

investore

Managed by Stride Investment
Management Limited

Annual Shareholder Meeting

26 June 2024



Board of Directors



Mike Allen

Chair of the Board
Independent, Non-Executive Director



Gráinne Troute

Chair of the Audit and Risk Committee
Independent, Non-Executive Director



Adrian Walker

Independent,
Non-Executive Director



Tim Storey

SIML Nominee and
Non-Executive Director



Ross Buckley

SIML Nominee and
Non-Executive Director



Erika McDonald

Future Director

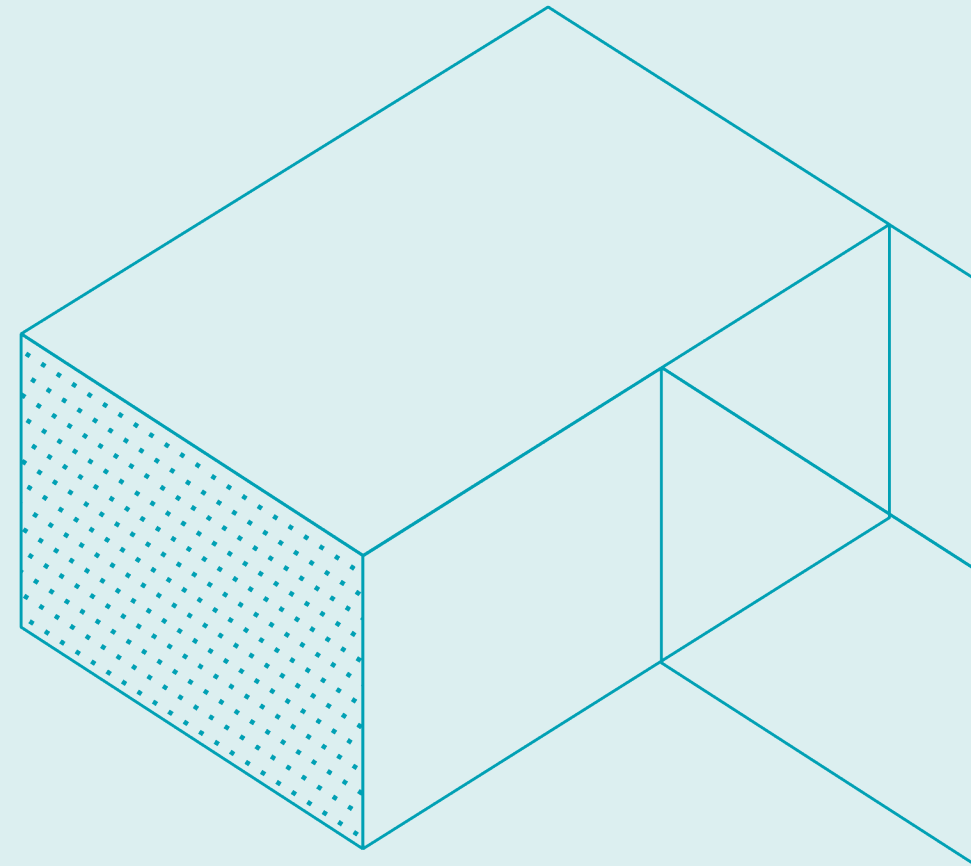
The Manager



Philip Littlewood
Chief Executive Officer



Jennifer Whooley
Chief Financial Officer

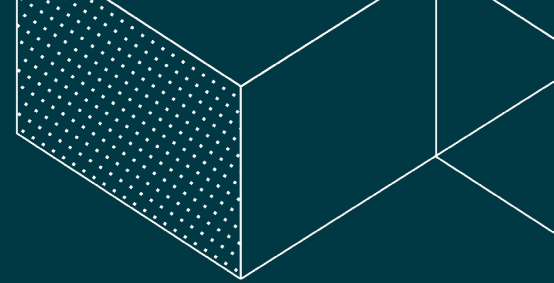


Adam Lilley
Investore Fund Manager



Louise Hill
Company Secretary





Agenda

Chair's Address

Manager's Review

Shareholder Questions

Formal Business

General Business

Chair's address



Financial overview

For the 12 months ended 31 March 2024 (FY24)

