

Notice of Meeting

Precinct™



Notice of Meeting

Annual Meeting of Shareholders 2026

Precinct Properties New Zealand Limited ("Precinct Properties") and Precinct Properties Investments Limited ("Precinct Investments") (together "Precinct")

NZX, through NZ RegCo, has granted a waiver from Listing Rules 2.14.1, 2.14.2, 7.8 and 7.9 to permit Precinct Properties and Precinct Investments to provide consolidated notices of meetings to shareholders.

Date

Friday 20 November 2026

Time

11:30 am (NZDT)

Venue

Te Kāhui, Level 2, Precinct Flex, Pipiri Lane, 124 Halsey Street, Wynyard Quarter, Auckland. Or online at <https://meetnow.global/nz>



Agenda

- Chair's address to shareholders.
- CEO's address to shareholders.
- Shareholder questions and discussion.
- Precinct Properties Resolutions.
- Precinct Investments Resolution.
- Other business.

Precinct Properties Resolutions

To consider, and if thought appropriate, pass the following ordinary resolutions:

1. Re-election of Director

That Nicola Greer, who retires by rotation and, being eligible, has offered herself for re-election, be re-elected as a Director of Precinct Properties New Zealand Limited. See explanatory note 1.

2. Re-election of Director

That Mark Tume, who retires by rotation and, being eligible, has offered himself for re-election, be re-elected as a Director of Precinct Properties New Zealand Limited. See explanatory note 2.

3. Auditor's Remuneration

That the Directors be authorised to fix the remuneration of Ernst & Young as auditor for Precinct Properties New Zealand Limited for the 2027 financial year. See explanatory note 3.

Precinct Investments Resolution

To consider, and if thought appropriate, pass the following ordinary resolution:

4. Auditor's Remuneration

That the Directors be authorised to fix the remuneration of Ernst & Young as auditor for Precinct Properties Investments Limited for the 2027 financial year. See explanatory note 3.

Other business

To consider any other matter that may properly be brought before the meeting.

Important Dates

Latest time for receipt of Proxy/Voting Forms

11.30am, Wednesday 18th November 2026 (NZDT)

Record date for voting entitlements

5.00pm, Wednesday 18th November 2026 (NZDT)

Annual Meeting

11.30am, Friday 20th November 2026 (NZDT)

Explanatory Notes

1. Re-election of Nicola Greer

Under NZX Listing Rule 2.7.1, a Director must not hold office (without re-election) past the third annual meeting following the Director's appointment or three years, whichever is longer. Although Nicola Greer is not required to retire in accordance with this rule this year, in order to maintain best practice Board succession planning, the Board has decided to stagger the existing re-election schedule. Ms Greer stands for re-election with the support of the Board and is considered by the Board to be an Independent Director.



Nicola Greer
Director, Independent

Term of office

First appointed by the Board in July 2021 and last elected by shareholders in November 2024.

Board Committees

- Environmental, Social and Governance Committee (Chair)
- Audit and Risk Committee

Background

Nicola is a professional company director. She has extensive experience in New Zealand, Australia and the UK in the banking and finance sectors, previously holding a range of roles within financial markets and asset and liability management at ANZ, Citibank and Goldman Sachs. She has a significant background in the New Zealand commercial property market, developing and owning commercial property across a variety of sectors.

Nicola is currently the Chair-elect of South Port NZ and a director of Fidelity Life Assurance Ltd, Vulcan Steel and New Zealand Railways Corporation and is a member of the New Zealand Markets Disciplinary Tribunal.

Key Skills¹

Residential & commercial property construction; infrastructure; financial & commercial acumen; governance; people & culture; sustainability; strategic growth.

2. Re-election of Mark Tume

Under NZX Listing Rule 2.7.1, a Director must not hold office (without re-election) past the third annual meeting following the Director's appointment or three years, whichever is longer. Although Mark Tume is not required to retire in accordance with this rule this year, in order to maintain best practice Board succession planning, the Board has decided to stagger the existing re-election schedule. Mr Tume stands for re-election with the support of the Board and is considered by the Board to be an Independent Director.



Mark Tume
Director, Independent

Term of office

First appointed by the Board in August 2021 and last elected by shareholders in November 2024.

Board Committees

- Audit and Risk Committee (Chair)

Background

Mark has governance experience with both public and private companies across the infrastructure, energy, and investment sectors in Australia and New Zealand.

Mark is the Chair of Bluecurrent Holdings NZ Ltd and Bluecurrent Holdings (Australia) Pty Limited and a director of ANZ Bank New Zealand Limited and Booster Financial Services. He was previously Chair of Te Atiawa Iwi Holdings.

Key Skills¹

Infrastructure; energy; investment management; finance; financial & commercial acumen; governance.

¹ Key Skills are defined as the particular skills each director brings to the Precinct Boards and which are considered in Board succession planning.

