



Distribution Notice

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	03/12/2025			
Ex-Date (one business day before the Record Date)	02/12/2025			
Payment date (and allotment date for DRP)	17/12/2025			
Total monies associated with the distribution [1]	\$14,381,144.20			
Source of distribution (for example, retained earnings)	Retained Earnings			
Currency	NZD			
Section 2: Distribution amounts per financial product				
Gross distribution [2]	\$0.01925843			
Gross taxable amount [3]	\$0.00940512			
Total cash distribution [4]	\$0.01662500			
Excluded amount (applicable to listed PIEs)	\$0.00985331			
Supplementary distribution amount	\$0.00119500			
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	\$0.00263343	
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	2/12/2025	8/12/2025
Date strike price to be announced (if not available at this time)	9/12/2025	
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	4/12/2025	
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 3400	
Contact email address	dfraser@argosy.co.nz	
Date of release through MAP	19/11/2025	

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