FY23 and FY24 Grants, PFI has not and does not intend to change the vesting dates for these grants despite the change in the Company's balance date from 31 December to 30 June.
- The FY26 Grant had three tranches with two separate performance hurdles applying to each tranche. The three tranches enabled a third of the PSRs to vest after one year, two years and three years from the commencement date for those grants, being 1 July 2025. For each tranche:
  - 50% of the PSRs are subject to a performance hurdle based on the Company's rolling three-year FFO growth to the vesting date for the relevant tranche, with no vesting below 2.50% per annum and vesting increasing on a straight-line basis to full vesting at 3.50% per annum or greater (Part A); and
  - 50% of the PSRs are subject to a performance hurdle based on the Company's relative TSR ranking compared to a defined property peer group over the period from the commencement date to the vesting date for the relevant tranche (Part B).
- TSR is measured as the change in the value of an ordinary share from the commencement date to the vesting date for the relevant tranche of a grant (using a volume weighted average price over the 20 trading days prior to the commencement date and the vesting date) together with dividends or other distributions paid during the relevant measurement period.
- The TSR performance hurdle requires an assessment of PFI's TSR for the vesting period ranked against the TSR for each member of a property peer group. The members of the property peer group are Asset Plus Limited, Argosy Property Limited, Goodman New Zealand Limited and Goodman Property Services (NZ) Limited (stapled), Investore Property Limited, Kiwi Property Group Limited, Precinct Properties New Zealand Limited and Precinct Properties Investments Limited (stapled), Property for Industry Limited, Stride Property Limited and Stride Investment Management Limited (stapled) and Vital Healthcare Property Trust.
- For the TSR performance hurdle, the LTI Plan uses a progressive vesting scale for determining the percentage of PSRs that become eligible for vesting. The percentage of PSRs under the FY23 Grant, FY24 Grant and FY25 Grant that became eligible for vesting during the reporting period were determined as follows:

% OF PSRS UNDER THE GRANT ELIGIBLE FOR VESTING	PFI'S TSR PLACING EQUALS OR EXCEEDS THE TSR IN THE PROPERTY PEER GROUP PLACED
100%	3rd
75%	4th
50%	5th
25%	6th

1. Please note that the FY24 Grant is for the period 1 January 2024 to 31 December 2024. This is different to FP24, which covers the period 1 January 2024 to 30 June 2024.

- The percentage of PSRs under the FY26 Grant that became eligible for vesting during the reporting period were determined as follows:

% OF PSRS UNDER THE GRANT ELIGIBLE FOR VESTING	PFI'S TSR PLACING EQUALS OR EXCEEDS THE TSR IN THE PROPERTY PEER GROUP PLACED
50%	3rd
37.5%	4th
25%	5th
12.5%	6th

% OF PSRS UNDER THE GRANT ELIGIBLE FOR VESTING	THREE YEAR ROLLING FFO GROWTH EQUALS OR EXCEEDS
50%	3.50%
25.01- 49.99%	2.51% - 3.49% (on a straight-lined basis)
25%	2.50%
12.5%	-

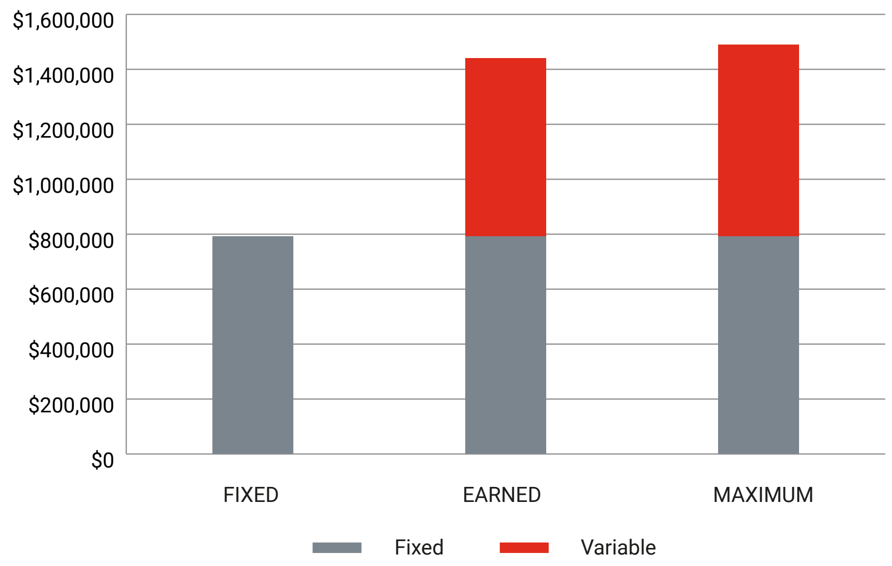
- On the vesting date, subject to achieving performance hurdles, each PSR entitles the CEO to one ordinary share. The LTI Plan is a dividend protected LTI Plan and the CEO will receive additional shares representing the value of dividends paid over the vesting period. The CEO is liable for tax on the shares received at this point but may elect to receive a net number of shares on exercise of the PSRs to account for the tax which is then paid by PFI on the CEO's behalf.
- The FY27 Grant will again be comprised of TSR and FFO performance hurdles. However, the structure of the TSR performance hurdle has been amended such that vesting will only occur if PFI's TSR over the performance period exceeds the TSR of the company ranked at the 50th percentile in the property peer group. This compares to the TSR performance hurdle in the FY26 Grant structure, whereby vesting occurred if PFI's TSR over the performance period equalled or exceeded the TSR of the sixth placed member of the property peer group.

