STRIDE

Interim Results Presentation

For the six months ended
30 September 2022

24 November 2022

Contents

Capitalised and technical terms are defined in the glossary on page 31.

Introduction

The past six months have provided a dynamic background for the commercial property investment market. We currently observe three key investment themes influencing the market and returns: inflation impacts, a strong occupancy market, and lower transactional activity

Stride is taking steps to adapt to the current macro-economic environment, including prudent capital management initiatives and repositioning the portfolio through disposals to improve resilience

Inflation

Interest rate rises have been significant; rental growth and capitalisation rates early to mid cycle

Strong occupancy market

Broad based tenant demand across all sectors

Core capital being patient

Investment volumes and capital flows down, waiting for a stabilised macro environment

Market update

Office

- Flight to quality, construction cost inflation, and increasing ESG and seismic requirements are supportive of the outlook for quality properties and managers
- Wellington Prime CBD office vacancy at 1.5%, down from 4.4% on prior year[1]
- 75% of SPL's Office portfolio[2] base rentals are subject to review in FY24; 26% of these rent reviews are linked to CPI

Town Centres

- Relaxation of COVID-19 restrictions supportive of strong trading. SPL Town Centre[2] specialty MAT up 7.6% against year ending 30 Sep 19, on a like for like basis
- Australian-based retailers back in the market with borders reopening and actively looking to invest in store networks
- CPI linked reviews delivering strong rental growth of 8.7%, while new lettings have generated 6.3% increase in base rent against Mar 22 market rent, with reduced incentives

Industrial

- Record low vacancy levels and high demand continue to support strong rental growth outlook
- Auckland Grade A industrial vacancy at 0.1%; Grade B industrial vacancy at 0.6%[3]
- 23% of Industre's net Contract Rental is subject to market review or expiry over the remainder of FY23 & FY24[4]

Large Format Retail (LFR)

- "Everyday needs" tenants are resilient throughout the economic cycle
- Investore completed 41 rent reviews over 41,752 sqm (17% of the portfolio), resulting in a 4.4% increase on previous rentals
- 11% of Investore's Countdown-anchored stores (which are currently below the turnover threshold) have a fixed uplift of 3%-5% over the next 18 months

1. Wellington Property Market Monitor, CBRE, September 2022 (data as at June 2022).
2. Excludes properties categorised as 'Development and other' in the consolidated interim financial statements. For SPL's Office portfolio, these properties are (1) 55 Lady Elizabeth Lane, Wellington; and (2) 110 Carlton Gore Road, Auckland. For SPL's Town Centre portfolio, this is SPL's 50% share of Johnsonville Shopping Centre, Wellington.
3. Auckland Property Market Monitor, CBRE, September 2022 (data as at June 2022).
4. Excludes properties categorised as 'Development and other', namely (1) 439 Rosebank Road, Auckland; (2) 34 Airpark Drive, Auckland; and (3) 14, 14a & 20 Favona Road, Auckland.

HY23 financial overview

Stride Property Group

- $34.1m net rental income, up 11.2% (HY22: $30.7m) primarily due to impact of COVID-19 rental abatements in HY22
- $12.0m management fee income[1], down 1.2% (HY22: $12.2m), cycling from a higher level of activity-based and performance fee income in HY22. Recurring management fee income of $8.9m was up 16% (HY22: $7.6m) due to significant growth in the Investore and Industre portfolios over the past 18 months
- $25.3m profit before other (expense)/income and income tax, up 36% (HY22: $18.6m), or 8% after allowing for project costs in relation to Fabric Property Limited in HY22
- $(53.1)m loss after income tax (HY22: $61.5m profit after income tax) on account of net portfolio devaluation of $(51.8)m and losses from investments in Stride Products
- Weighted average capitalisation rate as at 30 Sep 22 for SPL's directly held portfolio softened by 28bps to 5.6%, or by 27bps to 5.3% on a look-through basis. SPL's directly held portfolio value is down (4.3)% in the six months to 30 September 2022, or (3.6)% on a look-through basis
- $29.3m distributable profit[2] after current income tax, up 21.2% (HY22: $24.2m)
- NTA per share of $2.14, down 6.1% on 31 Mar 22. NTA does not include the value of SIML's management contracts

Profit before other (expense)/income and income tax

$25.3m

+36% against HY22

Loss after income tax

$(53.1)m

HY22: $61.5m profit after income tax

Distributable profit[2] after current income tax

$29.3m

+21% against HY22

Net tangible assets (NTA) per share

$2.14

Excludes value of SIML's management contracts

1. Net of management fees received from SPL.
2. See glossary on page 32.

Highlights

Stride Property Group

As at 30 Sep 22

SPL Office and Town Centre portfolio[1]

Value[2]
$904m

WACR
5.7%

Portfolio WALT
5.6 years

Occupancy[3]
97%

Investment management business

Total AUM
$3.7bn
on a committed basis[4]

External AUM
$2.6bn
on a committed basis[4]

Development projects underway
$110m
across the Stride Products

Capital management

Committed[5] LVR
38%

Drawn debt fixed
76%
on a committed basis[5]

Cost of debt
3.6%
weighted average

Green loan facilities[6]
$400m

1. Refer footnote 2 on page 4.
2. Includes the value of the floor space at 34 Shortland Street, Auckland, and 22 The Terrace, Wellington, which house SIML's offices, and are shown in the consolidated interim financial statements as property, plant and equipment, and excludes (1) SPL's interest in the Industre joint operation which is reported as part of the assets of SPL (see note 3.2 to the consolidated interim financial statements for further information); (2) 110 Carlton Gore Road, Auckland, which acquisition is due to settle in 2023; (3) lease liabilities; and (4) properties categorised as 'Development and other' in the consolidated interim financial statements (refer footnote 2 on page 4).
3. Occupancy includes casual licenses with an initial term greater than three months or units held for committed redevelopment or remix works.
4. Commitments include: (1) SPL: the settlement of 110 Carlton Gore Road, Auckland; seismic works in relation to the disposal of 2 Carr Road, Auckland and 25 & 35 Teed Street, Auckland; various capital expenditure commitments contracted for (refer note 3.3 to the consolidated interim financial statements); and reduced borrowing due to Stride's revised FY23 dividend guidance (refer page 29); (2) Investore: stage 1 development at Waimak Junction, Kaiapoi, plus $9.2m of capital expenditure across the existing portfolio; and (3) Industre: estimated costs of construction for three committed developments.
5. SPL commitments include (1) the settlement of 110 Carlton Gore Road, Auckland; (2) seismic works in relation to the disposal of 2 Carr Road, Auckland and 25 & 35 Teed Street, Auckland; (3) various capital expenditure commitments contracted for (refer note 3.3 to the consolidated interim financial statements); and (4) reduced borrowing due to Stride's revised FY23 dividend guidance (refer page 29).
6. Facilities are classified as green loans under a Green Finance Framework that has been developed to be consistent with the Asia Pacific Loan Market Association (APLMA) Green Loan Principles (2021).

