

Section 1: Issuer information (mandatory)			
Name of issuer	Summerset Group Holdings Limited		
Class of Financial Product	Ordinary Shares		
NZX ticker code	SUM		
ISIN (If unknown, check on NZX website)	NZSUME0001S0		
Name of Registry	MUFG Pension & Market Services		
Type of corporate action (Please mark with an X in the relevant box/es)	Share Purchase Plan/retail offer		Renounceable Rights issue or Accelerated Offer
	Capital reconstruction		Non-Renounceable Rights issue or Accelerated Offer
	Call		Bonus issue
	Placement	X	
Record date	N/A		
Ex Date (one business day before the Record Date)	N/A		
Currency	NZD		
External approvals required before offer can proceed on an unconditional basis?	N		
Details of approvals required	N/A		

Section 7: Placement	
Number of Equity Securities to be issued	To be confirmed
Issue price per Equity Security	To be confirmed
Maximum dollar amount of Equity Securities to be issued	NZ\$35,000,000
Proposed issue date	On completion of the Transaction (as described below).
Existing holders eligible to participate	N
Related Parties eligible to participate	N

Basis upon which participation by existing Equity Security holders will be determined	N/A
Purpose(s) for which the Issuer is issuing the Equity Securities	The shares ( <b>Consideration Shares</b> ) are being issued in connection with a transaction involving the acquisition of land in Belmont, Auckland by SUM's wholly owned subsidiary, Welhom Developments Limited (the <b>Transaction</b> ) (as further described in the announcement released with this corporate action notice).
Reason for placement rather than a pro-rata rights issue or an offer under a Share Purchase Plan in which the Issuer's existing Equity Security holders would have been eligible to participate	The Consideration Shares are being issued in connection with the Transaction (as further described in the announcement released with this corporate action notice).
Equity Securities to be issued subject to voluntary escrow	Y
Number and class of Equity Securities to be issued that will be subject to voluntary escrow and the date from which they will cease to be escrowed	The Consideration Shares will be subject to voluntary escrow which partially restricts their sale or transfer, in particular: <ul style="list-style-type: none"> <li>• no more than 25% of the Consideration Shares may be sold or transferred within 6 months of completion of the Transaction;</li> <li>• no more than 62.5% of the Consideration Shares may be sold or transferred within 12 months of completion of the Transaction; and</li> <li>• no more than 50% of the Consideration Shares may be sold or transferred in any rolling 6-month period following completion of the Transaction.</li> </ul>

Section 8: Lead Manager and Underwriter (mandatory)	
Lead Manager(s) appointed	N
Name of Lead Manager(s)	N/A
Fees, commission or other consideration payable to Lead Manager(s) for acting as lead manager(s)	N/A
Underwritten	N
Name of Underwriter(s)	N/A
Extent of underwriting (i.e. amount or proportion of the offer that is underwritten)	N/A
Fees, commission or other consideration payable to Underwriter(s) for acting as underwriter(s)	N/A



Summary of significant events that could lead to the underwriting being terminated	N/A
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<b>Section 9: Authority for this announcement (mandatory)</b>	
Name of person authorised to make this announcement	Robyn Heyman
Contact person for this announcement	Robyn Heyman
Contact phone number	027 506 5562
Contact email address	robyn.heyman@summerset.co.nz
Date of release through MAP	5 December 2024

