Precinct

Distribution Notice

Section 1: Issuer information				
Name of issuer	Precinct Properties New Zealand Limited (PPNZ)			
Financial product name/description	Precinct Properties New Zealand Limited Shares			
NZX ticker code	PCT			
ISIN (If unknown, check on NZX website)	NZAPTE0001S3			
Type of distribution (Please mark with an X in the relevant box/es)	Full Year		Quarterly	
	Half Year		Special	X
	DRP applies			
Record date	Friday, 06/11/2026			
Ex-Date (one business day before the Record Date)	Thursday, 05/11/2026			
Payment date (and allotment date for DRP)	Friday, 13/11/2026			
Total monies associated with the distribution[1]	$102,999,997			
Source of distribution (for example, retained earnings)	Surplus contributed share capital of PPNZ			
Currency	NZD			
Section 2: Distribution amounts per financial product				
Gross distribution[2]	$0.05555092			
Gross taxable amount [3]	$0.00000000			
Total cash distribution[4]	$0.05555092			
Excluded amount (applicable to listed PIEs)	$0.05555092			
Supplementary distribution amount	$0.00000000			
Section 3: Imputation credits and Resident Withholding Tax[5]				
Is the distribution imputed	Fully imputed			
	Partial imputation			
	No imputation X			

[1] Continuous issuers should indicate that this is based on the number of units on issue at the date of the form
[2] "Gross distribution" is the total cash distribution plus the amount of imputation credits, per financial product, before the deduction of Resident Withholding Tax (**RWT**).
[3] "Gross taxable amount" is the gross distribution minus any excluded income.
[4] "Total cash distribution" is the cash distribution excluding imputation credits, per financial product, before the deduction of RWT. This should *include* any excluded amounts, where applicable to listed PIEs.
[5] The imputation credits plus the RWT amount is 33% of the gross taxable amount for the purposes of this form. If the distribution is fully imputed the imputation credits will be 28% of the gross taxable amount with remaining 5% being RWT. This does not constitute advice as to whether or not RWT needs to be withheld.

If fully or partially imputed, please state imputation rate as % applied[6]	N/A	
Imputation tax credits per financial product	$0.00000000	
Resident Withholding Tax per financial product	N/A	
Section 4: Distribution re-investment plan (if applicable)		
DRP % discount (if any)	N/A	
Start date and end date for determining market price for DRP	N/A	N/A
Date strike price to be announced (if not available at this time)	N/A	
Specify source of financial products to be issued under DRP programme (new issue or to be bought on market)	N/A	
DRP strike price per financial product	N/A	
Last date to submit a participation notice for this distribution in accordance with DRP participation terms	N/A	
Section 5: Authority for this announcement		
Name of person authorised to make this announcement	Richard Hilder	
Contact person for this announcement	Martin Boys	
Contact phone number	+64 22 1941 263	
Contact email address	Martin.boys@precinct.co.nz	
Date of release through MAP	Friday, 30/10/2026	

[6] Calculated as (imputation credits/gross taxable amount) x 100. Fully imputed dividends will be 28% as a % rate applied.