Net rental income
\$61.2m

Distributable profit¹ after
current income tax
\$31.0m

Profit before other
expense and
income tax
\$35.1m

Distributable profit¹
per share
8.39 cents

Loss after income tax
\$(67.1)m
due to a net reduction in fair
value of investment properties of
\$(98.7)m

FY24 cash dividend
per share
7.20 cents

1. Distributable profit is a non-GAAP measure and consists of profit/(loss) before income tax, adjusted for determined non-recurring and/or non-cash items (including non-recurring adjustments for incentives payable to anchor tenants for lease extensions) and current tax. Further information, including the calculation of distributable profit and the adjustments to profit/(loss) before income tax, is set out in note 3.2 to the consolidated financial statements.





Portfolio highlights

\$1.0bn

Portfolio valuation¹

7.4 years

Weighted average lease term² (WALT)

6.55%

Initial yield²

6.37%

Average portfolio² capitalisation rate

99.1%

Portfolio occupancy² (by area)

39%

Woolworths stores over turnover threshold^{2,3}

1. As at 31 March 2024. Portfolio value excludes lease liabilities.
2. As at 31 March 2024. Metrics refer to the stabilised portfolio, which excludes properties classified as 'Development and Other' in note 2.2 to the consolidated financial statements.
3. Weighted by Moving Annual Turnover (MAT). MAT is determined by calculating the net sales over the 12-month period ending on the relevant reporting date.