CEO Remuneration Outcomes

The following section sets out how the components of the CEO's remuneration applied in FY26.

Remuneration mix

The chart below illustrates the elements of the CEO's remuneration design for FY26:



Total FY26 CEO remuneration

The CEO's total remuneration for the 12-month period ended 30 June 2026 and the prior period is as follows:

YEAR ENDING	FIXED REMUNERATION			PAY FOR PERFORMANCE					TOTAL REMUNERATION
	SALARY	OTHER[2]	SUBTOTAL	STI		LTI[3]		SUBTOTAL	
				EARNED	AMOUNT EARNED AS A % OF MAXIMUM AWARD	EARNED	AMOUNT EARNED AS A % OF MAXIMUM AWARD		
FY25	$686,237	$93,965	**$780,202**	$313,284	100%	$147,472	51%	**$460,756**	**$1,240,958**
FY26	$720,000	$72,264	**$792,264**	$320,775	97.5%	$319,342	87%	**$640,117**	**$1,432,381**

FY26 STI Outcomes

A breakdown of the amount earned by the CEO for achievement of the FY26 STI KPIs is set out on page 85.

FY26 LTI Outcomes (Vested)

The following tables track the Company's performance against the FFO and TSR performance hurdles in FY26 and show the percentage and number of shares vested.

The number of shares recorded as vested in each table are post-dividend protection but pre-tax.

Rolling three year FFO

The Company's rolling three year FFO growth against the performance hurdle, measured immediately prior to the relevant vesting date, and the outcomes under the relevant tranche of the FY26 Grant made to the CEO is as follows:

YEAR ENDED	ROLLING THREE YEAR FFO GROWTH	RELEVANT PERFORMANCE HURDLE	% VESTED	CEO SHARES VESTED
30 June 2026	9.2%	3.5%	100%	23,322

2. Other includes KiwiSaver, ESCT, insurance and annual leave payments over and above base salary made in accordance with NZ legislation.
3. The LTI amounts earned are based on the market value of the vested awards, being the number of PSRs vested multiplied by the closing PFI share price at the end of year.

TSR

The Company's TSR and its ranking within the property peer group over the relevant period and the outcomes under the relevant tranches of the LTI Plan grants made to the CEO is as follows:

YEAR ENDED	GRANT	PFI TSR	PFI RANKING	% VESTED	CEO SHARES VESTED
31 December 2025	FY23	15%	4	75%	30,412
	FY24	17%	4	75%	32,858
30 June 2026	FY25	19%	2	100%	23,092
	FY26	14%	1	100%	23,322

Overall

Based on the achievement of the FFO and TSR performance hurdles outlined above, the outcomes at 30 June 2026 under the FY23 Grant, FY24 Grant, FY25 Grant and FY26 Grant were as follows:

PERFORMANCE HURDLE	GRANT	LTI WEIGHTING	WEIGHTED OUTCOME
TSR	FY23	100%	75%
	FY24	100%	75%
	FY25	100%	100%
	FY26	50%	50%
Rolling three year FFO	FY26	50%	50%