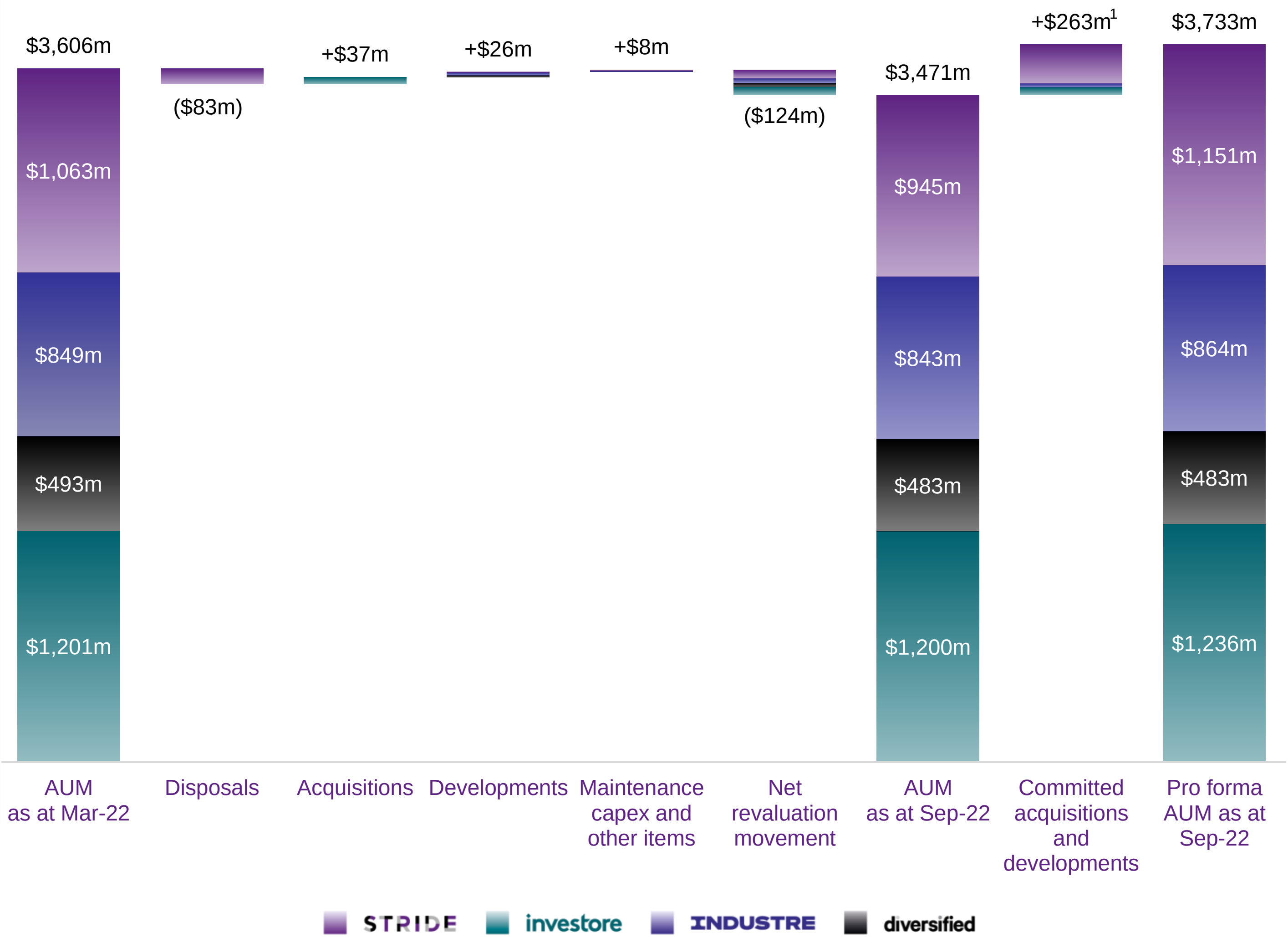
Investment management business

Total AUM

Stride’s strategy is to create a group of Products in core commercial property sectors which form the basis of its investment management business

Total AUM is $3.5bn as at 30 Sep 22, or $3.7bn including committed acquisitions and developments[1]

AUM movements over HY23



Note: Numbers in chart may not sum due to rounding.

1. Refer to footnote 4 on page 6.

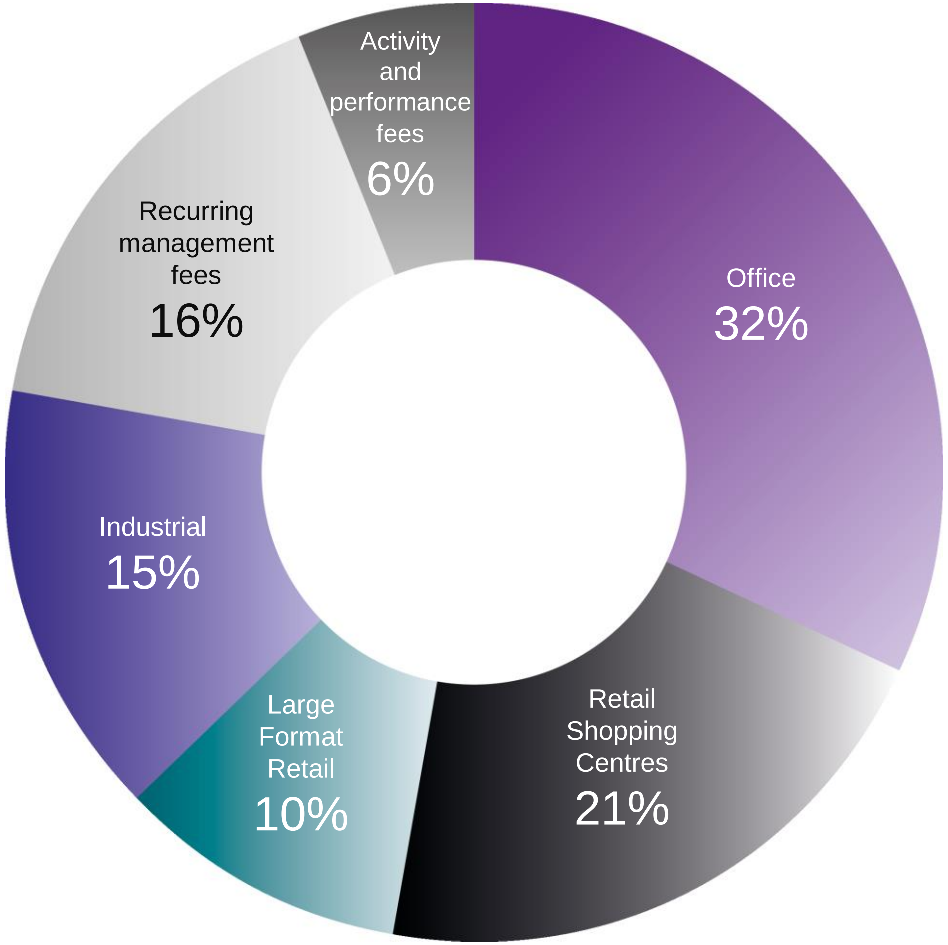
Diversified revenue sources

Stride combines a property ownership business (SPL) with a real estate investment management business (SIML)

Stride derives its revenue from:

- Management fees
- Direct property income from SPL's directly owned property
- Indirect property income from SPL's investment in the Stride Products – Industre, Investore and Diversified

HY23 look-through revenue sources[1]

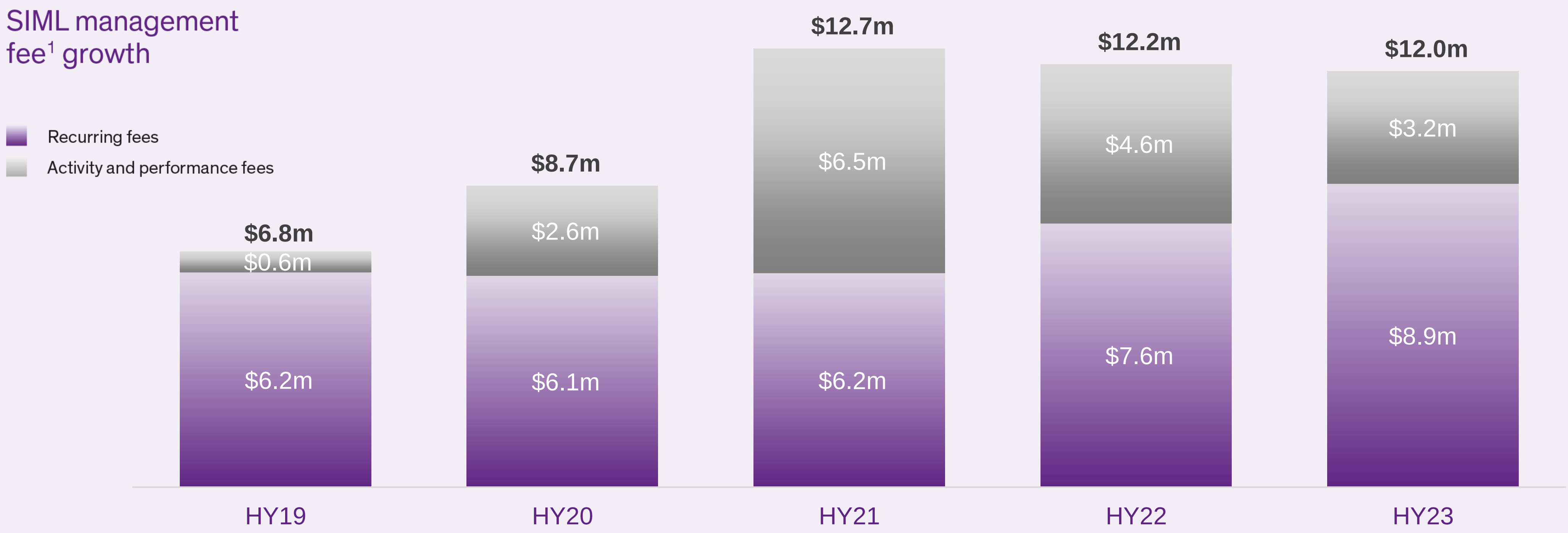


1. Stride's revenue comprises SIML management fees and SPL revenue. SPL revenue comprises income derived from SPL's directly held property plus revenue derived from its interests in the Stride Products which is calculated based on net Contract Rental on a look-through basis as at 30 Sep 22. Management fees comprise HY23 management fees from Stride Products (i.e. excluding fees from SPL).

SIML management fee income

HY23 management fee[1] income:

- $12.0m total management fees, in line with HY22 ($12.2m)
- $8.9m recurring fees, representing 16% growth compared to HY22
- Lower activity fees due to cyclically lower performance fees and transaction activity



Note: Numbers in chart may not sum due to rounding.

