



Ongoing Disclosure Notice

Disclosure of Directors and Senior Managers Relevant Interests

Sections 297(1) and 298(1), Financial Markets Conduct Act 2013

To NZX Limited; and
Name of listed issuer:
Date this disclosure made:
Date of last disclosure:

Kiwi Property Group Limited
31-May-21
23-Apr-21

Director or senior manager giving disclosure

Full name(s):
Name of listed issuer:
Name of related body corporate (if applicable):
Position held in listed issuer:

See attached schedule
Kiwi Property Group Limited
N/A
See attached schedule

Summary of acquisition or disposal of relevant interest (excluding specified derivatives)

Class of affected quoted financial products:
Nature of the affected relevant interest(s):

Ordinary shares
See attached schedule

For that relevant interest-

Number held in class before acquisition or disposal:
Number held in class after acquisition or disposal:
Current registered holder(s):
Registered holder(s) once transfers are registered:

See attached schedule
See attached schedule
N/A
See attached schedule

Summary of acquisition or disposal of specified derivatives relevant interest (if applicable)

Type of affected derivative:
Class of underlying financial products:

N/A
N/A

Details of affected derivative-

The notional value of the derivative (if any) or the notional amount of underlying financial products (if any):
A statement as to whether the derivative is cash settled or physically settled:
Maturity date of the derivative (if any):
Expiry date of the derivative(if any):
The price specified in the terms of the derivative (if any):
Any other details needed to understand how the amount of the consideration payable under the derivative or the value of the derivative is affected by the value of the underlying financial products:

N/A
N/A
N/A
N/A
N/A
N/A

For that derivative,-

Parties to the derivative:
If the director or senior manager is not a party to the derivative, the nature of the relevant interest in the derivative:

N/A
N/A

Details of transactions giving rise to acquisition or disposal

Total number of transactions to which notice relates:

30

Details of transactions requiring disclosure-

Date of transaction:
Nature of transaction:

28-May-21
Acquisition of options which, if certain conditions are met, confer an entitlement to receive ordinary shares in Kiwi Property Group Limited pursuant to the Performance Share Rights Plan.

Acquisition of ordinary shares in Kiwi Property Group Limited following the vesting of Performance Share Rights and the disposal of lapsed Performance Share Rights in each case pursuant to the Performance Share Rights Plan
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Off market transfer of the beneficial interest from each Senior Manager to Pacific Custodians (New Zealand) Limited (as trustee) of lapsed ordinary shares pursuant to Kiwi Property Group Limited's LTI Plan.
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Off market transfer of the legal interest from Pacific Custodians (New Zealand) Limited (as trustee) to each Senior Manager of vested ordinary shares pursuant to Kiwi Property Group Limited's Employee Share Ownership Plan (ESOP). Such shares vested following the expiry of the 3-year vesting period.

Name of any other party or parties to the transaction (if known):
The consideration, expressed in New Zealand dollars, paid or received for the acquisition or disposal. If the consideration was not in cash and cannot be readily by converted into a cash value, describe the consideration:

See attached schedule

Number of financial products to which the transaction related:
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See attached schedule

<i>If the issuer has a financial products trading policy that prohibits directors or senior managers from trading during any period without written clearance (a closed period) include the following details—</i>
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See attached schedule

Whether relevant interests were acquired or disposed of during a closed period:
Whether prior written clearance was provided to allow the acquisition or disposal to proceed during the closed period:
Date of the prior written clearance (if any):

No
N/A
N/A

Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:
Nature of relevant interest:

See attached schedule
See attached schedule

<i>For that relevant interest,-</i>

Number held in class:
Current registered holder(s):

See attached schedule
See attached schedule

<i>For a derivative relevant interest,-</i>
Type of derivative:

N/A

Details of derivative,-

The notional value of the derivative (if any) or the notional amount of underlying financial products (if any):
A statement as to whether the derivative is cash settled or physically settled:
Maturity date of the derivative (if any):
Expiry date of the derivative (if any):
The price's specified terms (if any):

N/A
N/A
N/A
N/A
N/A

Any other details needed to understand how the amount of the consideration payable under the derivative or the value of the derivative is affected by the value of the underlying financial products:
<i>For that derivative relevant interest,-</i>
Parties to the derivative:
If the director or senior manager is not a party to the derivative, the nature of the relevant interest in the derivative:

N/A
N/A
N/A


Certification

I, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.

