

Please note: all cash amounts in this form should be provided to 8 decimal places

| Section 1: Issuer information | | | | |
|--|-------------------------|---|-----------|---|
| Name of issuer | Argosy Property Limited | | | |
| Financial product name/description | Ordinary Shares | | | |
| NZX ticker code | ARG | | | |
| ISIN (If unknown, check on NZX website) | NZARGE0010S7 | | | |
| Type of distribution | Full Year | | Quarterly | X |
| (Please mark with an X in the relevant box/es) | Half Year | | Special | |
| | DRP applies | X | | |
| Record date | 15/09/2021 | | | |
| Ex-Date (one business day before the Record Date) | 14/09/2021 | | | |
| Payment date (and allotment date for DRP) | 29/09/2021 | | | |
| Total monies associated with the distribution [1] | \$13,797,075.53 | | | |
| Source of distribution (for example, retained earnings) | Retained Earnings | | | |
| Currency | NZD | | | |
| Section 2: Distribution amounts per financial product | | | | |
| Gross distribution [2] | \$0.01775624 | | | |
| Gross taxable amount [3] | \$0.00493302 | | | |
| Total cash distribution [4] | \$0.01637500 | | | |
| Excluded amount (applicable to listed PIEs) | \$0.01282322 | | | |
| Supplementary distribution amount | \$0.00062678 | | | |
| Section 3: Imputation credits and Resident Withholding Tax [5] | | | | |
| Is the distribution imputed | Fully imputed | | | |
| | Partial imputation- | | | |
| | No imputation- | | | |

^[1] Continuous issuers should indicate that this is based on the number of units on issue at the date of the form

^[2] "Gross distribution" is the total cash distribution plus the amount of imputation credits, per financial product, before the deduction of Resident Withholding Tax (**RWT**).

^[3] "Gross taxable amount" is the gross distribution minus any excluded income.

^[4] "Total cash distribution" is the cash distribution excluding imputation credits, per financial product, before the deduction of RWT. This should include any excluded amounts, where applicable to listed PIEs.

^[5] The imputation credits plus the RWT amount is 33% of the gross taxable amount for the purposes of this form. If the distribution is fully imputed the imputation credits will be 28% of the gross taxable amount with remaining 5% being RWT. This does not constitute advice as to whether or not RWT needs to be withheld.

| | | |
|---|--|------------|
| If fully or partially imputed, please state imputation rate as % applied [6] | 28.00% | |
| Imputation tax credits per financial product | \$0.00138124 | |
| Resident Withholding Tax per financial product | N/A as unimputed position is excluded income. | |
| Section 4: Distribution re-investment plan (if applicable) | | |
| DRP % discount (if any) | 2.00% | |
| Start date and end date for determining market price for DRP | 14/09/2021 | 20/09/2021 |
| Date strike price to be announced (if not available at this time) | 21/09/2021 | |
| Specify source of financial products to be issued under DRP programme (new issue or to be bought on market) | New issue | |
| DRP strike price per financial product | Determined in accordance with the Dividend Reinvestment Plan. | |
| Last date to submit a participation notice for this distribution in accordance with DRP participation terms | 16/09/2021 | |
| Section 5: Authority for this announcement | | |
| Name of person authorised to make this announcement | Dave Fraser | |
| Contact person for this announcement | Dave Fraser | |
| Contact phone number | 09 304 3469 | |
| Contact email address | dfraser@argosy.co.nz | |
| Date of release through MAP | 28/07/2021 | |

^[6] Calculated as (imputation credits/gross taxable amount) x 100. Fully imputed dividends will be 28% as a % rate applied.