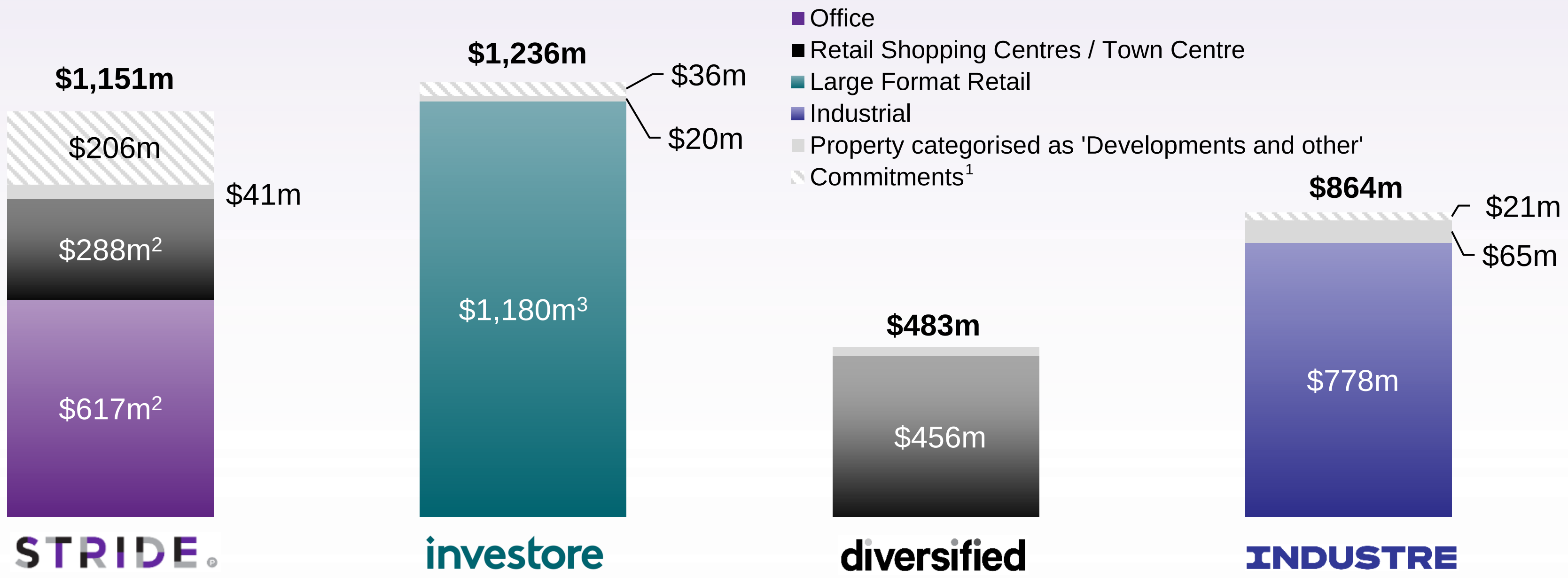
1. Net of management fees received from SPL.

Portfolio

Products

Stride's total AUM is $3.5bn. Including committed acquisitions and developments[1], total AUM increases to $3.7bn, while external AUM increases from $2.5bn to $2.6bn

Portfolio composition by value as at 30 Sep 22



Sector focus:	Office and Town Centre	Large Format Retail	Retail Shopping Centres	Industrial
SPL investment:	100%	18.8%	2.1%	51.7%

Note: Numbers in chart may not sum due to rounding.

1. Refer footnote 4 on page 6.
2. Refer footnote 3 on page 6.
3. Investore's portfolio value excludes (1) "Other" properties as described in note 2.2 to Investore's consolidated interim financial statements, and (2) lease liabilities.

318 East Tamaki Road, Auckland

INDUSTRE

HY23 highlights[1]

- During HY23 15 rent reviews were completed over 44,000 sqm, all of which were fixed, resulting in +2.6% increase to previous rentals
- Industre's portfolio is ~8% under-rented[2]. 23% of net Contract Rental is subject to market review or expiry over the remainder of FY23 and FY24, with an additional 21% in FY25
- Portfolio valuation of $778.3m as at 30 Sep 22, reflecting a net valuation decrease of (2.6)%, driven by +30bps cap rate expansion, partially offset by +4.5% market rental growth
- Auckland Grade A industrial vacancy is currently 0.1%[3], reflecting strong tenant demand and limited supply. 93% of the Industre portfolio is located in Auckland

Portfolio Snapshot

	30 Sep 22[1]	31 Mar 22
Number of properties	19	22
Portfolio value	$778.3m	$849.4m
WACR[4]	4.6%	4.3%
WALT	9.1 years	9.3 years
Net Lettable Area	176,803 sqm	176,689 sqm
Occupancy	99.8%	99.8%

1. Refer footnote 4 on page 4.
2. Based on Industre's valuation reports as at 30 Sep 22 and comparing passing rent to market rent on a face rental basis.
3. Auckland Property Market Monitor, CBRE, September 2022 (data as at June 2022).
4. Weighted average market capitalisation rate.

investore

HY23 highlights[1]

- $1.18bn portfolio value[2], with 99.5% occupancy (by area) and WALT of 8.5 years
- ‘Everyday needs’ tenants contribute 73% of Contract Rental, resulting in a resilient income stream in varying market conditions
- Property acquisitions[3] of $28.1m completed in HY23 including development land at Waimak Junction, Kaiapoi, with stage 1 development commenced
- Distributable profit after income tax of $15.4m, up +16% from HY22
- Loan to Value Ratio (LVR)[4] 32.6%, well within long term board target range of 30% to 40%
- 91% drawn debt fixed for an average period of 3.8 years

Portfolio Snapshot

	30 Sep 22[1]	31 Mar 22
Number of properties	44	44
Portfolio value[2]	$1,180.5m	$1,201.3m
WACR	5.0%	4.8%
WALT	8.5 years	9.1 years
Net Lettable Area	249,829 sqm	249,829 sqm
Occupancy	99.5%	99.7%

Countdown, Browns Bay, Auckland

1. Excludes “Other” properties as described in note 2.2 to Investore’s consolidated interim financial statements.
2. Refer to footnote 3 on page 12.
3. Property acquisitions in HY23 comprise (1) land at Waimak Junction, Kaiapoi, for $10.1m; and (2) the lessor’s interest in land at 3 Averill Street, Papakura, Auckland, for $18.0m.
4. LVR is calculated based on independent valuations, which include seismic works to be funded by SPL in relation to 2 Carr Road, Auckland, acquired by Investore from SPL and settled on 30 April 2020.

