

Please note: all cash amounts in this form should be provided to 8 decimal places, including zeros (ie 0.01001000)

Please do not amend or delete individual rows. As this template relates to prescribed content, changes to content should only be made where it is clearly indicated that this is permitted, otherwise, if an Issuer considers a particular element does not apply, mark the row as N/A. Any other changes to this prescribed form must first be approved by NZX as required under NZX Listing Rule 3.26.1.

| Section 1: Issuer information | | | |
|--|--|--|-----------|
| Name of issuer | STRIDE PROPERTY LIMITED | | |
| Financial product name/description | Ordinary Shares of Stride Property Limited | | |
| NZX ticker code | SPG | | |
| ISIN (If unknown, check on NZX website) | NZSPGE0001S2 | | |
| Type of distribution (Please mark with an X in the relevant box/es) | Full Year | | Quarterly |
| | Half Year | | Special |
| | DRP applies | | |
| Record date | 28/02/2025 | | |
| Ex-Date (one business day before the Record Date) | 27/02/2025 | | |
| Payment date (and allotment date for DRP) | 11/03/2025 | | |
| Total monies associated with the distribution ¹ | \$8,734,983 | | |
| Source of distribution (for example, retained earnings) | Retained earnings | | |
| Currency | NZD – New Zealand Dollar | | |
| Section 2: Distribution amounts per financial product | | | |
| Gross distribution ² | \$0.02007195 | | |
| Gross taxable amount ³ | \$0.01588198 | | |
| Total cash distribution ⁴ | \$0.01562500 | | |
| Excluded amount (applicable to listed PIEs) | \$0.00418997 | | |
| Supplementary distribution amount | \$0.00201795 | | |

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.

| Section 3: Imputation credits and Resident Withholding Tax⁵ | |
|---|----------------------------------|
| Is the distribution imputed | Fully imputed |
| If fully or partially imputed, please state imputation rate as % applied ⁶ | 28% |
| Imputation tax credits per financial product | \$0.00444695 |
| Resident Withholding Tax per financial product | n/a |
| Section 4: Distribution re-investment plan (if applicable) | |
| DRP % discount (if any) | |
| Start date and end date for determining market price for DRP | |
| Date strike price to be announced (if not available at this time) | |
| Specify source of financial products to be issued under DRP programme (new issue or to be bought on market) | |
| DRP strike price per financial product | |
| Last date to submit a participation notice for this distribution in accordance with DRP participation terms | |
| Section 5: Authority for this announcement | |
| Name of person authorised to make this announcement | Louise Hill |
| Contact person for this announcement | Louise Hill |
| Contact phone number | +64 275 580 033 |
| | |
| Contact email address | louise.hill@strideproperty.co.nz |
| Date of release through MAP | 20/02/2025 |

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.

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