

Annual Meeting

8 September 2017

investore

Managed by Stride Investment
Management Limited

Agenda

Chairman's Address	Mike Allen - Chairman
Manager's Address	Philip Littlewood - CEO Stride Investment Management Limited
Financial Statements	Mike Allen - Chairman
Ordinary Resolutions	Mike Allen - Chairman
Special Resolution	Mike Allen - Chairman
General Business	Mike Allen - Chairman

Chairman's Address – Mike Allen

Highlights

- Investore listed and commenced trading on the NZX Main Board on 12 July 2016
- Invest in Large Format Retail Properties, located throughout New Zealand
- Acquired SCA Portfolio (14 properties) for \$267 million
- Acquired six properties from Stride Property Group (SPG) for \$87 million

**NZX Listing
12 July 2016**

**SCA Portfolio
\$267m**

**SPG
Properties
\$87m**

Highlights

Portfolio – as at 31 March 2017

- Property values grow by 3% gross, \$19 million
- Occupancy at 99.8%
- Weighted average lease term (WALT) 14.3 years

**Property value
increase
3% gross**

**Occupancy
99.8%**

**WALT
14.3 years**

Investment Strategy

Invest in quality large format retail properties that maximise distributions and total returns to shareholders over the medium to long term

Highlights

- Raised \$185 million new equity capital
- Six properties from Stride Property Group for \$87 million
- SCA Portfolio (14 properties) for \$267 million
- Portfolio Value \$660.4 million

**Capital Raise
\$185m**

**Portfolio value
\$660.4m**

The Manager

- Investore's assets and day to day operations are managed by Stride Investment Management Limited
- Formal review on the Manager's performance to be undertaken in the next 12 months
- \$3.1 million fees paid to the Manager to 31 March 2017 in line with the PFI, equating to 0.5% of total assets



First Year of Operations

(Prospective Financial Information (PFI) for FY17 forecasted figures in brackets)

- Profit after income tax of \$28.5m (\$11.5m)
- Distributable profit¹ after income tax of \$17.6m (\$17.2m), up 2.6% on PFI
- 5.35cps cash dividend for FY17, up 4.3% on PFI
- INFINZ Award

**Distributable profit
after income tax
up 2.6%**

**5.35cps
FY17 Cash Dividend
up 4.3%**

INFINZ Award

¹ Distributable profit is a non-GAAP financial measure adopted by Investore Property Limited (Investore) to assist Investore and its investors in assessing Investore's profit available for distribution. It is defined as net profit/ (loss) before income tax adjusted for non-recurring and/or non-cash items (including non-recurring adjustments for incentives payable to anchor tenants for lease extensions) and current tax. Further information, including the calculation of distributable profit and the adjustments to net profit after income tax, is set out in note 6 to the annual financial statements for the year ended 31 March 2017.

FY18 Dividends

- Q1 FY18 cash dividend 1.86 cps
- Targeting annual cash dividend of 7.46cps for FY18

1.86cps
Cash dividend for
Q1 FY18

Targeting cash
dividend for FY18
7.46cps

Governance – Looking Ahead

- Resolution 3
 - Amend Investore's constitution to permit a maximum of five directors
 - Move to “2+3 structure” – two Stride Investment Management Limited Directors and three Independent Directors
 - Rationale – increase the independent representation on the Board and add to the skillset and experience of the Board to the benefit of shareholders

- Directors' Remuneration – review in 2019

Manager's Address – Philip Littlewood

Investment Philosophy and Strategy

Investment Philosophy

Large format retail properties have attributes that can provide a reliable income return to shareholders

Attributes:

- Quality tenants, including significant national retailers, offering rental income stability
- Long WALTs
- Buildings requiring low maintenance and capital expenditure requirements

Investment Strategy

- Maximise distributions and total returns to shareholders over the medium to long term
- Actively manage the properties
- Source new investment opportunities

