

| Section 1: Issuer information | |
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| Name of issuer | Kiwi Property Group Limited |
| NZX ticker code | KPG |
| Class of financial product | Ordinary shares |
| ISIN (If unknown, check on NZX website) | NZKPG001S9 |
| Currency | New Zealand Dollars |
| Section 2: Capital change details | |
| Number issued/acquired/redeemed | 10,953,715 issued |
| Nominal value (if any) | Not applicable |
| Issue/acquisition/redemption price per security | \$0.9283 |
| Nature of the payment (for example, cash or other consideration) | Cash |
| Amount paid up (if not in full) | Fully paid |
| Percentage of total class of Financial Products issued/acquired/redeemed/ (calculated on the number of Financial Products of the Class, excluding any Treasury Stock, in existence) ¹ | 0.688% |
| For an issue of Convertible Financial Products or Options, the principal terms of Conversion (for example the Conversion price and Conversion date and the ranking of the Financial Product in relation to other Classes of Financial Product) or the Option (for example, the exercise price and exercise date) | Not applicable |
| Reason for issue/acquisition/redemption and specific authority for issue/acquisition/redemption/ (the reason for change must be identified here) | The shares were issued pursuant to the Dividend Reinvestment Plan in respect of the first quarter dividend for the quarter ended 30 June 2024 of 1.35 cents per share, payable 20 September 2024 |
| Total number of Financial Products of the Class after the issue/acquisition/redemption/Conversion (excluding Treasury Stock) and the total number of Financial Products of the Class held as Treasury Stock after the issue/acquisition/redemption. | 1,604,048,409 |
| In the case of an acquisition of shares, whether those shares are to be held as treasury stock | Not applicable |
| Specific authority for the issue, acquisition, or redemption, including a reference to the rule pursuant to which the issue, acquisition, or redemption is made | Dividend Reinvestment Plan terms and Board resolutions dated 23 August 2024. |
| Terms or details of the issue, acquisition, or redemption (for example: restrictions, escrow arrangements) | The terms or details of the issue are contained in the Dividend Reinvestment Plan |

¹ The percentage is to be calculated immediately before the issue, acquisition, redemption or Conversion.

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| | terms dated 22 December 2014 (as amended on 8 September 2017, 14 November 2019, and 19 May 2023) |
| Date of issue/acquisition/redemption ² | 20 September 2024 |
| Section 3: Authority for this announcement and contact person | |
| 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 | 20 September 2024 |

² Continuous issuers using this form in reliance on Rule 3.13.2, please indicate the period during which the relevant issue/acquisition/redemptions were made (for example, 1 January 2019 to 31 January 2019).