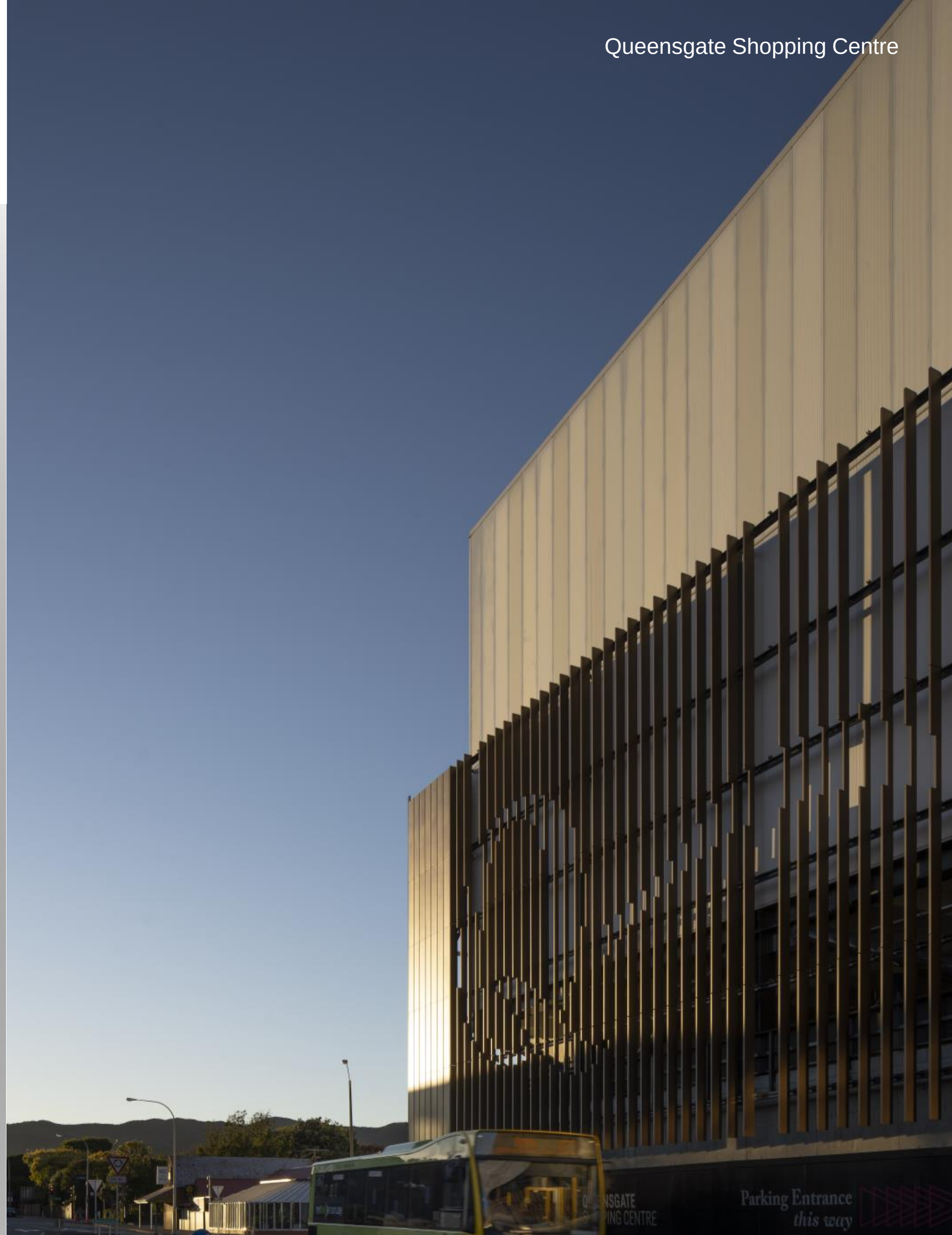
diversified

HY23 highlights[1]

- MAT[2] increased by $23.6m (+6%) against year ending 30 Sep 19 (pre-COVID-19)
- Rent reviews have generated a +6% increase against previous base rent
- 15 new lettings have been completed, increasing base rent against Mar 22 market rents for those units by +9%
- Net valuation loss of (3.8)% to $456m, driven by weighted average cap rate increase of +33bps, however this was partially offset by strong leasing activity
- Majority of insurance claim for Queensgate Shopping Centre settled with insurers
- New Zealand's second IMAX theatre scheduled to be opened by Event Cinemas at Queensgate Shopping Centre in December, expected to drive increased customer visitation to the centre

Portfolio Snapshot

	30 Sep 22[1]	31 Mar 22
Number of properties	3	4
Portfolio value	$456.4	$492.6m
WACR	7.3%	6.9%
WALT	2.9 years	3.0 years
Net Lettable Area	97,438 sqm	105,185 sqm
Occupancy	97.8%[3]	94.2%



Queensgate Shopping Centre

1. Excludes 50% share of Johnsonville Shopping Centre, Wellington, categorised as 'Development and other'.
2. Sales for Chartwell Shopping Centre, Hamilton, for the 12 month period ended 30 September 2022 exclude the month of October 2021 due to limited operations caused by lockdown conditions during that month, with sales for the 11 month period ending 30 September 2022 then annualised.
3. 30 Sep 22 occupancy includes casual licenses with an initial term greater than three months or units held for committed redevelopment or remix works.

SPL

Town Centre portfolio

HY23 highlights[1]

- MAT[2] improved to $229m (+16%) against year ending 30 Sep 19
- Rent reviews have generated a +5% increase to base rental, driven by positive leasing demand and strong sales performance
- 17 new deals (4 new lettings and 13 renewals) have been committed, generating a +10% increase in base rent against Mar 22 market rent
- Net valuation loss of (3.2)% to $287.5m due to an increase in the weighted average cap rate of +33bps, partially offset by a +2.4% increase in market rentals
- New tenants to the portfolio include Dusk, Resonate, and Anime House

Portfolio Snapshot

	30 Sep 22[1]	31 Mar 22
Number of properties	3	4
Portfolio value[3]	$287.5m	$324.5m
WACR	6.6%	6.5%
WALT	4.0 years	4.1 years
Net Lettable Area	58,679 sqm	65,526 sqm
Occupancy	98.6%[4]	96.7%

1. Refer footnote 2 on page 4.
2. In calculating Moving Annual Turnover figures: (1) sales data is not collected for all tenants at Silverdale Centre, Auckland, as not all tenants are obliged to provide this information under the terms of their lease; (2) sales for Silverdale Centre, Auckland, and NorthWest Shopping Centre, Auckland, for the 12 month period ended 30 September 2022 exclude the months of October and November 2021 due to limited operations caused by lockdown conditions during those months, with sales for the 10 month period ending 30 September 2022 then annualised.
3. Excludes lease liabilities.
4. 30 Sep 22 occupancy includes casual licenses with an initial term greater than three months or units held for committed redevelopment or remix works.

SPL

Office portfolio

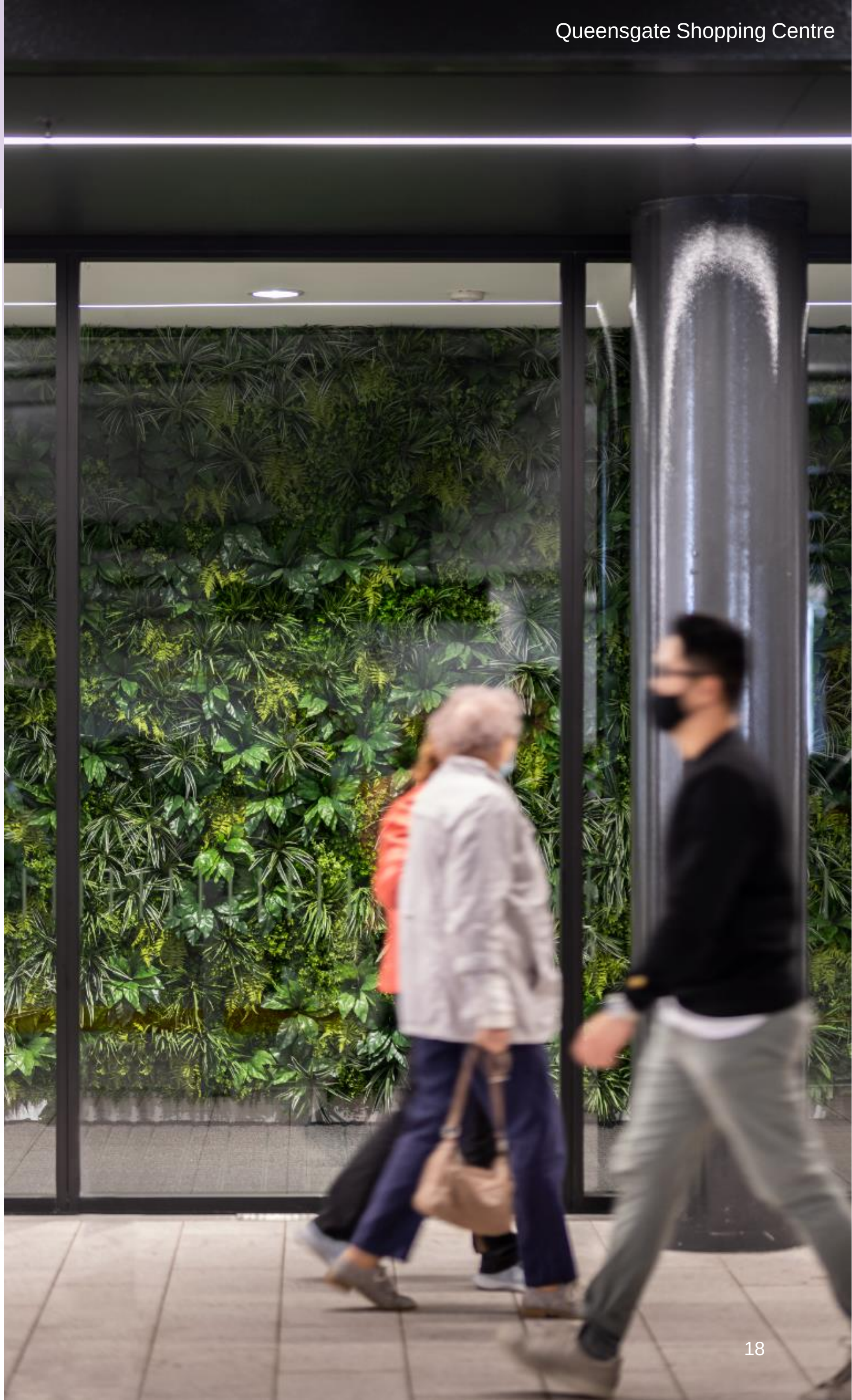
HY23 highlights[1]

- Four non-core office assets sold
- Only 0.9% of Contract Rental expiring over the remainder of FY23 and 6.1% in FY24
- Rent reviews completed across 40% of the portfolio during HY23 with an increase of +4.9% on previous base rental
- Net valuation loss[2] of $(28.9)m or (4.5)% for HY23; driven predominantly by a weighted average cap rate expansion of +28bps
- SPL is in the design and consenting phase for seismic upgrade works at 55 Lady Elizabeth Lane, Wellington. A further update will be provided with FY23 annual results

Portfolio Snapshot

	Pro forma[1,3]	30 Sep 22[1]	31 Mar 22
Number of properties	7	6	11
Portfolio value[2]	$819.8m	$616.8m	$738.3m
WACR	5.2%	5.3%	5.1%
WALT	7.5 years	6.6 years	6.4 years
Net Lettable Area	77,297sqm	63,216sqm	85,687sqm
Occupancy	95.9%	95.0%	95.4%

1. Refer footnote 2 on page 4.
2. Includes the value of the floor space at 34 Shortland Street, Auckland, and 22 The Terrace, Wellington, which house SIML's offices, and are shown in the consolidated interim financial statements as property, plant and equipment, and excludes (1) 110 Carlton Gore Road, Auckland, which acquisition is due to settle in 2023 (except for pro forma column); (2) lease liabilities and (3) properties categorised as 'Development and other' in the consolidated interim financial statements (refer footnote 2 on page 4).
3. As at 30 Sep 22, as if the acquisition of 110 Carlton Gore Road had occurred as at that date.