Active Management

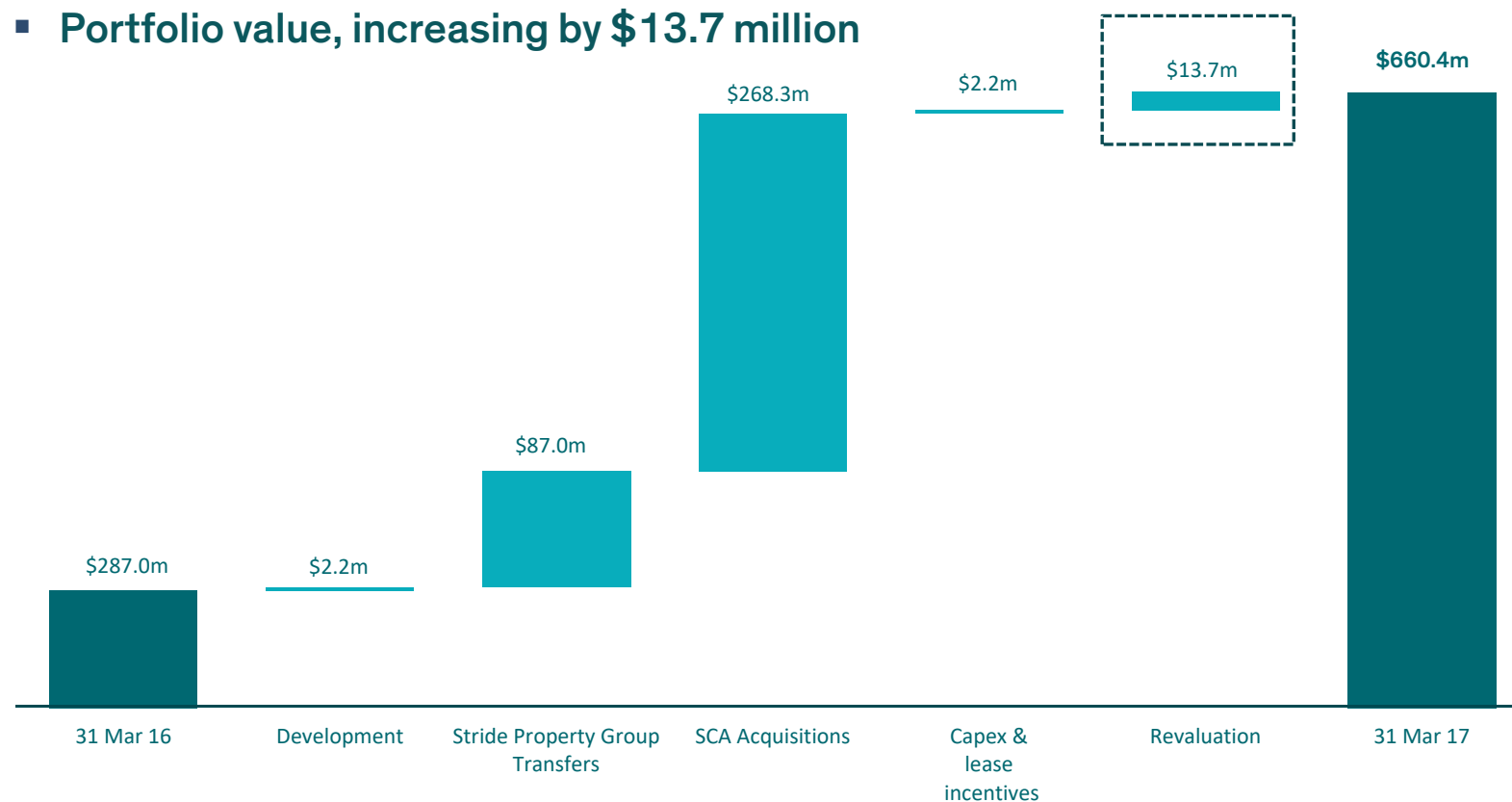
Animates, Invercargill

- \$2.2m project completed in February 2017
- 820m² development consists of two retail tenancies, Animates and a medical facility



