NZX announcement – 20 November 2026

Precinct FY27 First Quarter Dividends

Precinct Properties New Zealand Limited ("PPNZ") has declared a cash dividend for the FY27 first quarter of 1.497500 cents per share. This dividend has no imputation credits to attach for the quarter and therefore no supplementary dividend to be paid (see note 1).

Precinct Properties Investments Limited ("PPIL") has declared a dividend for the FY27 first quarter of 0.167158 cents per share, comprising cash of 0.127500 cents per share, imputation credits of 0.027279 cents per share and a supplementary dividend of 0.012379 cents per share (see note 1).

The record date for both PPNZ and PPIL dividends above is Friday, 27 November 2026 and payment will be made on Friday, 11 December 2026.

ENDS

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Note 1
A supplementary dividend is paid to non-resident shareholders to offset the amount of non-resident withholding tax ("NRWT") that New Zealand companies are required to deduct from dividends paid to non-resident shareholders. A supplementary dividend is paid to ensure equitable treatment between non-resident shareholders and resident shareholders (whose dividends are not subject to NRWT).

About Precinct

Listed on the NZX Main Board under the ticker code PCT and ranked in the NZX top 30, Precinct is the largest owner, manager, developer and investment partner of premium city-centre real estate in Auckland and Wellington. Precinct's markets span office, retail, flexible workspace and living, which includes purpose-built student accommodation and high-end, multi-unit residential development.

As at 30 June 2026 on a pro forma basis following completion of the PwC Tower transaction, Precinct's directly-held portfolio totals $3.0 billion and Precinct has a further $2.2 billion of committed capital partnering assets under management; Precinct is co-invested in $2.0 billion of these assets, with the balance being managed on behalf of third-party partners (all amounts presented on a committed, completion value basis).

Shareholders in Precinct hold an equal number of shares in Precinct Properties New Zealand Limited and Precinct Properties Investments Limited and these shares can only be dealt with together. The stapled issuers are described as "Precinct Properties NZ & Precinct Properties Investments Ltd" on NZX systems and the ticker code for the stapled securities is PCT.

For more information visit: www.precinct.co.nz.

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