Developments

Acquisitions completed by Stride's Products in HY23 have included properties with future development pipelines. $110m of active projects currently committed with a future pipeline of $650m+ across the Stride Products

	Completions[1] (HY23)	Committed projects	Remaining spend	Future Pipeline
STRIDE	-	-	-	**$235m+**
investore	-	$30m	$29m	**$45m+**
diversified	$110m	$38m	$2m	**$100m+**
INDUSTRE	-	$43m	$19m	**$270m+**
Total[2]	**$110m**	**$111m**	**$50m**	**$650m+**
Green projects[3]	**-**	**89%**	**83%**	

1. Total cost of projects (excluding land) that achieved practical completion in HY23.
2. Total costs as at 30 Sep 22, excluding land.
3. Green projects are defined as projects that are targeting a minimum 4 star Green Star rating or 4 star NABERSNZ rating. Seismic works, including the Queensgate Shopping Centre carpark rebuild, have been excluded from this calculation.

Sustainability

HY23 progress

Stride continues to focus on ensuring the sustainability of its properties and business, with a particular focus on the environment and climate change. Stride annually completes the Global Real Estate Sustainability Benchmark (GRESB) process to assess its sustainability performance, targeting 70 points for FY23, and upper quartile performance over time

Greenhouse gas emissions

- Scope 1 and 2 emissions measured
- Measurement of Scope 3 emissions commenced
- Setting emissions reduction targets
- Property decarbonisation assessments underway to support emissions reduction

Climate risks and opportunities

- Refining climate change scenarios and climate risks / opportunities
- Developing internal price of carbon to assist quantifying costs and benefits of decisions
- Physical risk assessments for properties underway

Green ratings

- 6 out of 8 office properties[1] currently green rated
- Green rating improvement plan underway for two office properties
- Exploring options for green ratings for town centres

People and community

- Employee engagement survey completed HY23
- Tenant engagement survey in progress
- Continued support for community initiatives that improve social outcomes in our communities

1. Includes 110 Carlton Gore Road, Auckland, which acquisition is due to settle in 2023.

HY23 consolidated interim financial results

Interim financial performance

Stride Property Group (Stride) - Consolidated

	30 Sep 22 $m	30 Sep 21 $m	Change $m	Change %
Net rental income	34.1	30.7	+3.4	+11.2
Management fee income	12.0	12.2	(0.2)	(1.2)
Total corporate expenses	(12.2)	(16.9)	+4.7	+28.0
Profit before net finance expense, other income/(expense) and income tax	**34.0**	**25.9**	**+8.0**	**+30.9**
Net finance expense	(8.7)	(7.4)	(1.3)	(18.2)
Profit before other (expense)/income and income tax	**25.3**	**18.6**	**+6.7**	**+36.0**
Other (expense)/income[1]	(74.6)	50.9	(125.5)	(246.6)
(Loss)/profit before income tax	**(49.3)**	**69.5**	**(118.8)**	**(171.0)**
Income tax expense	(3.8)	(8.0)	+4.2	+52.5
(Loss)/profit after income tax attributable to shareholders	**(53.1)**	**61.5**	**(114.6)**	**(186.4)**

Values in the table above are calculated based on the numbers in the consolidated interim financial statements for each respective financial period and may not sum accurately due to rounding.

1. Other (expenses)/income includes net devaluation of investment properties of $(51.8)m (30 Sep 21: revaluation $13.4m), impairment of equity-accounted investment of $(12.0)m (30 Sep 21: $nil) and share of loss in equity-accounted investments $(9.1)m (30 Sep 21: profit $37.5m). HY23 includes loss on disposal of investment properties $(1.7)m (30 Sep 21: profit of $0.03m) and hedge ineffectiveness of cashflow hedges $0.1m (30 Sep 21: $nil).

Distributable profit[1]

Stride Property Group (Stride) - Consolidated

	30 Sep 22 $m	30 Sep 21 $m	Change $m	Change %
(Loss)/profit before income tax	**(49.3)**	**69.5**	**(118.8)**	**(171.0)**
Non-recurring, non-cash and other adjustments:				
- Net change in fair value of investment properties	51.8	(13.4)	+65.2	+488.1
- Impairment of equity-accounted investment	12.0	-	+12.0	+100.0
- Interest earned in relation to loan advance on 110 Carlton Gore Road, Auckland	3.0	-	+3.0	+100.0
- Development and disposal fees eliminated in SIML	0.7	0.5	+0.2	+31.6
- Share of loss/(profit) in equity-accounted investments	9.1	(37.5)	+46.6	+124.3
- Dividend income from equity-accounted investments	4.9	4.5	+0.3	+7.4
- Project costs relating to Fabric Property Limited	-	4.8	(4.8)	(100.0)
- Share based payment expense	0.9	0.5	+0.4	+73.0
- Spreading of fixed rental increases and capitalised incentives net of amortisation	(0.4)	(0.7)	+0.3	+46.9
- Other movements	1.8	1.0	+0.8	+86.8
Distributable profit before current income tax	**34.5**	**29.3**	**+5.2**	**+17.8**
Adjusted current tax expense	(5.2)	(5.1)	(0.1)	(1.5)
Distributable profit after current income tax	**29.3**	**24.2**	**+5.1**	**+21.2**
Basic distributable profit after current income tax per share - weighted	**5.42cps**	**5.11cps**		
Adjustments to funds from operations:				
- Maintenance capital expenditure	(3.3)	(1.1)	(2.5)	(234.4)
Adjusted Funds From Operations (AFFO)	**26.0**	**23.1**	**+2.9**	**+12.6**
AFFO basic distributable profit after current income tax per share – weighted	**4.82cps**	**4.89cps**		
Weighted average number of shares (million)	540.3	473.2		

Values in the table above are calculated based on the numbers in the consolidated interim financial statements for each respective financial period and may not sum accurately due to rounding.

1. See glossary on page 32.

Financial summary

Stride Property Group (Stride) - Consolidated

	As at 30 Sep 22	As at 31 Mar 22	Change
Investment Properties[1] ($m)	1,296.1	1,244.6	+51.5
Bank debt drawn ($m)	361.1	305.5	+55.6
Equity ($m)	1,158.5	1,231.1	(72.5)
Shares on issue (million)	540.3	540.2	+0.1
NTA per share	**$2.14**	**$2.28**	**($0.14)**
Adjusted NTA per share[2]	$2.11	$2.25	($0.14)

Values in the table above are calculated based on the numbers in the consolidated interim financial statements for each respective financial period and may not sum accurately due to rounding.

1. Includes SPL's 51.7% (31 Mar 22: 51.7%) interest in the Industre joint operation. Includes the value of the floor space at 34 Shortland Street, Auckland, and 22 The Terrace, Wellington, which house SIML's offices, and are shown in the consolidated interim financial statements as property, plant and equipment. For more information, see notes 3.2 and 7.6 to the consolidated interim financial statements. Excludes lease liabilities.
2. Excludes the after tax fair value of interest rate derivatives.

