



Ongoing Disclosure Notice

Disclosure of Directors and Senior Managers Relevant Interests

Sections 297(2) and 298(2), Financial Markets Conduct Act 2013

To NZX Limited; and	
Name of listed issuer:	Precinct Properties New Zealand Limited (PPNZ) and Precinct Properties Investments Limited (PPIL) each as members of the Precinct Properties Group
Date this disclosure made:	2-Sept-26
Date of last disclosure:	17-Oct-25

Director or senior manager giving disclosure

Full name(s):	Scott Robert Pritchard
Name of listed issuer:	Precinct Properties Group
Name of related body corporate (if applicable):	N/A
Position held in listed issuer:	CEO

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

Class of affected quoted financial products:	1,2 and 4: Stapled Securities in Precinct Properties Group 3: Unquoted Performance Share Rights to acquire Stapled Securities in Precinct Properties Group (Performance Share Rights)
Nature of the affected relevant interest(s):	Legal and Beneficial

For that relevant interest-

Number held in class before acquisition or disposal:	1,2 and 4: 1,681,939 Stapled Securities 3: 3,385,658 Performance Share Rights
Number held in class after acquisition or disposal:	1,2 and 4: 1,951,417 Stapled Securities 3: 2,080,483 Performance Share Rights
Current registered holder(s):	1,2 and 4: New share issue 3: Scott Robert Pritchard
Registered holder(s) once transfers are registered:	1: CRS Nominees Limited as trustee for the Precinct Properties Long-Term Incentive Scheme 4: CRS Nominees Limited as trustee for the Precinct Properties Exempt Employee Share Scheme

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

Type of affected derivative:	N/A
Class of underlying financial products:	N/A

Details of affected derivative-

The notional value of the derivative (if any) or the notional amount of underlying financial products (if any):	N/A
A statement as to whether the derivative is cash settled or physically settled:	N/A

Maturity date of the derivative (if any):	N/A
Expiry date of the derivative(if any):	N/A
The price specified in the terms of the derivative (if any):	N/A
Any other details needed to understand how the amount of the consideration payable under the derivative or the value of the derivative is affected by the value of the underlying financial products:	N/A
<i>For that derivative,-</i>	
Parties to the derivative:	N/A
If the director or senior manager is not a party to the derivative, the nature of the relevant interest in the derivative:	N/A

Details of transactions giving rise to acquisition or disposal

Total number of transactions to which notice relates:	4
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Details of transactions requiring disclosure-

Date of transaction:	1,2 & 3: 27/08/2026 4: 1/09/2026
Nature of transaction:	1: Acquisition of interest pursuant to vesting of Performance Share Rights and issue of 455,818 Stapled Securities pursuant to a long term incentive plan. Under that long term incentive plan Stapled Securities were issued following satisfaction of continued employment pursuant to a board resolution dated 22 August 2023. 2: Sale of 188,313 Stapled Securities by trustee of long term incentive scheme to cover PAYE liability in respect of vesting. 3: Lapsing of 849,357 Performance Share Rights due to hurdles not being achieved. 4: Acquisition of beneficial interest in 1,973 Stapled Securities as participant in the Precinct Properties Exempt Employee Share Scheme.
Name of any other party or parties to the transaction (if known):	N/A
The consideration, expressed in New Zealand dollars, paid or received for the acquisition or disposal. If the consideration was not in cash and cannot be readily by converted into a cash value, describe the consideration:	No cash consideration is payable on the grant of Performance Share Rights or on the issue of fully paid ordinary shares following vesting of the Performance Share Rights. Vesting of the Performance Share Rights is subject to performance criteria and continued employment. Contributions under Precinct Properties Exempt Employee Share Scheme
Number of financial products to which the transaction related:	1: 455,818 2: 188,313 3: 849,357 4: 1,973

If the issuer has a financial products trading policy that prohibits directors or senior managers from trading during any period without written clearance (a closed period) include the following details—

Whether relevant interests were acquired or disposed of during a closed period:	No
Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:	N/A
Date of the prior written clearance (if any):	N/A

Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:	Unquoted Share Rights to acquire quoted Stapled Securities in Precinct Properties Group (the Share Rights)
Nature of relevant interest:	Registered holder and beneficial owner of Share Rights (as participant of Precinct's 2023 Retention Share Scheme)
<i>For that relevant interest,-</i>	
Number held in class:	474,103 Share Rights
Current registered holder(s):	Scott Pritchard
<i>For a derivative relevant interest,-</i>	
Type of derivative:	N/A

Details of derivative,-

The notional value of the derivative (if any) or the notional amount of underlying financial products (if any):	N/A
A statement as to whether the derivative is cash settled or physically settled:	N/A
Maturity date of the derivative (if any):	N/A
Expiry date of the derivative (if any):	N/A
The price's specified terms (if any):	N/A
Any other details needed to understand how the amount of the consideration payable under the derivative or the value of the derivative is affected by the value of the underlying financial products:	N/A
<i>For that derivative relevant interest,-</i>	N/A
Parties to the derivative:	N/A
If the director or senior manager is not a party to the derivative, the nature of the relevant interest in the derivative:	N/A

Certification

I, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.	
Signature of director or officer:	

Date of signature:

or

Signature of person authorised to sign on behalf of director or officer:

Date of signature:

Name and title of authorised person:

Louise Rooney

2/09/2026

Louise Rooney
General Counsel

Notes

Use this form to disclose all the acquisitions and disposals by a director or senior manager of a listed issuer, or of a related body corporate, or in specified derivatives. The disclosure must be made within—

(a) 20 working days after the first acquisition or disposal disclosed in this notice if the acquisitions or disposals are of a kind referred to in section 297(2)(a) of the Financial Markets Conduct Act 2013; or

(b) in any other case, 5 trading days after the first acquisition or disposal disclosed in this notice.