Signature of director or officer:
Date of signature:

or

Signature of person authorised to sign on behalf of director or senior manager:
Date of signature:
Name and title of authorised person:


31/05021
Trevor Wairepo, General Counsel and Company Secretary

Schedule to Ongoing Disclosure Notice - 31 May 2021

Name of Senior Manager	Position held	Nature of relevant interest	Number held in class before transaction	Performance Share Rights granted	Vested Performance Share Rights	Lapsed Performance Share Rights	Lapsed LTI plan shares	ESOP vesting	Number held in class after transaction	Consideration for lapsed LTI plan shares	Registered holder once transfers are registered	
Aubrey Cheng	GM Income and Leasing	Share rights - Legal and beneficial - PSRs	143,455	84,927	-	50,139	-	9,879		168,364	Aubrey Cheng	
		Share rights - Legal and beneficial - RSRs	1,992							1,992	Aubrey Cheng	
		Ordinary shares - Legal and beneficial	18,058			50,139			577	68,774	Aubrey Cheng	
		Ordinary shares - Beneficial	41,091					40,514	577	-	\$ 48,903.24	Pacific Custodians (New Zealand) Limited
Kylie Eagle	GM People and Communications	Share rights - Legal and beneficial - PSRs	29,253	68,160	-	14,625				82,788	Kylie Eagle	
		Share rights - Legal and beneficial - RSRs	1,992							1,992	Kylie Eagle	
		Ordinary shares - Legal and beneficial	46,896			14,625			577	62,098	Kylie Eagle	
		Ordinary shares - Beneficial	34,510					33,933	577	-	\$ 40,958.79	Pacific Custodians (New Zealand) Limited
Michael Holloway	GM Property Investment	Share rights - Legal and beneficial - PSRs	128,747		-	44,993	-	8,868		74,886	Michael Holloway	
		Share rights - Legal and beneficial - RSRs	1,992							1,992	Michael Holloway	
		Ordinary shares - Legal and beneficial	10,775			44,993			577	56,345	Michael Holloway	
		Ordinary shares - Beneficial	37,300					36,723	577	-	\$ 44,327.59	Pacific Custodians (New Zealand) Limited
Clive Mackenzie	Chief Executive Officer	Share rights - Legal and beneficial - PSRs	667,128	454,841	-	244,778	-	40,631		836,560	Clive Mackenzie	
		Share rights - Legal and beneficial - RSRs	1,992							1,992	Clive Mackenzie	
		Ordinary shares - Legal and beneficial	72,247			244,778				317,025	Clive Mackenzie	
		Ordinary shares - Beneficial	-							-		Pacific Custodians (New Zealand) Limited
Gavin Parker	Chief Financial Officer	Share rights - Legal and beneficial - PSRs	262,285	145,053	-	91,658	-	18,069		297,611	Gavin Parker	
		Share rights - Legal and beneficial - RSRs	1,992							1,992	Gavin Parker	
		Ordinary shares - Legal and beneficial	-			91,658				91,658	Gavin Parker	
		Ordinary shares - Beneficial	270,887							270,887	Gavin Parker, Debra Parker & Pravir Tesiram	
Ian Passau	GM Development	Ordinary shares - Beneficial	79,662					79,662		-	\$ 96,156.42	Pacific Custodians (New Zealand) Limited
		Share rights - Legal and beneficial - PSRs	136,303	75,169	-	47,625	-	9,393		154,454	Ian Passau	
		Share rights - Legal and beneficial - RSRs	1,992							1,992	Ian Passau	
		Ordinary shares - Legal and beneficial	16,637			47,625			577	64,839	Ian Passau	
Steve Penney	GM Funds Management	Ordinary shares - Beneficial	41,052					40,475	577	-	\$ 48,855.52	Pacific Custodians (New Zealand) Limited
		Share rights - Legal and beneficial - PSRs	-	95,055						95,055	Steve Penney	
		Share rights - Legal and beneficial - RSRs	1,076							1,076	Steve Penney	
		Ordinary shares - Legal and beneficial	-							-		Steve Penney
Linda Trainer	GM Asset Management	Ordinary shares - Beneficial	-							-		Pacific Custodians (New Zealand) Limited
		Share rights - Legal and beneficial - PSRs	165,354	88,628	-	57,835	-	11,367		184,780	Linda Trainer	
		Share rights - Legal and beneficial - RSRs	1,992							1,992	Linda Trainer	
		Ordinary shares - Legal and beneficial	-			57,835				57,835	Linda Trainer	
		Ordinary shares - Beneficial	46,584					46,584		-	\$ 56,229.97	Pacific Custodians (New Zealand) Limited
Total			1,011,833	551,653		98,207	277,891	2,308	\$ 335,431.53			