Capital management

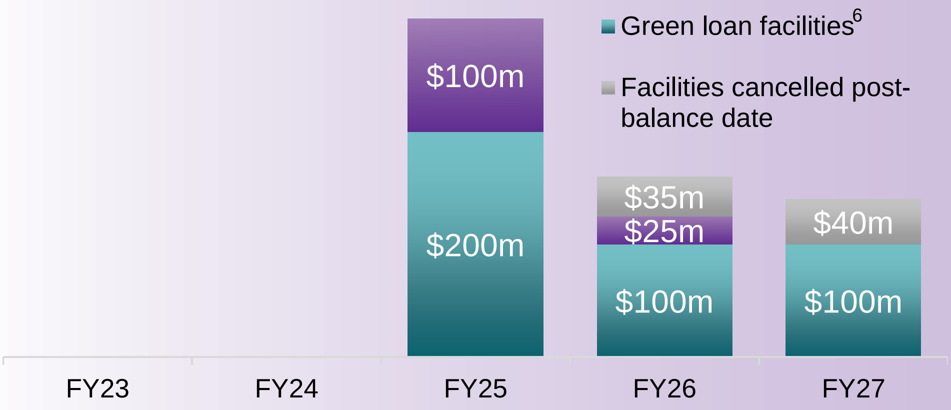
Capital management – debt facilities

SPL (excl. Industre joint operation assets and debt)

- SPL's bank covenant LVR[1] was 32% as at 30 Sep 22, or 38% on a committed basis[2]
- SPL's debt covenants only factor in the value of SPL's directly held investment property. When factoring in SPL's interests in its products, SPL's committed[3] gearing is:
  - 36% on a look-through[4] basis
  - 28% on a balance sheet[5] basis
- $75m of facilities cancelled post balance date to reduce line fee costs

Debt maturity profile

30 Sep 22



Debt facilities	As at 30 Sep 22	As at 31 Mar 22
Banking facility limit (ANZ, WBC, ICBC, CCB, HSBC, MUFG)	$600m	$600m
Debt facilities drawn	$361m	$306m
Weighted average maturity of debt facilities	2.9 years	3.4 years
Debt covenants		
Bank LVR[1] Covenant: ≤ 50%	32.2%	28.7%
Interest Cover Ratio Covenant: ≥ 2.125x	3.9x	3.4x
Weighted Average Lease Term[7] Covenant: > 3.0 years	5.2 years	5.2 years
Gearing measures		
Look-through gearing[4]	32.8%	29.0%
Balance sheet gearing[5]	23.9%	20.0%

1. Calculated as bank debt as a percentage of investment property. Includes (1) SPL's office and retail properties, (2) debt associated with these properties, and (3) the 'as is' value of 110 Carlton Gore Road (in accordance with SPL's debt facility agreement), and excludes SPL's interest in the Industre joint operation and associated bank debt which are reported as part of the assets and liabilities of SPL (see note 3.2 to the consolidated interim financial statements for further information).
2. Refer footnote 5 on page 6.
3. Refer footnote 4 on page 6.
4. Look-through gearing includes SPL's directly-held property (including loan to vendor of 110 Carlton Gore Road) and debt as well as its proportionate share of the property and debt of each of the Stride Products.
5. Balance sheet gearing includes SPL's office and town centre properties (including loan to vendor of 110 Carlton Gore Road) as well as the value of SPL's interests in each of the Stride Products, and SPL's direct debt.
6. Refer footnote 6 on page 6.
7. The unexpired lease term in a property or portfolio, assuming the property or portfolio is fully leased. This is weighted by the income applicable to each lease and a current market rental with nil term for vacant space.

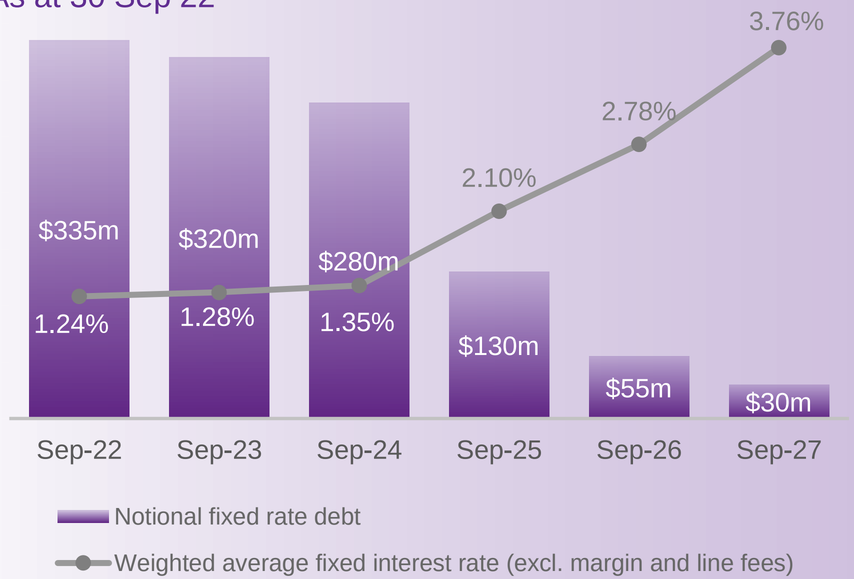
Capital management – cost of debt

SPL (excl. Industre joint operation assets and debt)

- As at 30 Sep 22, SPL had $335m active interest rate swaps, representing 93% of drawn debt. This falls to 76% after considering commitments[1]
- $30m, 3 year forward starting swap entered into in HY23, with an effective date of 31 December 2024. Additional $25m of forward starting swaps entered into post balance date
- Weighted average cost of debt increased by only 2bps over the period, at 3.6%, compared to a ~225bps increase in floating rates
- SPL considers its hedging position offers good protection against changes in interest rates over the short to medium term

Fixed rate interest profile

As at 30 Sep 22



Cost of debt	As at 30 Sep 22	As at 31 Mar 22
Weighted average cost of debt (incl. margins & line fees)	3.6%	3.6%
Weighted average interest rate on current swaps (excl. margins & line fees)	1.24%	1.24%
Weighted average hedging term remaining	2.5 years	3.0 years
% of drawn debt hedged	93%	110%

1. Refer footnote 5 on page 6.

Outlook

Prudent capital management initiatives

Initiatives reflect market conditions and Stride's transition to a maturing real estate investment manager

The increase in interest rates and inflation over the last six months has been significant. While Stride has strong interest rate hedging in place and a stable distributable profit profile which comfortably covers existing dividend guidance, Stride considers that being proactive and taking a prudent approach to cost and capital management in this environment is the best pathway to protect shareholder value. Accordingly, Stride is implementing the following initiatives:

- ✓ **Cost management** to right-size the business in a time of slower activity, growth and access to capital
- ✓ **Disposal(s) of selected properties** of $30-60m, provided appropriate value can be achieved
- ✓ A **refined dividend policy** that is more appropriate for Stride's investment management business and which will enable Stride to retain capital
- ✓ The establishment of a **Dividend Reinvestment Plan** (DRP)

FY23 full year forecast distributable profit after current income tax

10.0 – 10.5cps

Refined dividend policy[1] for SIML

25%-75%

of distributable profit. SPL's dividend policy remains unchanged at 80%-100% of distributable profit

DRP

in effect following the Q2 dividend

1. Stride's refined dividend policy is to pay a dividend equivalent to 25%-75% of SIML's distributable profit after current tax, and 80%-100% of SPL's distributable profit after current tax. Dividends will be paid so that the payout ratios of SPL and SIML each year are the same.

Outlook

With its resilient portfolio, prudent capital management and its Real Estate Investment Management (REIM) business to provide earnings diversification, Stride considers it is well positioned to weather the current economic conditions

Stride still intends to establish a new Stride Product when market conditions are conducive

The Boards provide updated dividend guidance of 8.00cps for FY23 (previously 9.91cps), and have approved a 1.84cps combined cash dividend for Q2 which will be paid 9 December 2022

Diversified platform exposure to all four core commercial property classes	**REIM business** management fees now represent 22% of revenue	**Repositioned portfolio** focus on properties which exhibit enduring demand over the cycle
ESG strategy in place to help ensure sustainability of properties and business into the future	**Capital management initiatives** 38% LVR and 76% of drawn debt hedged on a committed basis[1]	**8.00cps** FY23 combined cash dividend guidance, reflecting a payout ratio of 76%-80% forecast distributable profit

1. Refer footnote 5 on page 6.

Glossary

Glossary

AUM	Assets under management
Contract Rental	Contract Rental is the amount of rent payable by each tenant, plus other amounts payable to SPL (or the relevant landlord) by that tenant under the terms of the relevant lease as at the relevant date, annualised for the 12-month period on the basis of the occupancy level for the relevant property as at the relevant date, and assuming no default by the tenant
Distributable profit	Distributable profit is a non-GAAP measure and consists of (loss)/profit before income tax, adjusted for determined non-recurring and/or non-cash items, share of (loss)/profits in equity-accounted investments, dividends received from equity-accounted investments and current tax. Further information, including the calculation of distributable profit and the adjustments to (loss)/profit before income tax, is set out in note 4.4 to the consolidated interim financial statements
Diversified	Diversified NZ Property Trust, a Stride Product
FY	The financial year ended 31 March
HY	The six-month period ended 30 September
Industre	Industre Property Joint Venture, a joint venture between SPL (through its wholly owned subsidiary, Stride Industrial Property Limited) and JPMAM, which commenced on 1 July 2020 and which focuses on owning and developing for ownership industrial property. Industre is a Stride Product
Investore	Investore Property Limited, a Stride Product
JPMAM	A group of international institutional investors, through a special purpose vehicle, and advised by J.P. Morgan Asset Management
Lease expiry profile	Represents the scheduled expiry for each lease, excluding any rights of renewal that may be granted under each lease, for the portfolio as at 30 September 2022, as a percentage of Contract Rental
LFR	Large Format Retail
LVR	Loan to Value Ratio
Occupancy	Leased area by total Net Lettable Area
MAT	Moving Annual Turnover, which is the annual sales on a rolling 12 month basis (excluding GST)
NTA	Net Tangible Assets
SIML	Stride Investment Management Limited
SPL	Stride Property Limited
Stride	Stride Property Group, comprising the stapled entities of SPL and SIML
Stride Boards or Boards	The Boards of SPL and SIML together
Stride Product	Any or all, as the context may require, of Diversified, Investore and Industre, being entities or funds managed by SIML
WACR	Weighted average market capitalisation rate
WALT	Weighted average lease term which is the lease term remaining to expiry across a property or portfolio and weighted by rental income