Proactive capital management

4.3%

Weighted average cost
of debt
as at 31 March 2024

88%

Drawn debt subject to a fixed
interest rate
as at 31 March 2024

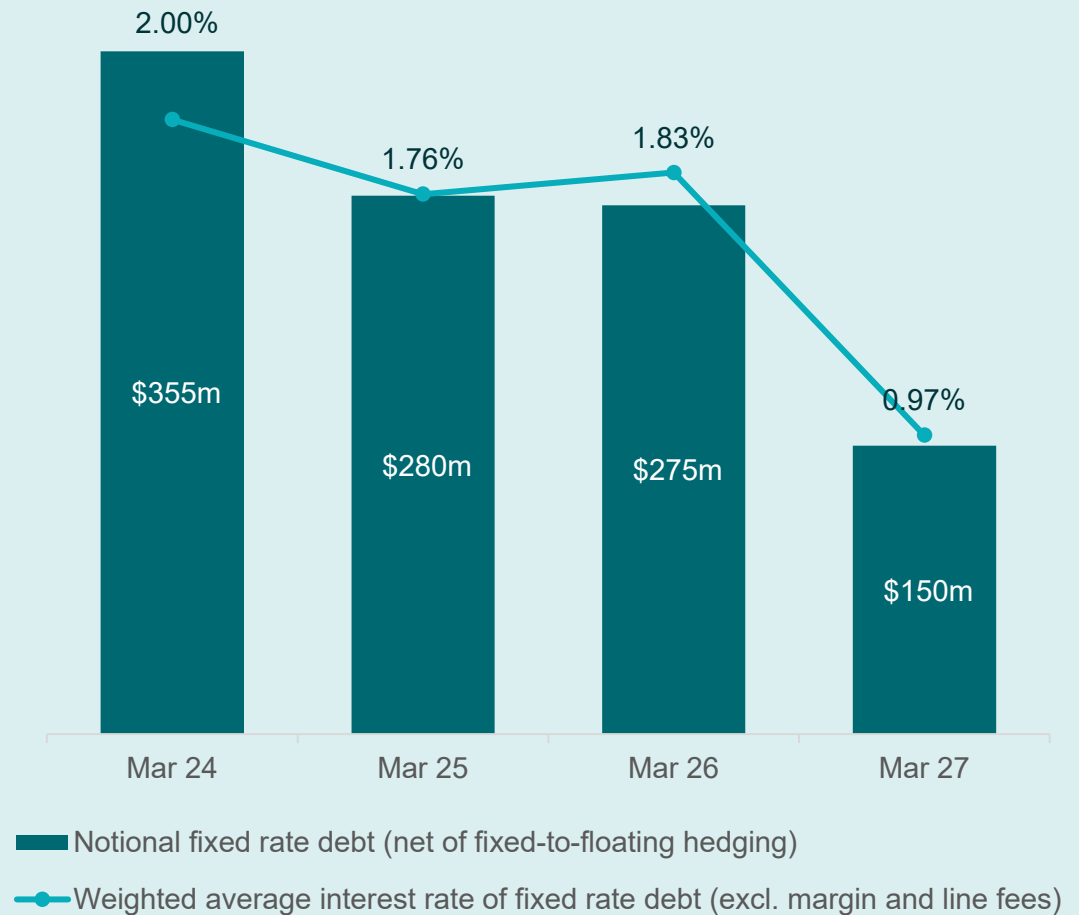
\$2.6m

Retained earnings from dividend
reduction in FY24 Q3 & Q4
dividends

\$6.9m

Cash retained from the dividend
reinvestment plan (DRP)¹

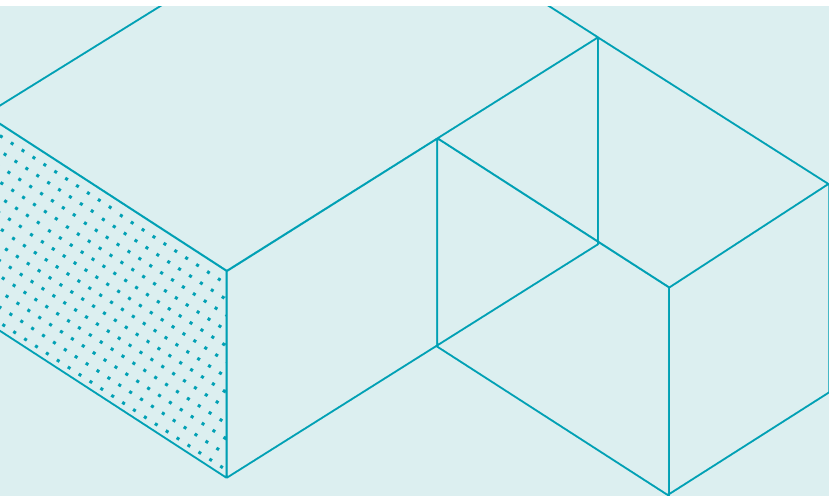
Fixed rate interest profile
as at 31 March 2024



