

| Section 1: Issuer information   |                              |   |              |  |
|---|------------------------------|---|--------------|--|
| Name of issuer  | Kiwi Property Group Limited  |   |              |  |
| Financial product name/description  | Ordinary Shares              |   |              |  |
| NZX ticker code   | KPG                          |   |              |  |
| ISIN  | NZKPG0001S9                  |   |              |  |
| Type of distribution  | Full Year                    | X | Quarterly    |  |
|   | Half Year                    |   | Special      |  |
|   | DRP applies                  | X |              |  |
| Record date   | 6 June 2025                  |   |              |  |
| Ex-Date   | 5 June 2025                  |   |              |  |
| Payment date (and allotment date for<br>DRP)                                | 19 June 2025                 |   |              |  |
| Total monies associated with the<br>distribution                            | \$21,799,305                 |   |              |  |
| Source of distribution (for example,<br>retained earnings)                  | Retained earnings            |   |              |  |
| Currency  | NZD                          |   |              |  |
| Section 2: Distribution amounts per financial product                       |                              |   |              |  |
| Gross distribution  | \$0.01650573                 |   |              |  |
| Total cash distribution   | \$0.01350000                 |   |              |  |
| Excluded amount (applicable to listed<br>PIEs)                              | \$0.00577099                 |   |              |  |
| Supplementary distribution amount   | \$0.00136394                 |   |              |  |
| Section 3: Imputation credits and Resident Withholding Tax                  |                              |   |              |  |
| Is the distribution imputed   | Partial imputation           |   |              |  |
| If fully or partially imputed, please state<br>imputation rate as % applied | 28% on the imputed component |   |              |  |
| Imputation tax credits per financial<br>product                             | \$0.00300573                 |   |              |  |
| Resident Withholding Tax per financial<br>product                           | N/A                          |   |              |  |
| Section 4: Distribution re-investment plan (if applicable)                  |                              |   |              |  |
| DRP % discount (if any)   | 2%                           |   |              |  |
| Start date and end date for determining<br>market price for DRP             | 5 June 2025                  |   | 11 June 2025 |  |
| Date strike price to be announced (if not<br>available at this time)        | 12 June 2025                 |   |              |  |

|   |                       |
|---|-----------------------|
| Specify source of financial products to be issued under DRP programme                                       | New Issue             |
| DRP strike price per financial product  | TBC                   |
| Last date to submit a participation notice for this distribution in accordance with DRP participation terms | 9 June 2025           |
| <b>Section 5: Authority for this announcement</b>   |                       |
| Name of person authorised to make this announcement   | Steve Penney          |
| Contact person for this announcement  | Steve Penney          |
| Contact phone number  | +64 9 359 4025        |
| Contact email address   | steve.penney@kp.co.nz |
| Date of release through MAP   | 26 May 2025           |