PSRs granted to the CEO as at 30 June 2026

YEAR OF GRANT	PSR AWARD DATE	VESTING DATES	BALANCE OF PSRS AT 30/06/2025	AWARDED DURING THE REPORTING PERIOD		PSRS VESTED/LAPSED IN RELATION TO THE REPORTING PERIOD		SHARES ISSUED/TRANSFERRED DURING THE REPORTING PERIOD			BALANCE OF PSRS AT 30/6/26
				PSRS AWARDED	MARKET PRICE AT AWARD	PSRS LAPSED	PSRS VESTED	SHARES ISSUED / TRANSFERRED	MARKET PRICE AT ISSUE / TRANSFER DATE	ISSUE / TRANSFER DATE	
2023	22/08/2023	December 2025	36,179	–	N/A	9,045	27,134	30,412	$72,381	24/2/2026	–
2024	06/03/2024	December 2025 & 2026	81,146	–	N/A	10,143	30,430	32,858	$78,201	24/2/2026	40,573
2024 Interim	26/08/2024	June 2026 & 2027	42,824	–	N/A	–	21,412	23,092	$55,881	24/8/2026	21,412
2025	26/09/2025	June 2026, 2027 & 2028	–	134,748	$327,438	–	44,916	46,644	$112,879	24/8/2026	89,832

Note: The number of shares recorded as to be issued/transferred are post-dividend protection but pre-tax.

Employee Remuneration Bands

The following table notes the number of employees or former employees of the Company, not being directors of the Company, who, during FY26, received remuneration and any other benefits in their capacity as employees, the value of which was or exceeded $100,000 per annum, in brackets of $10,000:

REMUNERATION RANGE	FY26
$100,001 - $110,000	1
$110,001 - $120,000	2
$120,001 - $130,000	3
$130,001 - $140,000	1
$150,001 - $160,000	2
$160,001 - $170,000	1
$190,001 - $200,000	3
$200,001 - $210,000	2
$210,001 - $220,000	1
$220,001 - $230,000	1
$250,001 - $260,000	1
$290,001 - $300,000	1
$360,001 - $370,000	1
$380,001 - $390,000	1
$590,001 - $600,000	1
$1,160,001 - $1,170,000	1
$1,430,001-$1,440,000	1

Note: the above figures include LTI awards vested during the year based on the market value of the vested awards, being the number of PSRs vested multiplied by the closing PFI share price at the end of year.

There are no employees of the Company's subsidiaries.

Director Remuneration

Director remuneration arrangements

PFI's Remuneration Policy, including as it relates to the Directors, is set out within the People Committee's Charter, which is available on the Company's website at: https://www.propertyforindustry.co.nz/about/governance.

Director remuneration was last approved by shareholders at the 2025 annual meeting on a role basis. Director fees are reviewed every second year by the Board in advance of the annual meeting, with any adjustment put to shareholders for approval.

In setting the proposed Director remuneration put to shareholders at the 2025 annual meeting, the Board considered the performance of the Company and the need to attract and retain directors of a strong calibre and commissioned an independent benchmarking review of the then current Directors' fees by Ernst & Young (EY). A summary of EY's report was made available prior to the 2025 annual meeting at which shareholders were asked to approve the current Director remuneration.

The table below sets out the Director remuneration that was approved by shareholders at the annual meeting in October 2025:

ROLE	PLUS GST (IF ANY)
Board Chair	$190,000
Independent Director / Non-Executive Director	$100,000
Audit and Risk Committee Chair	$22,000
Audit and Risk Committee Member	$11,000
People Committee Chair	$20,000
People Committee Member	$10,000
Hourly rates for abnormal and particularly time intensive projects or transactions outside the scope of typical Board work (note: use of this allowance is capped at $50,000 per annum.)	$350 per hour

Simon Woodhams and Craig Peirce do not receive any director fees in respect of their directorships of the Company's subsidiary, P.F.I. Cover Limited.

Other than as noted in this report, neither the Company nor its subsidiaries have provided additional remuneration or benefits to a Director in respect of their directorships or in any other capacity during FY26. Neither the Company nor its subsidiaries have made loans to a Director or guaranteed any debts incurred by a Director. Directors do not qualify for any performance-based compensation. All Director remuneration is paid in cash and no PFI securities are issued to Directors as part of their remuneration.

External and Independent Advice

During FY26, the Company sought external and independent advice from EY in support of the proposed increase in Director remuneration tabled for shareholder approval at the FY25 annual meeting.

Director remuneration outcomes

A breakdown of Board and Committee fees paid during FY26 is set out in the table below (exclusive of GST, if any). Please note that the fees paid reflect changes to Board and Committee composition during the financial period.

DIRECTOR	BASE FEE	FEE FOR AUDIT & RISK COMMITTEE	FEE FOR PEOPLE COMMITTEE	TOTAL REMUNERATION RECEIVED
Anthony Beverley	$28,220	$2,633	–	$30,853
Angela Bull	$97,574	$4,915	$9,015	$111,504
Carolyn Steele	$97,574	$19,878	–	$117,452
David Thomson	$97,574	–	$18,029	$115,603
Dean Bracewell	$185,452	–	–	$185,452
Jeremy Simpson	$97,574	$9,939	–	$107,513
Murray Jordan	$25,000	$2,750	–	$27,750
Total				**$696,127**

No payments were made to Directors in FY26 in relation to abnormal or particularly time intensive projects or transactions outside the scope of typical Board work.