1. Reflects dividends reinvested for Q1 to Q3 of FY24 under the DRP

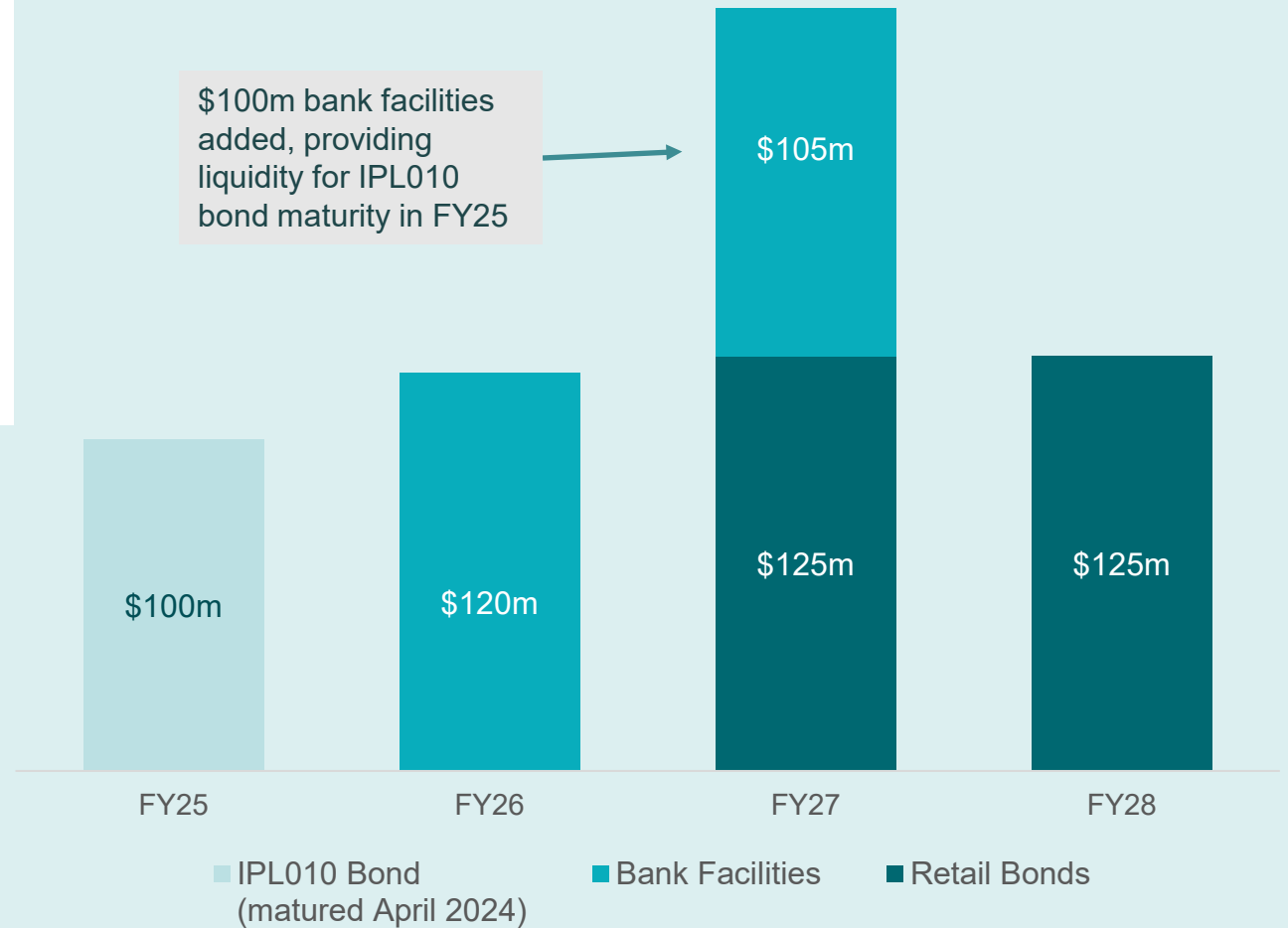
Proactive capital management (cont)

- 2.1 years weighted average maturity of debt as at 31 March 2024
- No debt maturing until FY26
- Bank LVR covenant increased to 55.0%
- 40.8% LVR¹ as at 31 March 2024, or 41.4% on a committed basis²



Debt maturity profile

as at 31 March 2024



1. Loan to Value Ratio (LVR) is calculated based on independent valuations, which exclude lease liabilities and 507 Pakuranga Road, Auckland, Development asset. See note 2.2 to the consolidated financial statements.
 2. Taking into account the Q4 FY24 reduced dividend and capital commitments as at 31 March 2024 (see note 2.4 to the consolidated financial statements).

Manager's review



Portfolio optimisation

Investore benefits from owning 36 Woolworths supermarkets, resulting in a strong relationship which fosters collaboration across the portfolio.



\$1.9m capital contribution towards online expansion works at Woolworths Greenlane, delivering 7.5% per annum yield on cost

