

Section 1: Issuer information	
Name of issuer	Precinct Properties Group
NZX ticker code	PCT
Class of financial product	A stapled security comprising one ordinary share in Precinct Properties New Zealand Limited (<i>PPNZ</i>) and one ordinary share in Precinct Properties Investments Limited (<i>PPIL</i>), stapled so that they may only be dealt with as a single equity security (a <i>Stapled Security</i>).
ISIN (If unknown, check on NZX website)	NZAPTE0001S3
Currency	New Zealand Dollars
Section 2: Capital change details	
Number issued/acquired/redeemed	173,624 Stapled Securities
Nominal value (if any)	N/A
Issue/acquisition/redemption price per security	\$1.0132
Nature of the payment (for example, cash or other consideration)	Contributions under Precinct Properties New Zealand Limited Exempt Employee Share Scheme
Amount paid up (if not in full)	N/A
Percentage of total class of Financial Products issued/acquired/redeemed/ (calculated on the number of Financial Products of the Class, excluding any Treasury Stock, in existence) ¹	0.00936%
For an issue of Convertible Financial Products or Options, the principal terms of Conversion (for example the Conversion price and Conversion date and the ranking of the Financial Product in relation to other Classes of Financial Product) or the Option (for example, the exercise price and exercise date)	N/A
Reason for issue/acquisition/redemption and specific authority for issue/acquisition/redemption/ (the reason for change must be identified here)	Issue of Stapled Securities to participants in Precinct Properties New Zealand Limited Exempt Employee Share Scheme. Authorised by a board resolution dated 26 August 2026.
Total number of Financial Products of the Class after the issue/acquisition/redemption/Conversion (excluding Treasury Stock) and the total number of Financial Products of the Class held as Treasury Stock after the issue/acquisition/redemption.	1,854,154,656 Stapled Securities. There is no treasury stock.

¹ The percentage is to be calculated immediately before the issue, acquisition, redemption or Conversion.

In the case of an acquisition of shares, whether those shares are to be held as treasury stock	No
Specific authority for the issue, acquisition, or redemption, including a reference to the rule pursuant to which the issue, acquisition, or redemption is made	Board resolution dated 26 August 2026. NZX Listing Rule 4.6.1
Terms or details of the issue, acquisition, or redemption (for example: restrictions, escrow arrangements)	Listed Stapled Securities ranking equally with the existing Stapled Securities on issue in Precinct Properties Group pursuant to the terms of the Precinct Properties New Zealand Limited Exempt Employee Share Scheme.
Date of issue/acquisition/redemption ²	1/09/2026
Section 3: Authority for this announcement and contact person	
Name of person authorised to make this announcement	Louise Rooney (General Counsel and Company Secretary)
Contact person for this announcement	Louise Rooney (General Counsel and Company Secretary)
Contact phone number	+64 21 294 3189
Contact email address	Louise.Rooney@precinct.co.nz
Date of release through MAP	1/09/2026

² Continuous issuers using this form in reliance on Rule 3.13.2, please indicate the period during which the relevant issue/acquisition/redemptions were made (for example, 1 January 2019 to 31 January 2019).