06. RISK MANAGEMENT

"DIRECTORS SHOULD HAVE A SOUND UNDERSTANDING OF THE MATERIAL RISKS FACED BY THE ISSUER AND HOW TO MANAGE THEM. THE BOARD SHOULD REGULARLY VERIFY THAT THE ISSUER HAS APPROPRIATE PROCESSES THAT IDENTIFY AND MANAGE POTENTIAL AND MATERIAL RISKS."

Risk Governance

PFI has a well-established Risk Management Framework to ensure that risks are managed within PFI's Board-approved risk appetite. The Risk Management Framework was last reviewed and approved by PFI's Board in November 2025 and is next scheduled to be reviewed in FY28. The Board reviews reporting against that framework at least twice in each year.

PFI has established the following responsibilities for risk governance:

ROLE	RESPONSIBILITY
Board	The Board is responsible for recognising and managing risk, including ensuring that effective audit, risk management and compliance systems are in place, and reviewing risk assessment policies and controls. It oversees the assessment of, management and reporting of key business risks, including climate-related risks.
Audit and Risk Committee (A&RC)	The A&RC supports the Board by providing a specific focus on risk and compliance matters, including providing risk oversight and ensuring an appropriate risk management framework is in place, appointing the external auditor and overseeing the internal control environment.
Senior Leadership Team	The SLT are responsible for promoting good risk practices by their teams and escalating risks to the Board when appropriate
Staff	Every staff member is responsible for the identification, management and escalation of risks as part of their role.

Key Risks

The PFI Board considers that PFI has a robust risk assessment process. Risk assessments are carried out by the SLT at least annually in accordance with PFI's Risk Management Framework. A risk assessment includes: identification of material risks; assessment of the consequences and likelihood of the risk; and development of controls to achieve a level of residual risk that is within PFI's Board-approved risk appetite.

The table below outlines some of PFI's key business risks following the most recent review of its risk register, an overview of how these risks are managed, and summary commentary on these risks for FY26.

RISK DESCRIPTION	HOW PFI MANAGES THE RISK	FY26 COMMENTARY
ECONOMIC AND MARKET RISK:		
The risk of adverse changes in the economic environment, political environment or the broader investment market, impacting property values and income.	PFI monitors both wider economic conditions and the industrial property market through research and relationships with market participants. Quarterly reporting on market conditions is provided to the Board.	PFI has continued to monitor domestic and international market conditions during FY26. In particular, a key focus has been the financial health of PFI's tenant base, during a period of challenging geo-political and macro-economic conditions.

RISK DESCRIPTION	HOW PFI MANAGES THE RISK	FY26 COMMENTARY
STRATEGIC RISK:		
The risk of failing to appropriately set, execute or adapt PFI's strategy (for example, failing to adequately assess acquisitions, ensure portfolio optimisation, manage concentration risk, or adapt to changing market preferences).	PFI's strategy is reviewed and set annually by the Board and SLT. PFI also completes annual reviews of its Sustainability Strategy and climate-related risks and opportunities. Quarterly reporting on strategy implementation is provided to the Board.	Good progress was made during FY26 on the implementation of PFI's Corporate Strategy and Sustainability Strategy. In particular, PFI completed a key stage of the major development project at 78 Springs Road, which has achieved a 5 Star Green Star Design rating. PFI commenced construction of the greenfield development at Totara Creek Estate, which is also targeting 5 Green Star certification. PFI also executed several property acquisitions and divestments, in support of the continued optimisation of its portfolio.
FINANCIAL PERFORMANCE RISK:		
The risk of financial performance not being managed to expectations.	PFI has a wide suite of controls for this risk, including a delegations policy, analytical reviews, forecasting, budgeting, and proactive management.	PFI has continued to carefully and successfully manage its financial performance risk as outlined on pages 15-19 of this report

RISK DESCRIPTION	HOW PFI MANAGES THE RISK	FY26 COMMENTARY
HEALTH, SAFETY AND WELLBEING RISK:		
The risk of failing to manage health, safety and wellbeing risks at a PFI property or for PFI's office and people.	Health, safety and wellbeing risks are actively managed, including by PFI's health and safety committees. A wide variety of risk mitigants are in place, including property site inspections, external advice, staff health and wellbeing initiatives and proactive measures to identify potential risks.	Continuous improvement of PFI's health, safety and wellbeing management has been a key focus during FY26. Incidents and near misses continue to be recorded and reviewed. Further information on health, safety and wellbeing will be made available in PFI's FY26 Sustainability and Climate Report (to be made available on PFI's website by 30 September 2026).
INSURANCE RISK:		
The risk of inability to obtain insurance cover, or failure to maintain sufficient insurance cover, leading to financial loss or a potential breach of covenants.	Insurance cover is monitored by the SLT. Quarterly reporting on insurance is provided to the Board, and external advice is sought as required.	PFI has observed the continued easing of market conditions in FY26 and the continued development of its property insurance programme through its wholly-owned captive insurer, P.F.I. Cover Limited.