Appendices

Appendix 1: Portfolio by sector

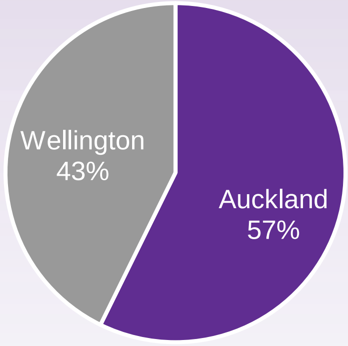
Overview	Total Portfolio	Office	Industrial	Large Format Retail	Town Centre/ Retail Shopping Centres
Office and Town Centre portfolio[1]					
Properties (no.)	9	6			3
Net Contract Rental ($m)	53.8	33.0			20.8
WALT (years)	5.6	6.6			4.0
Occupancy Rate (% by area)[2]	96.7	95.0			98.6
Portfolio Valuation ($m)[3]	904	617			288
Percentage of Portfolio (% by value)	100	68			32
Stride Products			**Industre[4]**	**Investore[5]**	**Diversified[7]**
Properties (no.)	66		19	44	3
Net Contract Rental ($m)	129.5		31.3	60.5	37.7
WALT (years)	7.0		9.1	8.5	2.9
Occupancy Rate (% by area)	99.2		99.8	99.5	97.8[2]
Portfolio Valuation ($m)	2,415		778	1,180[6]	456
SPL investment metrics on a committed, weighted, look-through basis					
SPL investment in managed entities			***51.7%***	***18.8%***	***2.1%***
Portfolio Valuation ($m)	1,539	904[1]	403	222[6]	10
WALT (years)	6.7	5.6	9.1	8.5	2.9
Occupancy Rate (% by area)	98.2	96.7	99.8	99.5	97.8[2]
Percentage of Portfolio (% by value)	100	59	26	14	1

1. Refer footnote 2 on page 4.
2. Refer footnote 4 on page 16.
3. Refer footnote 2 on page 6.
4. Refer footnote 4 on page 4.
5. Refer footnote 1 on page 14.
6. Refer footnote 3 on page 12.
7. Refer footnote 1 on page 15.

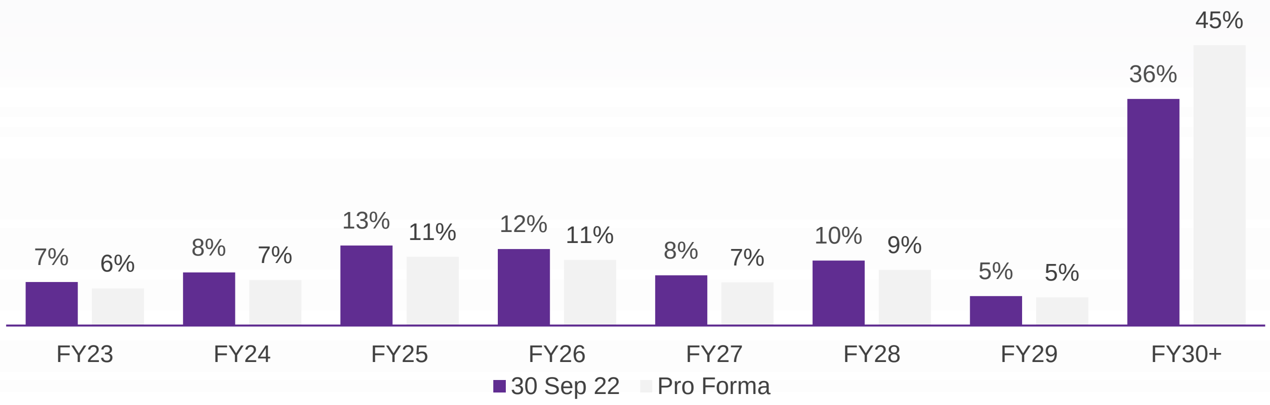
Appendix 2: SPL Office and Town Centre portfolio

SPL Overview	Pro forma[1,2]	As at 30 Sep 22[1]	As at 31 Mar 22
Properties (no.)	10	9	15
Tenants (no.)	248	243	358
Net Lettable Area (sqm)	135,976	121,895	151,212
Net Contract Rental ($m)	64.6	53.8	63.0
WALT (years)	6.4	5.6	5.6
Occupancy (% by area)	97.1[3]	96.7[3]	96.1
Portfolio Valuation[4] ($m)	1,107.0	904.3	1,062.8
Weighted Average Age (years)	9.2	11.2	13.3
Weighted average capitalisation rate (%)	5.6	5.7	5.5

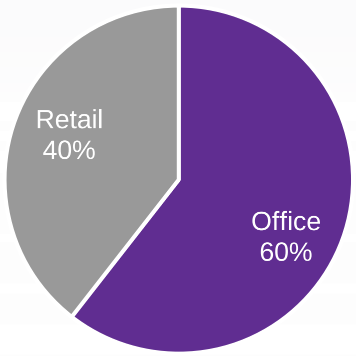
Location by Contract Rental[1]



Lease expiry profile by Contract Rental[1]



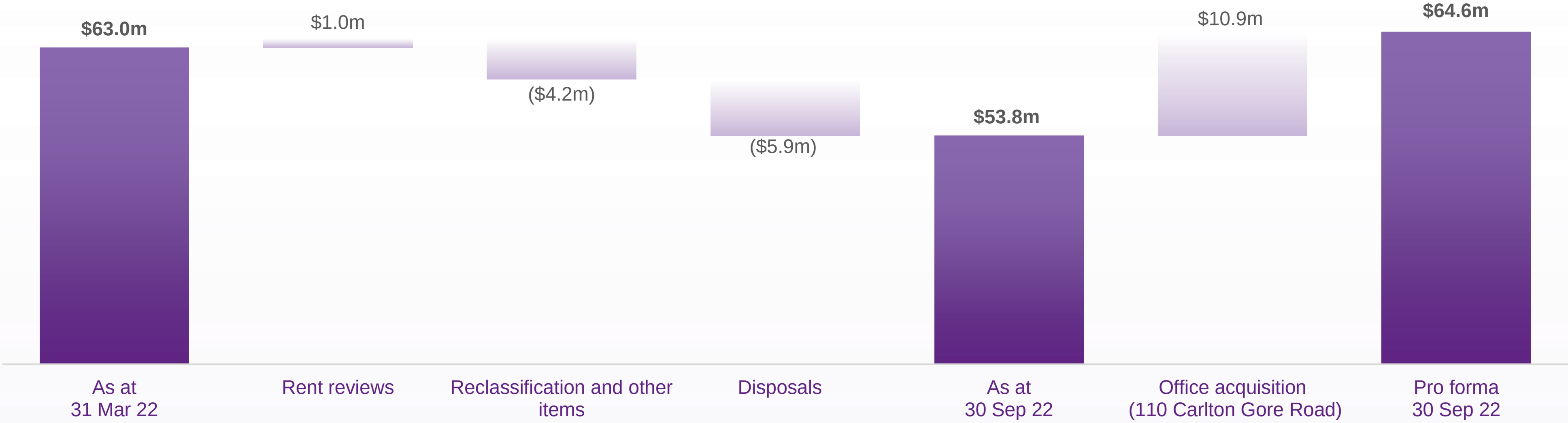
Sector by Contract Rental[1]