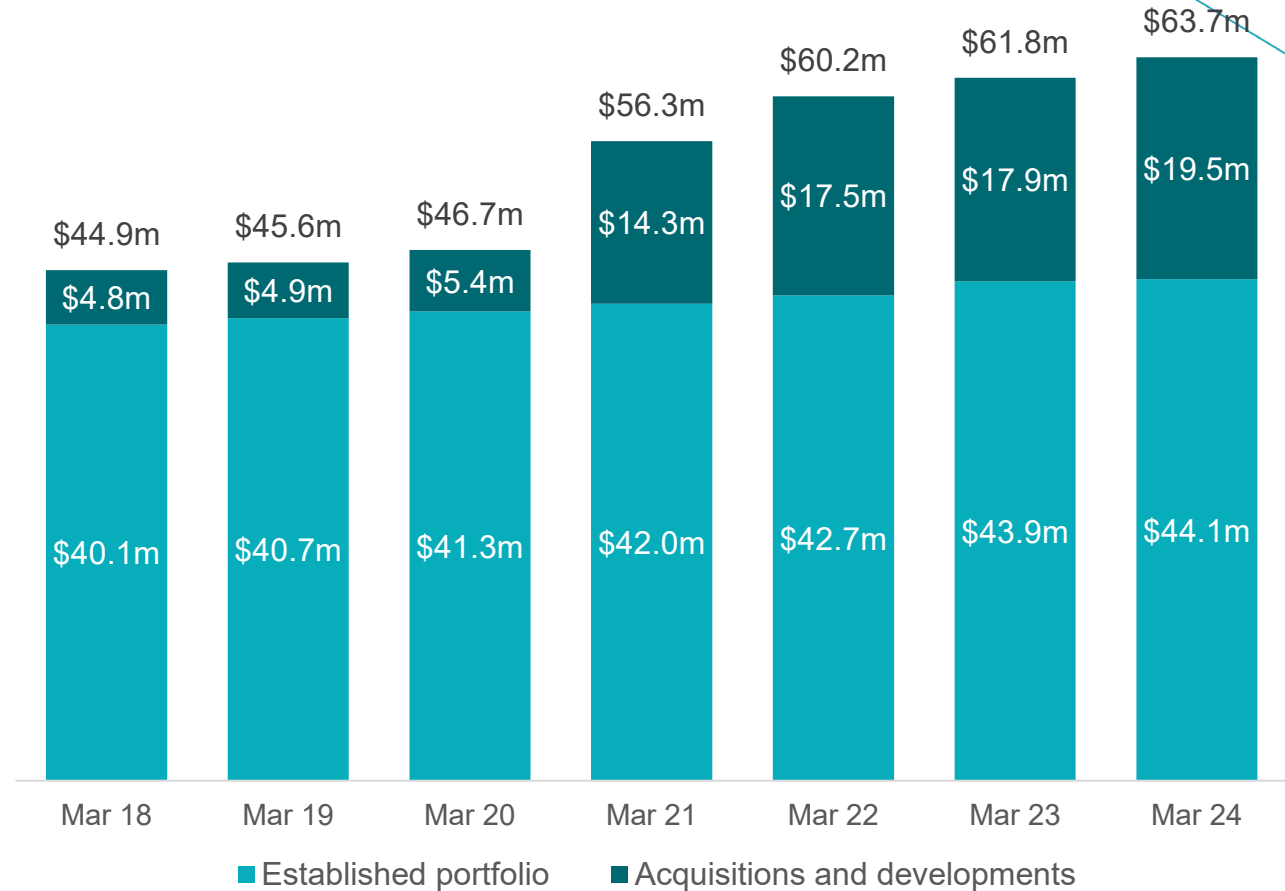
Lease extension at Woolworths Hamilton for 6 years, with a right of renewal. Valuation increased by \$1.5m or +23%, when compared to 31 March 2023 valuation

Expansion of customer amenity at Woolworths Rangiora and Woolworths Highland Park. Woolworths will pay increased rental on Investore's contributions to the cost of the works

Delivering rental growth

- 65 rent reviews completed during FY24, resulting in +3.1% increase on prior rentals
- 57 of these rent reviews were structured, i.e. CPI or fixed. CPI rent reviews delivered +6.2% increase on prior rentals

