Distribution notice

Section 1: Issuer information				
Name of issuer	Kiwi Property Group Limited			
Financial product name/description	Ordinary Shares			
NZX ticker code	KPG			
ISIN	NZKPGE0001S9			
Type of distribution	Full Year		Quarterly	x
	Half Year		Special	
	DRP applies			
Record date	3 December 2026			
Ex-Date	2 December 2026			
Payment date (and allotment date for DRP)	18 December 2026			
Total monies associated with the distribution	$23,727,448			
Source of distribution (for example, retained earnings)	Retained earnings			
Currency	NZD			
Section 2: Distribution amounts per financial product				
Gross distribution	$0.01864266			
Total cash distribution	$0.01437500			
Excluded amount (applicable to listed PIEs)	$0.00340103			
Supplementary distribution amount	$0.00193658			
Section 3: Imputation credits and Resident Withholding Tax				
Is the distribution imputed	Partial imputation			
If fully or partially imputed, please state imputation rate as % applied	28% on the imputed component			
Imputation tax credits per financial product	$0.00426766			
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			
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	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	Sarah Theodore
Contact person for this announcement	Sarah Theodore
Contact phone number	+64 9 359 4021
Contact email address	sarah.theodore@kp.co.nz
Date of release through MAP	23 November 2026