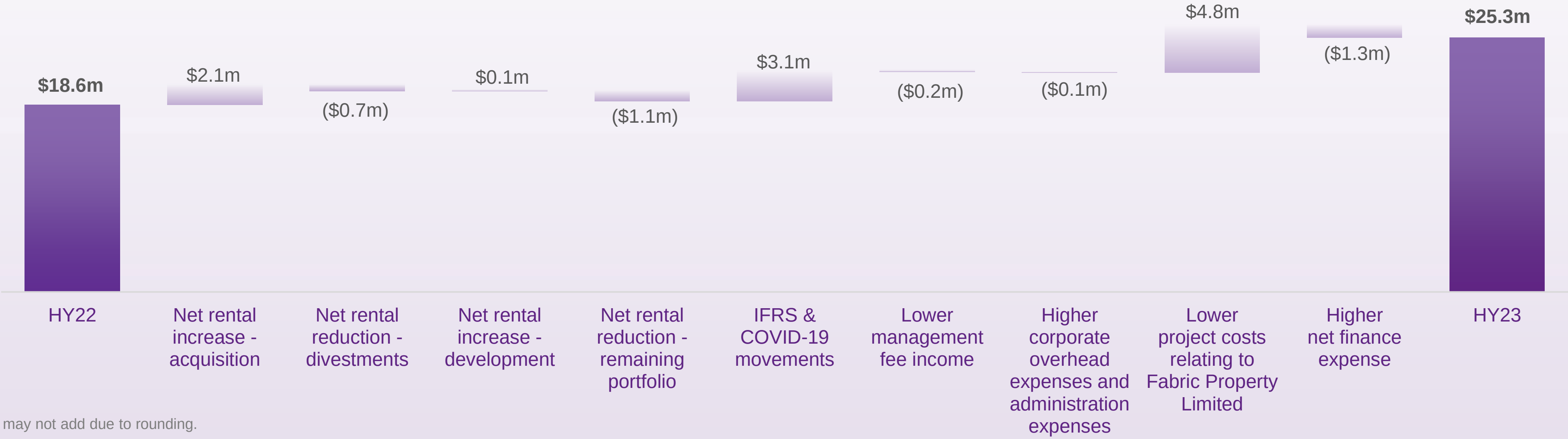
1. Refer footnote 2 on page 4.
2. As at 30 Sep 22, as if the acquisition of 110 Carlton Gore Road had occurred as at that date.
3. Refer footnote 4 on page 16.
4. Refer footnote 2 on page 6.

Appendix 3

Net Contract Rental



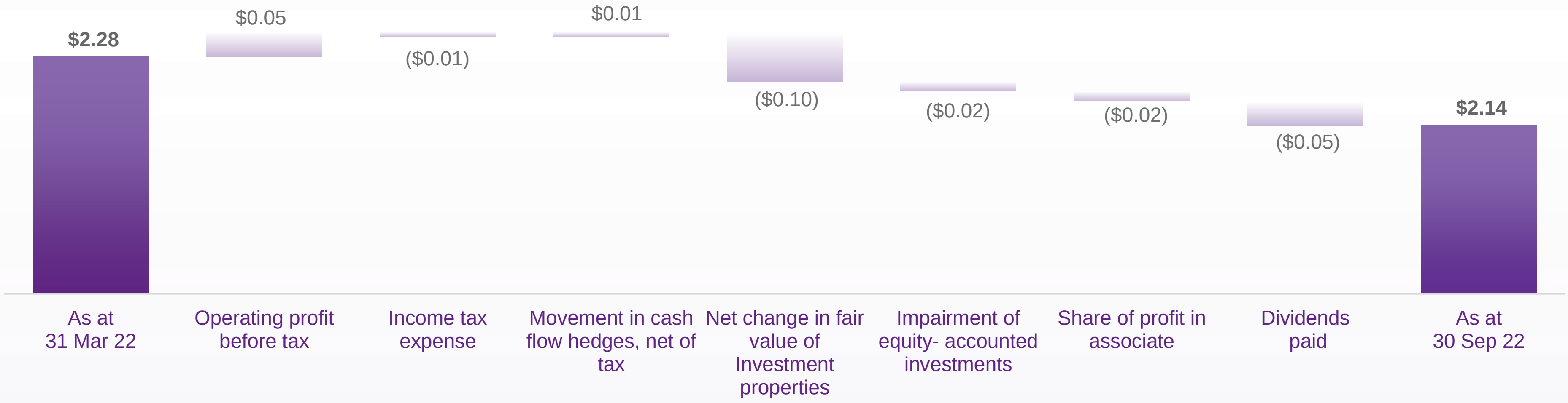
Profit before other (expense)/income and income tax



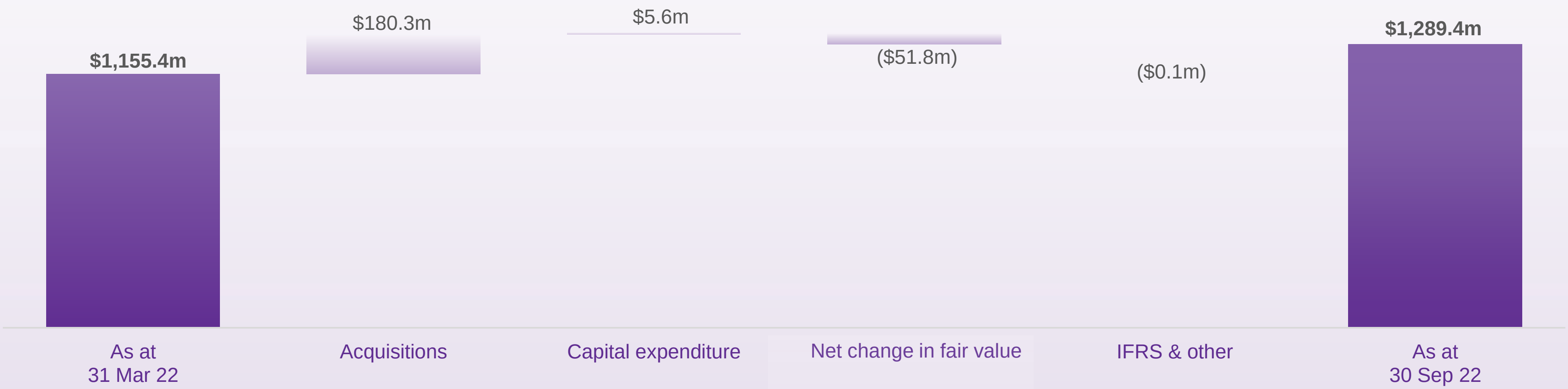
Sums may not add due to rounding.

Appendix 3 (cont.)

Net Tangible Asset per share



Investment Property[1]



Sums may not add due to rounding.

1. Excludes lease liabilities. Opening investment property (as at 31 Mar 22) excludes four investment properties that were classified as held for sale in the consolidated financial statements for the year ended 31 Mar 22. Refer to note 3.2 in the consolidated interim financial statements.

Appendix 4: Industre summarised financial information

Summarised statement of financial position ($000)

	Industre			SPL's interests		
	Joint venture Unaudited 30 Sep 22	Joint operations Unaudited 30 Sep 22	Total Unaudited 30 Sep 22	Joint venture Unaudited 30 Sep 22	Joint operations Unaudited 30 Sep 22	Total Unaudited 30 Sep 22
Assets						
Current assets	4,395	816	5,211	**2,274**	**422**	**2,696**
Investment properties	504,017	339,100	843,117	**260,760**	**175,438**	**436,198**
Other non-current assets	86,298	-	86,298	**44,648**	**-**	**44,648**
Total assets	594,710	339,916	934,626	**307,682**	**175,860**	**483,542**
Liabilities						
Current liabilities	7,724	862	8,586	**3,996**	**446**	**4,442**
Borrowings	256,073	77,317	333,390	**132,483**	**40,001**	**172,484**
Other non-current liabilities	2,631	-	2,631	**1,361**	**-**	**1,361**
Total liabilities	266,428	78,179	344,607	**137,840**	**40,447**	**178,287**
Net assets	328,282	261,737	590,019	**169,842**	**135,413**	**305,255**

Summarised statement of comprehensive income ($000)

	Industre			SPL's interests		
	Joint venture Unaudited 30 Sep 22	Joint operations Unaudited 30 Sep 22	Total Unaudited 30 Sep 22	Joint venture Unaudited 30 Sep 22	Joint operations Unaudited 30 Sep 22	Total Unaudited 30 Sep 22
Income	10,896	7,720	18,616	**5,637**	**3,994**	**9,631**
Expenses	(7,722)	(4,462)	(12,184)	**(3,995)**	**(2,307)**	**(6,302)**
Net change in fair value of investment properties	(11,324)	(12,783)	(24,107)	**(5,858)**	**(6,615)**	**(12,473)**
Net loss*	(8,150)	(9,525)	(17,675)	**(4,216)**	**(4,928)**	**(9,144)**

Sums may not add due to rounding.

*Relates to the six months ended 30 Sep 22. SPL's share in Industre remained at 51.7% throughout this period.

For further information please refer to note 6 of the consolidated interim financial statements.

Thank you

Important Notice: The information in this presentation is an overview and does not contain all information necessary to make an investment decision. It is intended to constitute a summary of certain information relating to the performance of Stride Property Group for the six months ended 30 September 2022. Please refer to Stride Property Group's consolidated interim financial statements for further information in relation to the six months ended 30 September 2022. The information in this presentation does not purport to be a complete description of Stride Property Group. In making an investment decision, investors must rely on their own examination of Stride Property Group, including the merits and risks involved. Investors should consult with their own legal, tax, business and/or financial advisors in connection with any acquisition of securities.

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