PFI also completes annual climate-related risk assessments. The risks identified through this assessment are embedded in a range of risks on PFI's risk register, including economic and market risk, strategic risk, emerging regulation risk and physical damage risk.

In addition, PFI's material climate-related risks, opportunities and responses will be included in its FY26 Sustainability and Climate Report, which will be made available on the Company's website by 30 September 2026.

07. AUDITORS

"THE BOARD SHOULD ENSURE THE QUALITY AND INDEPENDENCE OF THE EXTERNAL AUDIT PROCESS."

Together with the Audit and Risk Committee (see Principle Three: Board Committees), the Board is responsible for establishing the Company's audit framework and ensuring that communication is maintained with external auditors or accountants. Annexed to the Audit and Risk Committee Charter is a separate Policy on Audit Independence, which covers the provision of services by external auditors.

Under the policy, it is the Audit and Risk Committee's role to recommend to the Board, the appointment of PFI's external auditors and assess PFI's internal controls and systems that support external financial reporting.

PFI's external auditors are subject to a rotation system, which requires the external auditor or lead audit partner to change every five years. There is also a mandatory stand down period before those partners can next be engaged by PFI. In addition, a former independent contractor or employee of PFI may not be engaged in an external audit role within two years of ceasing to be contracted to or employed by PFI.

PFI's current external auditors, PricewaterhouseCoopers were first appointed by PFI in 2014. The FY26 audit engagement was the third carried out by the lead audit partner, Samuel Shuttleworth.

The external auditor attends PFI's Annual Meeting each year to answer any questions relating to the audit.

The Audit and Risk Committee must pre-approve all audit services, as well as all non-audit services provided by the auditor. The Policy on Audit Independence sets out a number of principles to guide the Committee in assessing whether the services could be perceived as conflicting with the independent role of the auditor. To illustrate, approval will not be granted to produce financial statements (such that they might be perceived as auditing their own work), implement financial systems, or perform any function of management. This ensures that there is a clear separation between internal and external audit roles. The Audit and Risk Committee monitors, and may limit, the amount of non-audit related work being undertaken by the firm holding office as auditor, if that work may, in its opinion, impair the independence of the external auditor.

PFI does not have an internal audit function. The process it employs for evaluating and continually improving the effectiveness of its risk management and internal processes can be found in the section entitled Principle Six: Risk Management.

08. SHAREHOLDER RIGHTS & RELATIONS

"THE BOARD SHOULD RESPECT THE RIGHTS OF SHAREHOLDERS AND FOSTER CONSTRUCTIVE RELATIONSHIPS WITH SHAREHOLDERS THAT ENCOURAGE THEM TO ENGAGE WITH THE ISSUER."

PFI encourages an open dialogue with its shareholders and stakeholders. The Corporate Governance Manual is available on the Company's website at **https://www.propertyforindustry.co.nz/about/governance**. The annual report, financial information, and all NZX announcements are available on the Company's website, at **https://www.propertyforindustry.co.nz/investor-relations**. PFI's FY26 Sustainability and Climate Report (containing PFI's FY26 Climate-related Disclosures) will be made available on the Company's website by 30 September 2026. PFI shareholders are encouraged to receive shareholder communications electronically.

In respect of voting rights, PFI shareholders have one vote per share they hold in PFI, and will have the right to vote on major decisions which may change the nature of PFI in accordance with the NZX Listing Rules.

In order for shareholders to fully participate in meetings, the Board endeavours to post the annual shareholders' notice of meeting on PFI's website as soon as possible and at least 20 working days prior to the meeting. PFI intends to hold a hybrid annual meeting in October 2026 (providing for both virtual and in-person attendance), allowing a wide range of participation by shareholders.

Other Matters

Directors' Interests Register

During the period, the Board authorised the renewal of the Directors' and Officers' insurance cover as at 30 April 2026 for a period of 12 months and has certified, in terms of section 162 of the Companies Act 1993, that this cover is fair to the Company.