Net Contract Rental¹

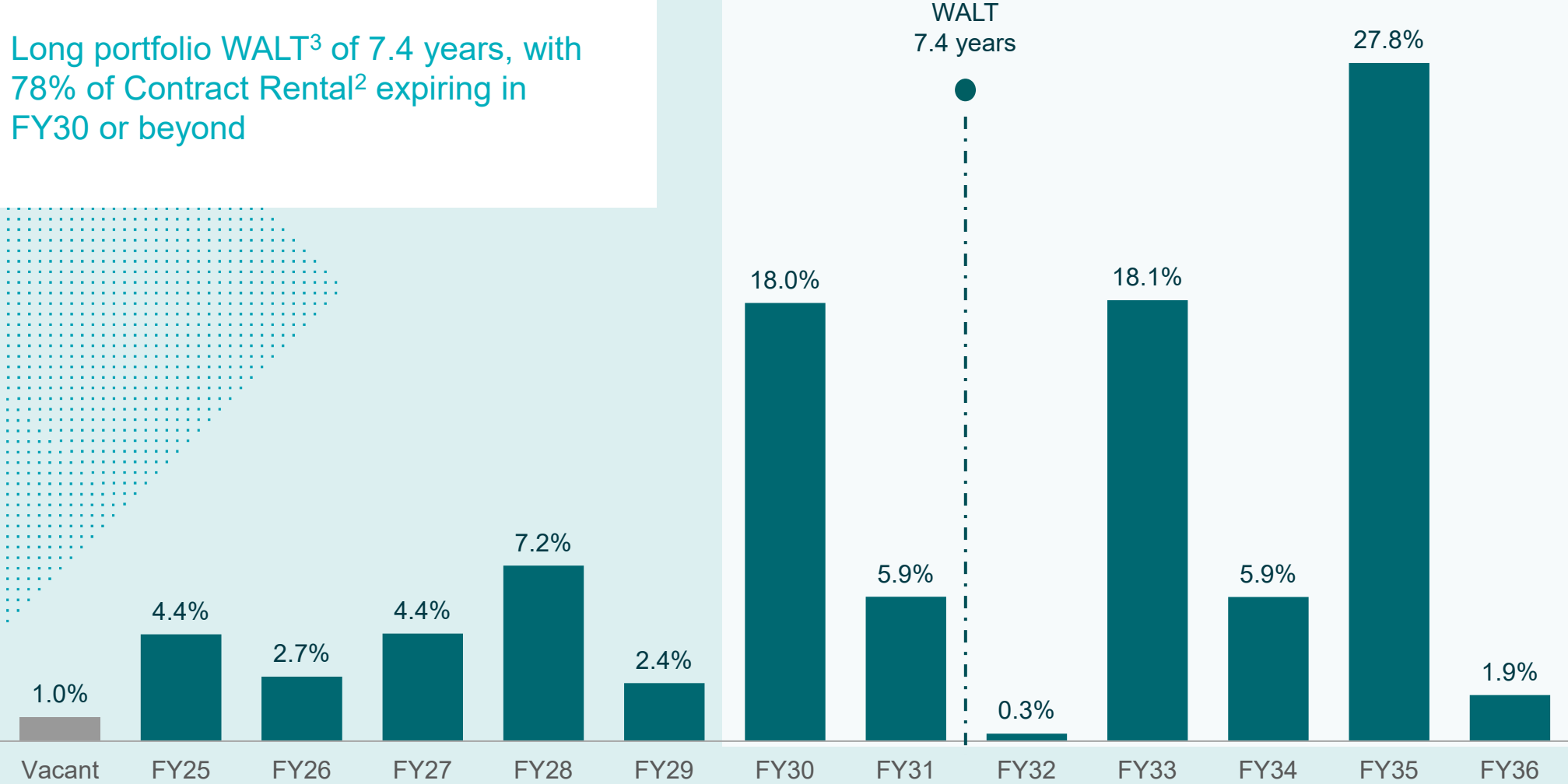


Note: Numbers may not sum due to rounding.

1. Contract Rental is the amount of rent payable by each tenant, plus other amounts payable to Investore by that tenant under the terms of the relevant leases, annualised for the 12-month period on the basis of the occupancy level of the relevant property, and assuming no default by the tenant.

Long lease expiry profile¹ by Contract Rental²

Long portfolio WALT³ of 7.4 years, with 78% of Contract Rental² expiring in FY30 or beyond

