WINTON

MARKET ANNOUNCEMENT

NZX: WIN / ASX: WTN

11 November 2026

WINTON – CFO APPOINTMENT

Winton Land Limited (**Winton**) is pleased to announce the appointment of Kate Baguley as Chief Financial Officer (CFO), effective 9 February 2027.

Ms Baguley has more than 20 years of senior finance leadership experience. She is currently Head of Finance at Smales Farm, an Auckland commercial office precinct, where her responsibilities include significant capital work programmes, debt refinancing, and banking syndicate relationships. She previously served as Chief Financial Officer at Auckland Real Estate, managing capital structures and banking facilities for a commercial office portfolio.

A Fellow of CPA Australia and a member of CPA Australia's New Zealand Divisional Council, Ms Baguley brings deep experience in capital governance, financial planning and reporting within complex, growth-oriented organisations.

Winton Chair Michael Stiassny said: "The Board is delighted to welcome Kate to Winton. She is a strong addition to the senior leadership team, and her appointment is a vital step in stabilising Winton's operations. Kate's financial leadership and familiarity with the property development sector will be invaluable as we continue our strategic portfolio review and focus on maximising value for all shareholders."

An interim CFO, Debbie Smith, has also been appointed on a fixed-term contract to fill the role until Ms Baguley takes up the position on 9 February 2027.

Ends.

This announcement has been authorised by Michael Stiassny, Chair, Winton Land Limited.

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About Winton

Winton is a residential land developer that specialises in developing integrated and fully masterplanned neighbourhoods. Across its 11 masterplanned communities, Winton has a portfolio of 22 projects expected to yield a combined total of circa 5,400 residential lots, dwellings, apartment units, retirement village units and commercial lots. Winton listed on the NZX and ASX in 2021. To find out more, visit our website www.winton.nz