As permitted by the Company's constitution and the Companies Act 1993, the Company has also executed a deed indemnifying its Directors against potential liabilities and costs they may incur for acts or omissions in their capacity as Directors of the Company and its subsidiaries.

Please refer to the Directors' Relevant Interests section above for information regarding the acquisition and disposal of relevant interests in the Company's financial products by its Directors.

No Director has sought authorisation to use Company information.

Section 140(1) of the Companies Act 1993 requires a director of a company to disclose certain interests. Under subsection (2) a director can make disclosure by giving a general notice in writing to the company of a position held by a director in another named company or entity. The following are details of Directors' general disclosures entered in the Interests Register for the Company as at 30 June 2026. Any entry added by notices given by the Directors during FY26 is denoted with a *. Any entry removed by notices given by the Directors during FY26 is denoted with a ~.

DIRECTOR	POSITION	COMPANY
Angela Bull	Director	Bayley Corporation Limited
	Director	Channel Infrastructure NZ Limited
	Director	Foodstuffs South Island Limited
	Director	Foodstuffs (N.Z.) Limited
	Director	Foodstuffs (South Island) Properties Limited
	Director	Murdoch Manufacturing Limited
	Director	Fulton Hogan Limited
	Director	Fulton Hogan Land Development Limited
	Director	Stevenson Aggregates Limited
	Director	Stevenson Concrete Limited
	Trust Board Member	St Cuthberts College
	Director	Vital Healthcare Property Trust
	Director	Northwest Healthcare Properties Management Limited ~
	Director	Vital Healthcare Properties Management Limited *
Carolyn Steele	Director and Chair of Audit Committee	ANZ Bank New Zealand Limited
	Director	ANZ New Zealand Investments Limited *
	Director	Green Cross Health Limited ~
	Trustee	Halberg Foundation
	Director	Oriens Capital GP 2 Limited
	Director and Chair of Audit & Risk Committee	Vulcan Steel Limited
	Director	WEL Networks Limited[1]
	Director	Infratec New Zealand Limited[1]
	Director	Newpower Energy Limited[1]
	Director	Newpower Energy Services Limited[1]

DIRECTOR	POSITION	COMPANY
Dean Bracewell	Director	Air New Zealand Limited
	Director and Shareholder	Ara Street Investments Limited
	Director and Shareholder	Dean Bracewell Limited
	Executive Board Member	Halberg Foundation ~
	Director	Port of Tauranga Limited
	Director	NorthPort Group Limited
Jeremy Simpson	Trustee	Cancer Rehabilitation Foundation (PINC & STEEL)
	Director and Shareholder	Southern Land Enterprises Limited
	Director and Chair	Rongotai BEST Academy Charitable Trust*
Murray Jordan	Director and Chair	Metlifecare Limited*
	Director	Asia Pacific Village Group Limited*
	Director	Asia Pacific Village Holdings Limited*
	Director	Stevenson Holdings Limited*
	Director	Drury South Limited*
	Director and Shareholder	Real Clarity Limited*

Other than noted in this report, there were no other entries recorded in the interests register for the Company or any of its subsidiaries during FY26.

1. Carolyn Steele retired as a Director of WEL Networks Limited, Infratec New Zealand Limited, Newpower Energy Limited and Newpower Energy Services Limited in July 2026.

Substantial Product Holders as at 30 June 2026

As at 30 June 2026, the total number of ordinary shares on issue was 502,379,030. The Company's ordinary shares are the only quoted voting products the Company has on issue.

According to the Company's records and notices received by the Company under the FMC Act, the persons who, for the purposes of section 293 of the FMC Act, were substantial product holders as at 30 June 2026 are:

SECURITY HOLDER	NO. OF SHARES WHEN NOTICE WAS FILED	% WHEN NOTICE WAS FILED
Accident Compensation Corporation	42,335,874	8.430%
Craigs Investment Partners Limited	25,228,044	5.02%

Donations

The Company made the following donations during FY26:

- $10,000 donation to Auckland City Mission.
- $10,000 donation to the Cancer Society.
- $4,608 to the Gut Foundation.
- $250 to Harbour Hospice.

The Company is a sponsor of Keystone New Zealand Property Education Trust and paid the Trust $13,725 by way of sponsorship during the year.

PFI's subsidiaries did not make any donations during FY26.

The Company did not undertake any direct lobbying activities during FY26.

NZX Waivers

The Company did not rely on any NZX waivers during FY26.

NZX Disciplinary Powers

The NZX did not exercise any of its powers under Listing Rule 9.9.3 in relation to PFI during FY26.