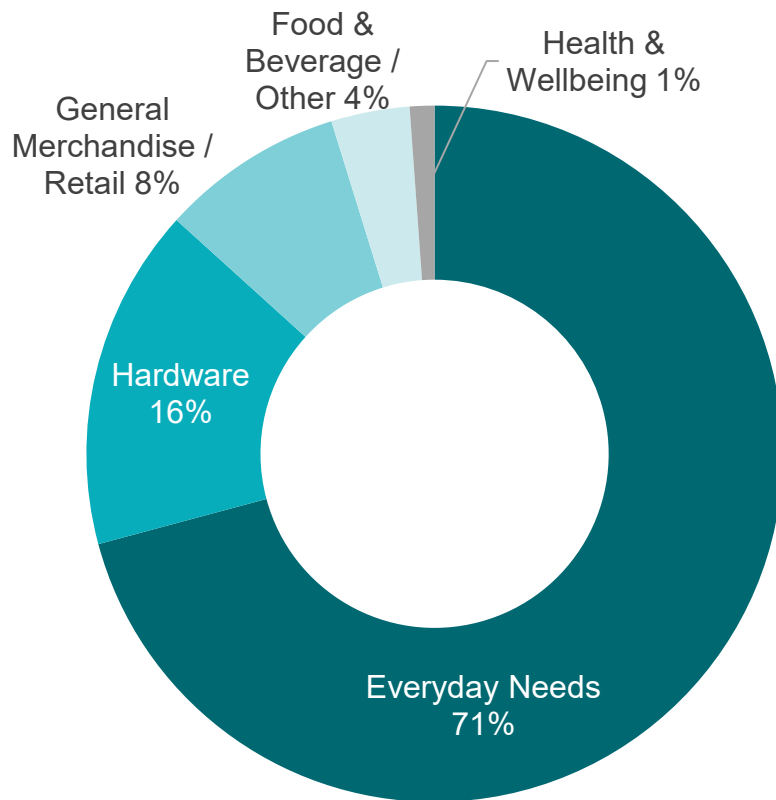


1. Represents the scheduled expiry for each lease, excluding any rights of renewal that may be granted under each lease, for the entire portfolio as at 31 March 2024 as a percentage of Contract Rental.
 2. See footnote 1 on page 12.
 3. Weighted average lease term.

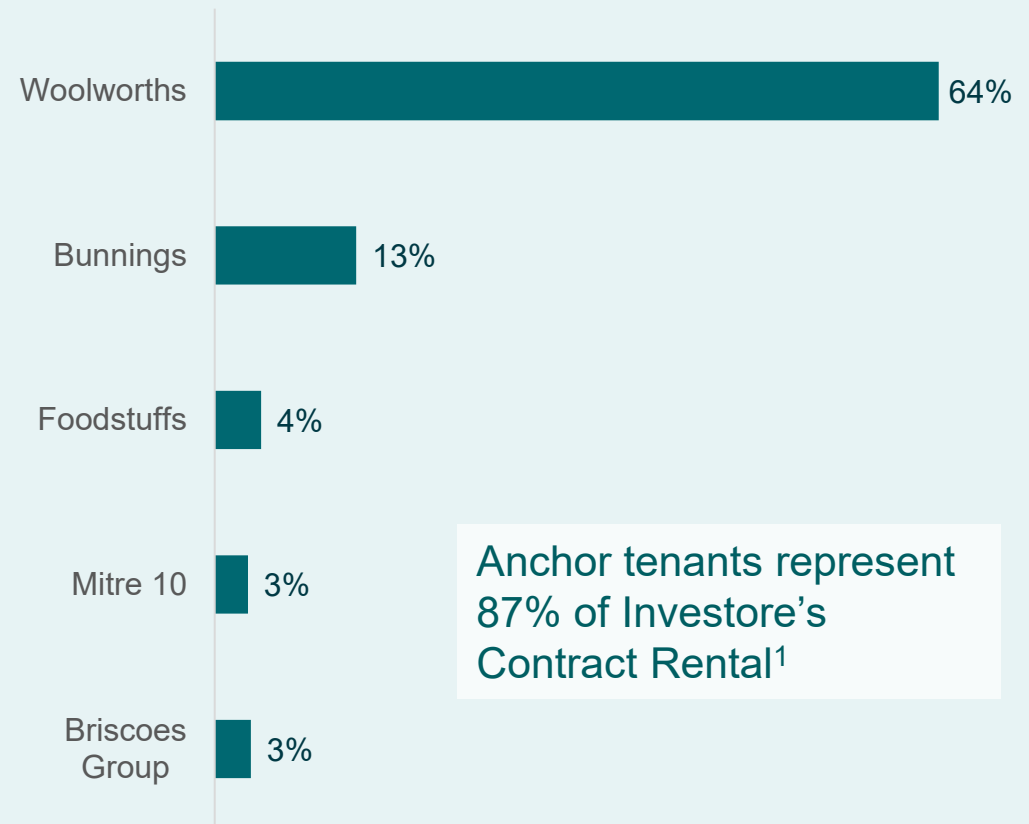
Key tenants meeting daily needs

Investore's portfolio consists of quality, well-located large format retail properties with tenants that attract regular visitation, enhancing the portfolio's resilience.

