

20 October 2025

Dear Shareholder,

2025 Annual Meeting of Shareholders

Precinct Properties New Zealand Limited ("Precinct Properties") and Precinct Properties Investments Limited ("Precinct Investments") (together "Precinct")

On behalf of the Board of Directors, I am pleased to invite you to the 2025 Annual Meeting of Shareholders. It will be a hybrid meeting held at **Toroa Meeting Suite, Precinct Flex, Commercial Bay, PwC Tower, Level 2, 15 Customs St West, Auckland on Tuesday 18 November 2025, or online at: <https://meetnow.global/nz>. Commencement at 11.30am (NZDT).**

Accompanying this letter is:

1. Notice of Annual Meeting which includes explanatory notes and important information.
2. Proxy/Voting Form for appointing a proxy to vote on your behalf.

Please read the documents noted above carefully.

A Virtual Meeting Guide which has instructions for attending the meeting online is available at www.computershare.com/vm-guide-nz. Please note that attendance and participation to the virtual meeting will be through a live webcast, accessed through an internet connected computer, smartphone, tablet or similar device. You will need the latest version of Chrome, Safari or Edge. Please ensure your browser is compatible.

PRECINCT PROPERTIES RESOLUTIONS

At the meeting, shareholders will be asked to consider and, if thought appropriate, pass the following **four ordinary resolutions**. The Board is recommending that you vote in favour of each resolution.

Ordinary resolutions:

1. **Re-election of Director - That Anne Urlwin, who retires by rotation and has offered herself for re-election, be re-elected as a Director of Precinct Properties New Zealand Limited.**
2. **Re-election of Director - That Chris Meads, who retires by rotation and has offered himself for re-election, be re-elected as a Director of Precinct Properties New Zealand Limited.**

3. **Director Remuneration** - That, in accordance with NZX Listing Rule 2.11.1, the amount payable to any person who from time to time holds office as a Director of Precinct be increased pursuant to the per position sums shown in the “Proposed Remuneration” column of the table contained in explanatory note 3, with effect from 18 November 2025 and that the remuneration may be satisfied in stapled securities in accordance with NZX Listing Rule 4.7.
4. **Auditor's Remuneration** - That the Directors be authorised to fix the remuneration of Ernst & Young as auditor for Precinct Properties New Zealand Limited for the ensuing year.

Details of the resolutions above are contained in the explanatory notes to the attached Notice of Meeting.

PRECINCT INVESTMENTS RESOLUTION

At the meeting, shareholders will be asked to consider and, if thought appropriate, pass the following **one ordinary resolution**. The Board is recommending that you vote in favour of this resolution.

Ordinary resolution:

5. **Auditor's Remuneration** - That the Directors be authorised to fix the remuneration of Ernst & Young as auditor for Precinct Properties Investments Limited for the ensuing year.

Details of the resolution above are contained in the explanatory notes to the attached Notice of Meeting.

QUESTIONS

Following the conclusion of formal business, there will be an opportunity for shareholders at the meeting (attending either in person or using the virtual meeting platform) to ask questions.

To encourage shareholder participation, we also invite those unable to attend in person to submit questions ahead of the meeting. If you would like to submit a question, please either email your question to companysecretary@precinct.co.nz or post your question to the Company Secretary, Precinct Properties New Zealand Limited, PO Box 5140 Auckland 1141, New Zealand. Please include your name and shareholder number with your question. During the meeting the Board intends to answer as many of the most frequently asked questions as is reasonably practicable.

All questions need to be received by Precinct by 11.30am (NZDT) on Friday, 14 November 2025 (noting that questions may be raised by a shareholder at the meeting).

Copies of the Annual Meeting presentation materials will be published and available online shortly before the meeting begins.

VOTING/PROXY

Votes can be lodged by attending the physical meeting, during the virtual meeting, or by appointing a proxy to vote on your behalf.

To appoint a proxy you have two options, either:

- a) complete and return the enclosed Proxy/Voting Form to Computershare Investor Services: Level 2, 159 Hurstmere Road, Takapuna, Auckland, New Zealand or Private Bag 92119, Victoria Street West, Auckland 1142, New Zealand; or
- b) complete your proxy appointment online at www.investorvote.co.nz.

Please note for your proxy to be effective it must be received by 11.30am (NZDT) on Sunday, 16 November 2025.

UNDIRECTED PROXIES

If you appoint me or another Director as a proxy, please ensure you direct how you wish to vote by marking the appropriate box opposite each item of business. All undirected proxies will be cast in favour of resolutions 1, 2, 4 and 5.

In relation to Resolution 3 (Director's Remuneration), I, or another director, will only be able to cast your vote if given an express proxy and discretionary proxies on Resolution 3 will not be valid (due to voting restrictions, as detailed in the explanatory notes in the Notice of Meeting).

AFTER THE MEETING

For those attending the physical meeting, we would also like to invite you to join the Board and Executive team of Precinct for light refreshments following the conclusion of the meeting. Should you have any questions regarding the meeting format or voting process, Computershare our share registrar can be contacted at: enquiry@computershare.co.nz or +64 9 488 8777 between 8.30am and 5.00pm, Monday to Friday.

Yours sincerely,



Anne Urlwin
Independent Director and Chair