20 LARGEST REGISTERED SHAREHOLDERS AS AT 31 JULY 2026

HOLDER	HOLDING	% HOLDING
Custodial Services Limited	85,642,944	17.05%
BNP Paribas Nominees (NZ) Limited - NZCSD	53,259,132	10.60%
Accident Compensation Corporation - NZCSD	41,535,141	8.27%
Forsyth Barr Custodians Limited	25,232,416	5.02%
FNZ Custodians Limited	15,926,635	3.17%
Apex Custodian Nominees Limited	13,521,831	2.69%
New Zealand Depository Nominee Limited	13,123,536	2.61%
HSBC Nominees (New Zealand) Limited - NZCSD	12,763,289	2.54%
Citibank Nominees (New Zealand) Limited - NZCSD	10,920,170	2.17%
Adminis Custodial Nominees Limited	8,308,244	1.65%
NZX WT Nominees Limited	7,962,058	1.58%
Simplicity Nominees Limited	7,188,188	1.43%
Messrs. Wildermoth and Young, Ms. Wildermoth and MGI Trustees WF Limited	6,948,605	1.38%
PT (Booster Investments) Nominees Limited	6,692,384	1.33%
Generate Kiwisaver Public Trust Nominees Limited	5,837,451	1.16%
Mr. Mckee & Ms. Mckee	5,566,373	1.11%
Investment Custodial Services Limited	5,430,477	1.08%
Masfen Securities Limited	4,767,744	0.95%
JBWERE (NZ) Nominees Limited	4,012,195	0.80%
Bendor Farms Limited	3,344,896	0.69%
Shares held by top 20 shareholders	**337,983,709**	**67.28%**
Balance of shares	164,395,321	32.72%
Total of issued shares	**502,379,030**	**100.00%**

SHAREHOLDER SPREAD AS AT 31 JULY 2026

ORDINARY SHARES	NUMBER OF HOLDERS	HOLDING	% HOLDING
Up to 4,999	1,030	2,483,923	0.50%
5,000 - 9,999	742	5,286,742	1.05%
10,000 - 49,999	1,498	31,723,876	6.31%
50,000 - 99,999	257	17,309,377	3.45%
100,000 - 499,999	218	45,583,970	9.07%
500,000 and above	73	399,991,142	79.62%
	3,818	**502,379,030**	**100.00%**

SHAREHOLDER GEOGRAPHIC SPREAD AS AT 31 JULY 2026

ORDINARY SHARES	HOLDING	% HOLDING
Auckland & Northern Region	141,529,529	28.17%
Hamilton & Surrounding Districts	125,070,196	24.90%
Wellington & Central Districts	121,788,426	24.24%
Dunedin & Southland	35,143,454	7.00%
Nelson, Marlborough & Christchurch	12,016,994	2.39%
Overseas	66,830,431	13.30%
	502,379,030	**100.00%**

20 LARGEST REGISTERED BONDHOLDERS AS AT 31 JULY 2026 – PFI030

HOLDER	HOLDING	% HOLDING
Custodial Services Limited	44,961,000	29.97%
Forsyth Barr Custodians Limited	35,993,000	24.00%
Citibank Nominees (New Zealand) Limited - NZCSD	9,165,000	6.11%
FNZ Custodians Limited	6,496,000	4.33%
Apex Custodian Nominees (NZ) Limited - NZCSD	6,360,000	4.24%
NZPT Custodians (Grosvenor) Limited - NZCSD	5,700,000	3.80%
Investment Custodial Services Limited	5,201,000	3.47%
Forsyth Barr Custodians Limited	5,182,000	3.45%
HSBC Nominees (New Zealand) Limited - NZCSD	3,850,000	2.57%
BNP Paribas Nominees (NZ) Limited - NZCSD	3,700,000	2.47%
BNP Paribas Nominees (NZ) Limited - NZCSD	3,018,000	2.01%
JBWERE (NZ) Nominees Limited	2,071,000	1.38%
Oakwood Securities Limited	1,000,000	0.67%
Forsyth Barr Custodians Limited	989,000	0.66%
Custodial Services Limited	954,000	0.64%
Forsyth Barr Custodians Limited	520,000	0.35%
The Malaghan Institute Of Medical Research Trust Board	375,000	0.25%
Mr. Dakin, Ms. Dakin and Mr. Manning	365,000	0.24%
Forsyth Barr Custodians Limited	340,000	0.23%
Wellspring Television Limited	276,000	0.18%
Bonds held by top 20 Bondholders	**136,516,000**	**91.01%**
Total Remaining Holders Balance	13,484,000	8.99%
Total of issued Bonds	**150,000,000**	**100.00%**

