Kiwi Property Group Limited
Capital Change Notice

Section 1: Issuer information	
Name of issuer	Kiwi Property Group Limited
NZX ticker code	KPG080
Class of financial product	Fixed-rate senior secured green bonds
ISIN	NZKPGD0080L0
Currency	New Zealand Dollars
Section 2: Capital change details	
Number issued/acquired/redeemed	200,000,000
Nominal value (if any)	NZ$200,000,000
Issue/acquisition/redemption price per security	NZ$1.00
Nature of the payment (for example, cash or other consideration)	Cash
Amount paid up (if not in full)	Fully paid
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]	100%
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)	Not applicable
Reason for issue/acquisition/redemption and specific authority for issue/acquisition/redemption/ (the reason for change must be identified here)	Issued pursuant to an offer dated 20 October 2026, and authorised by the Board by resolution dated 3 October 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.	200,000,000 There is no treasury stock
In the case of an acquisition of shares, whether those shares are to be held as treasury stock	Not applicable
Specific authority for the issue, acquisition, or redemption, including a reference to the rule pursuant to which the issue, acquisition, or redemption is made	Authorised by board resolution dated 3 October 2026
Terms or details of the issue, acquisition, or redemption (for example: restrictions, escrow arrangements)	As described in the terms sheet dated 23 October 2026

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

Date of issue/acquisition/redemption[2]	2 November 2026
Section 3: Authority for this announcement and contact person	
Name of person authorised to make this announcement	Louise Hill
Contact person for this announcement	Louise Hill
Contact phone number	+64 2755 80033
Contact email address	Louise.hill@kp.co.nz
Date of release through MAP	2 November 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).