Portfolio tenant classification by Contract Rental¹



Anchor tenant concentration by Contract Rental¹



Anchor tenants represent 87% of Investore's Contract Rental¹

1. See footnote 1 on page 12.

Woolworths Waimakariri Junction

Key features

12-year lease with rights of renewal for a further 23 years if all rights are exercised

5 Green Star Design rated, targeting a 5 Green Star As Built rating

The remainder of the site will provide further large format retail opportunities



Woolworths Waimakariri Junction (cont)



Operational efficiency

- Solar panels
- Energy efficient refrigeration systems
- Heat generated from store fridges is recycled to regulate the overall store temperature
- 100% low energy LED lighting
- Low water use plumbing fittings

Benefits to people

- Durable, low toxicity materials used
- Electric vehicle chargers
- 16% of parking spaces reserved for fuel-efficient vehicles
- End of trip facilities

Sustainable construction

- Utilisation of low carbon concrete and low embodied carbon materials
- 82% of waste by weight diverted from landfill

Sustainability

Investore considers that it has very low scope 1 and 2 emissions

Investore has a programme to replace air conditioning units that use R22 refrigerant with a lower global warming potential refrigerant to reduce its air conditioning emissions

Programmes targeted at scope 3 emissions:

- | Solar feasibility initiative

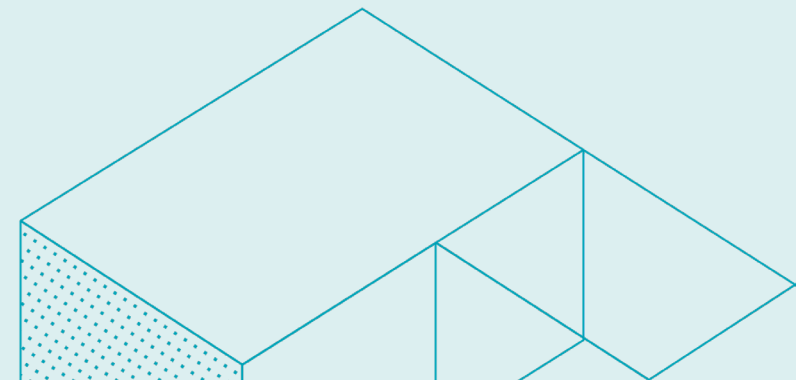
- | Continued support for tenant LED lighting upgrades





Strategic focus

- Increase diversification of tenant portfolio to provide exposure to a variety of tenants and rent review mechanisms to provide more consistent structured rental growth
- Stabilising valuations and current interest rate curve implies rate cuts are anticipated later this year, which could create opportunities. Recycling of non-core properties will be an important source of capital
- Continue to collaborate with key tenants to invest in their stores, to improve store productivity and rental growth outlook



Looking ahead

- Underlying portfolio metrics remain resilient, given rental income stream from non-discretionary, everyday needs retail tenants supported by proactive capital management and a strong hedging outlook
- Recent changes to rules surrounding tax depreciation on commercial buildings provides additional earnings headwind
- Focus will remain on capital management to ensure Investore is well positioned to manage this stage of the economic cycle and provide balance sheet capacity and optionality
- Investore Board confirms it currently intends to pay a cash dividend of 6.50 cents per share for FY25



Shareholder questions



Formal business



Resolution 1 – Auditor’s remuneration

That the Directors be authorised to fix the remuneration of PwC as auditor of Investore Property Limited for the ensuing year

Resolution 2 – Re-election of Director Gráinne Troute

That Gráinne Troute be re-elected as a
Director of Investore Property Limited



Proxy votes received

Resolution 1: Auditor's remuneration

Proxy votes lodged	For	Against	Discretionary
179,363,962	96.02%	0.07%	3.91%

Resolution 2: Re-election of Director Gráinne Troute

Proxy votes lodged	For	Against	Discretionary
179,359,155	96.03%	0.03%	3.95%

General business



Ngā mihi | Thank you

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