20 LARGEST REGISTERED BONDHOLDERS AS AT 31 JULY 2026 – PFI040

HOLDER	HOLDING	% HOLDING
Forsyth Barr Custodians Limited	53,722,000	26.86%
Custodial Services Limited	36,576,000	18.29%
HSBC Nominees (New Zealand) Limited - NZCSD	22,335,000	11.17%
BNP Paribas Nominees (NZ) Limited - NZCSD	20,976,000	10.49%
FNZ Custodians Limited	10,874,000	5.44%
Citibank Nominees (New Zealand) Limited - NZCSD	9,850,000	4.93%
BNP Paribas Nominees (NZ) Limited - NZCSD	8,700,000	4.35%
Generate KiwiSaver Public Trust Nominees Limited	8,484,000	4.24%
Forsyth Barr Custodians Limited	7,434,000	3.72%
NZPT Custodians (Grosvenor) Limited - NZCSD	2,900,000	1.45%
Investment Custodial Services Limited	1,488,000	0.74%
RGTKMT Investments Limited	800,000	0.40%
Forsyth Barr Custodians Limited	670,000	0.34%
Mr. Taylor and Ms. Taylor	600,000	0.30%
Custodial Services Limited	501,000	0.25%
Adminis Custodial Nominees Limited	370,000	0.19%
NZX WT Nominees Limited	309,000	0.15%
Mr. Binns	300,000	0.15%
Guy & Nicole Domett Family	285,000	0.14%
Dunedin Diocesan Trust Board	250,000	0.13%
Bonds held by top 20 Bondholders	**187,424,000**	**93.73%**
Total Remaining Holders Balance	12,576,000	6.27%
Total of issued Bonds	**200,000,000**	**100.00%**

BONDHOLDER SPREAD AS AT 31 JULY 2026 – PFI030

BONDS	NUMBER OF HOLDERS	HOLDING	% HOLDING
5,000 - 9,999	116	721,000	0.48%
10,000 - 49,999	323	6,538,000	4.36%
50,000 - 99,999	49	3,004,000	2.00%
100,000 - 499,999	28	4,577,000	3.05%
500,000 - 999,999	3	2,463,000	1.64%
1,000,000 and above	13	132,697,000	88.47%
Total	**532**	**150,000,000**	**100.00%**

BONDHOLDER SPREAD AS AT 31 JULY 2026 – PFI040

BONDS	NUMBER OF HOLDERS	HOLDING	% HOLDING
5,000 - 9,999	66	392,000	0.20%
10,000 - 49,999	377	7,129,000	3.56%
50,000 - 99,999	33	1,985,000	0.99%
100,000 - 499,999	28	4,584,000	2.29%
500,000 - 999,999	4	2,571,000	1.29%
1,000,000 and above	11	183,339,000	91.67%
Total	**519**	**200,000,000**	**100.00%**

DIRECTORY.

ISSUER OF SHARES AND BONDS

Property for Industry Limited

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Tel: +64 9 303 9450
propertyforindustry.co.nz
info@propertyforindustry.co.nz

DIRECTORS

Dean Bracewell (Board Chair)

Angela Bull

Carolyn Steele

David Thomson

Jeremy Simpson

Murray Jordan

CHIEF EXECUTIVE OFFICER

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CHIEF FINANCE AND OPERATING OFFICER

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LAWYERS

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VALUATION PANEL

CBRE Limited

CVAS (NZ) Limited trading as Colliers

Jones Lang LaSalle Limited

Savills (NZ) Limited

LENDERS

ANZ Bank New Zealand Limited

Bank of New Zealand

Commonwealth Bank of Australia

Westpac New Zealand Limited

PGIM, Inc (Pricoa)

BOND SUPERVISOR

Public Trust

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investorcentre.com/nz

This Annual Report is dated 24 August 2026 and signed on behalf of the Board by:

DEAN BRACEWELL
Board Chair

CAROLYN STEELE
Audit and Risk Committee Chair

CALENDAR.

2026

AUGUST
- FY26 annual results announcement
- FY26 Annual Report released
- FY26 final dividend announcement

SEPTEMBER
- FY26 final dividend payment
- FY26 Climate-related Disclosures released

OCTOBER
- Annual meeting

NOVEMBER
- FY27 first quarter dividend announcement
- FY27 first quarter dividend payment

2027

FEBRUARY
- FY27 interim results announcement
- FY27 Interim Report released
- FY27 second quarter dividend announcement

MARCH
- FY27 second quarter dividend payment

MAY
- FY27 third quarter dividend announcement

JUNE
- FY27 third quarter dividend payment

AUGUST
- FY27 annual results announcement
- FY27 Annual Report released
- FY27 final dividend announcement

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