

NZX RELEASE

12 October 2026

Kiwi Property considers Green Bond offer

Kiwi Property Group Limited (**Kiwi Property**) is considering an offer of 7-year fixed-rate senior secured green bonds (**Green Bonds**) to institutional and New Zealand retail investors.

Full details of the Green Bond offer will be released upon the offer opening, which is expected to be in the week commencing 19 October 2026.

Kiwi Property has appointed Craigs Investment Partners Limited (**Craigs**) as Arranger and ANZ Bank New Zealand Limited (**ANZ**) as Green Bond Co-ordinator. Craigs and ANZ will also act as Joint Lead Managers for the Green Bond offer, alongside Bank of New Zealand and Forsyth Barr Capital Markets Limited.

Investors can register their interest in the Green Bond offer by contacting their usual financial adviser. Indications of interest will not constitute an obligation or commitment of any kind. No money is currently being sought and applications for the Green Bonds cannot currently be made.

If Kiwi Property proceeds with the Green Bond offer, it will be made in accordance with the Financial Markets Conduct Act 2013 as an offer of debt securities of the same class as existing quoted debt securities. The Green Bonds are expected to be quoted on the NZX Debt Market and are expected to be assigned an issue credit rating of BBB+ by S&P Global Ratings.¹

Arranger and Joint Lead Manager:

Craigs Investment Partners Limited

Green Bond Co-ordinator and Joint Lead Manager:

ANZ Bank New Zealand Limited

Joint Lead Managers:

Bank of New Zealand

Forsyth Barr Capital Markets Limited

ENDS

¹ Further information about S&P Global Ratings' credit rating scale is available at www.spglobal.com/ratings. A rating is not a recommendation by any rating organisation to buy, sell or hold Kiwi Property securities. Kiwi Property's corporate credit rating is current as at the date of this announcement and (together with any rating ascribed to the Green Bonds) may be subject to suspension, revision or withdrawal at any time by S&P Global Ratings.

For further information:

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About us:

Kiwi Property (NZX: KPG) is one of the largest listed property companies on the New Zealand Stock Exchange and is a member of the S&P/NZX 20 Index. We have been around for over 30 years and proudly own and manage a significant real estate portfolio comprising some of New Zealand's best mixed-use, retail and office buildings. Our objective is to provide investors with a reliable investment in New Zealand property through the ownership and active management of a diversified, high-quality portfolio. Kiwi Property is licensed under the Real Estate Agents Act 2008. To find out more, visit our website, kp.co.nz