3. Remuneration of the Auditor

The proposed resolutions are to authorise the Directors to fix the auditor's remuneration for the 2027 financial year for the purposes of section 207S of the Companies Act 1993. Section 207T of the Companies Act 1993 provides that a company's auditor is automatically reappointed unless there is a resolution or other reason for the auditor not to be reappointed. Precinct Properties and Precinct Investments (respectively) would like Ernst & Young to continue as the Precinct auditor, and Ernst & Young has indicated its willingness to continue in office. Pursuant to section 207T of the Companies Act 1993, Ernst & Young is automatically reappointed at the Annual Meeting as auditor of Precinct. Section 207S of the Companies Act 1993 provides that the fees and expenses of Ernst & Young as auditor are to be fixed by Precinct at the Annual Meeting or in such a manner as shareholders of Precinct Properties and Precinct Investments determine at their Annual Meeting. The Boards of Precinct Properties and Precinct Investments respectively propose that, consistent with past practice, the auditor's fees should be fixed by the Directors. As announced on 31 March 2026, the 2027 financial year is the last year of Ernst & Young's tenure as the Precinct auditor. Precinct would like to thank Ernst & Young for the service and support they have provided during their tenure.

Important Information

Directions

Please enter through the arch doorways (as shown in the photo below), including the mobility access entrance located to the right of the main entry. From there, take either the stairs or the elevator to Level 2.

The venue is accessible by public transport, with bus services available nearby. For those driving, parking is available at the Wynyard Car Park, located at 110 Pakenham Street West. Please refer to the fee schedule displayed at the car park entrance.



Hybrid Meeting

As noted above, Precinct has decided to host its Annual Meeting online as well as in person this year. Our online meeting provides you the opportunity to participate online using your smartphone, tablet or computer. If you choose to attend online you will be able to view a live webcast of the meeting, ask questions and submit your votes in real time. You will need the latest version of Chrome, Safari or Edge. Please ensure your browser is compatible. In order to participate remotely you will need to visit <https://meetnow.global/nz>. Details of how to participate 'virtually' are included in the Virtual Meeting Guide available at www.computershare.com/vm-guide-nz. Shareholders are encouraged to review this guide prior to the Annual Meeting. If you have any questions, or need assistance with the online process, please contact Computershare on +64 9 488 8777 between 8.30am and 5.00pm (NZDT) Monday to Friday.

Voting

All four resolutions are ordinary resolutions and are required to be passed by a simple majority of the votes of those shareholders who are entitled to vote and voting on the resolution, in person or by proxy. Voting entitlements will be determined as at 5.00pm

(NZDT) on Wednesday 18th November 2026. Registered shareholders at that time will be the only persons entitled to vote and only the shares registered in those shareholders' names at that time may be voted at the meeting.

Shareholders may cast their votes using one of the following options:

- At the Annual Meeting: Shareholders present at the meeting will be handed voting papers, which can be completed and handed in at the conclusion of the meeting. Alternatively, shareholders can vote online by attending the meeting virtually through the Computershare Meeting Platform <https://meetnow.global/nz>. Please refer to the Virtual Meeting Guide available at www.computershare.com/vm-guide-nz for more information. You will need the latest version of Chrome, Safari or Edge to access the meeting. Please ensure your browser is compatible.
- Appoint a proxy to vote: You may appoint a proxy or corporate representative (if the shareholder is a body corporate) to attend the Annual Meeting, to act generally at the meeting and to vote on your behalf. To do this, you should complete the enclosed Proxy/Voting Form. You may return your Proxy/Voting Form by:
 - Completing the Proxy/Voting Form and posting it to the share registrar; or
 - Completing the Proxy/Voting Form online at www.investorvote.co.nz

The Chair of the meeting is available to act as a proxy. If, in appointing a proxy, you have inadvertently not named someone to be your proxy (either online or on the enclosed proxy/voting form), or your named proxy does not attend the meeting, the Chair of the meeting will be your proxy and will vote in accordance with your express direction. In the absence of express instructions, the Chair or any director appointed proxy will vote in favour of all resolutions. All completed Proxy/Voting Forms must be received by 11:30am (NZDT) on Wednesday 18th November 2026 to be effective.

- A proxy need not be a shareholder of Precinct.
- The Chair of the meeting intends to vote all discretionary proxies given to the Chair in favour of all resolutions.
- Voting on all resolutions put before the meeting will be conducted by way of a poll only.

Questions

There will be an opportunity for shareholders at the meeting (attending either in person or using the virtual meeting platform) to ask questions. To encourage shareholder participation, we also invite those unable to attend in person to submit questions ahead of the meeting. If you would like to submit a question, please either email your question to companysecretary@precinct.co.nz or post your question to the Company Secretary, Precinct Properties New Zealand Limited, PO Box 5140, Auckland 1141, New Zealand. Please include your name and shareholder number with your question. During the meeting the Board intends to answer as many of the most frequently asked questions as is reasonably practicable. All questions need to be received by Precinct by 11.30am (NZDT) on Wednesday 18th November 2026 (noting that questions may also be raised by a shareholder at the meeting). Copies of the Annual Meeting presentation materials will be published and available online shortly before the meeting begins.

Yours faithfully,



Louise Rooney
Company Secretary
22 October 2026