Investment Properties

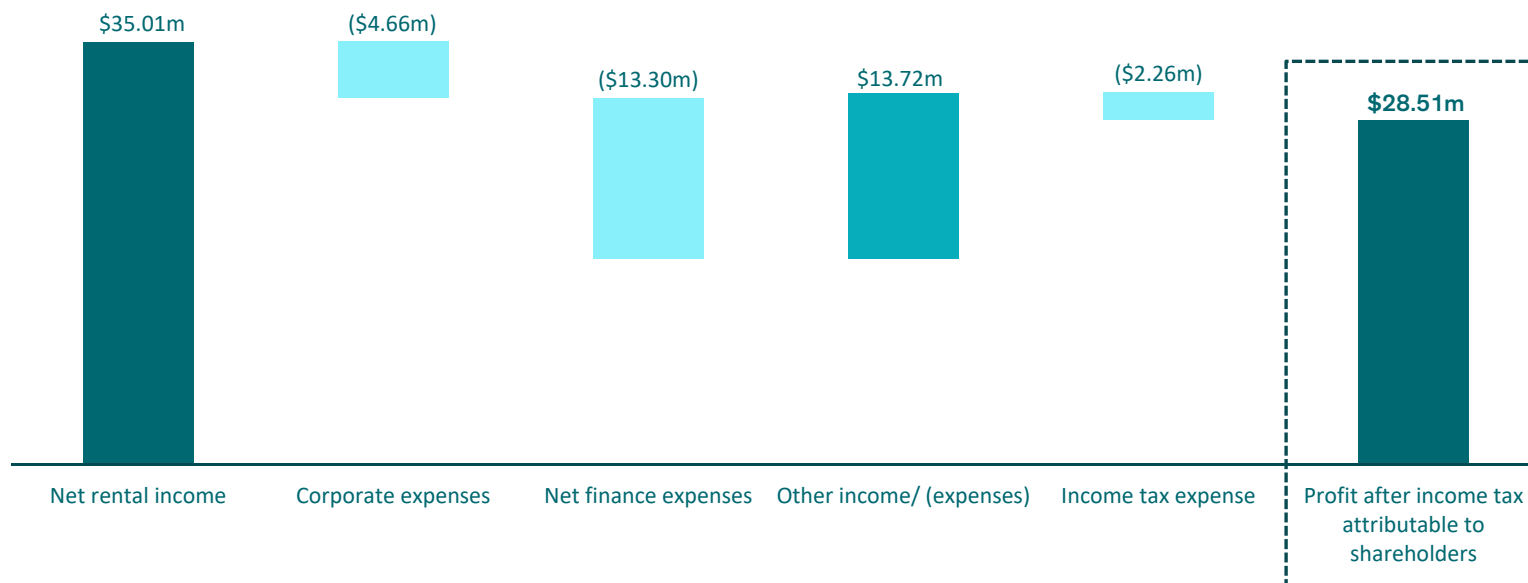
- Actively considered a range of opportunities
- High competition for assets that meet Investore's mandate
- Portfolio value, increasing by \$13.7 million



Financial Highlights FY17

(Prospective Financial Information for FY17 forecasted figures in brackets)

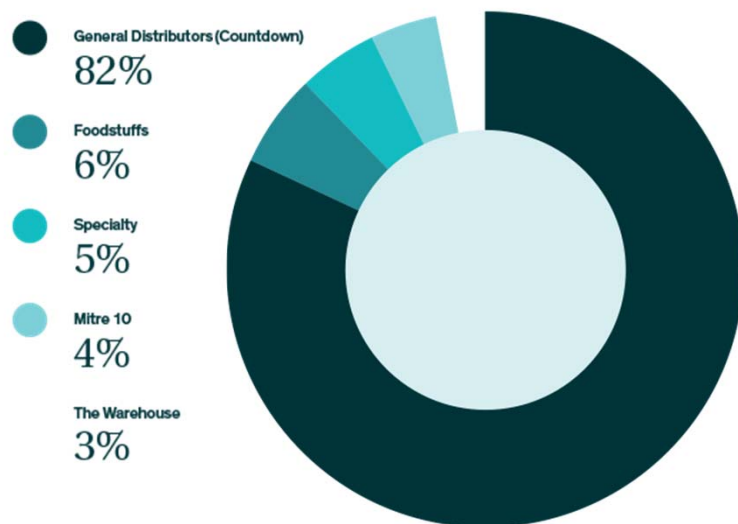
- Net rental income of \$35.0m (\$34.9m)
- Corporate expenses of \$4.7m (\$4.8m)
- Profit before other expenses and income tax of \$17.1m (\$17.2m)
- Profit after income tax of \$28.5m (\$11.5m)



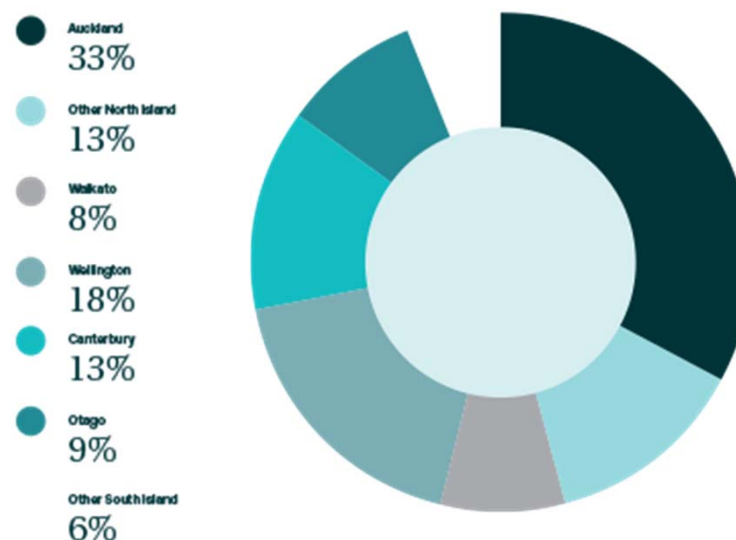
Portfolio Summary as at 31 March 2017

- 39 Properties
- 73 tenants
- 99.8% occupied

Tenant diversification¹



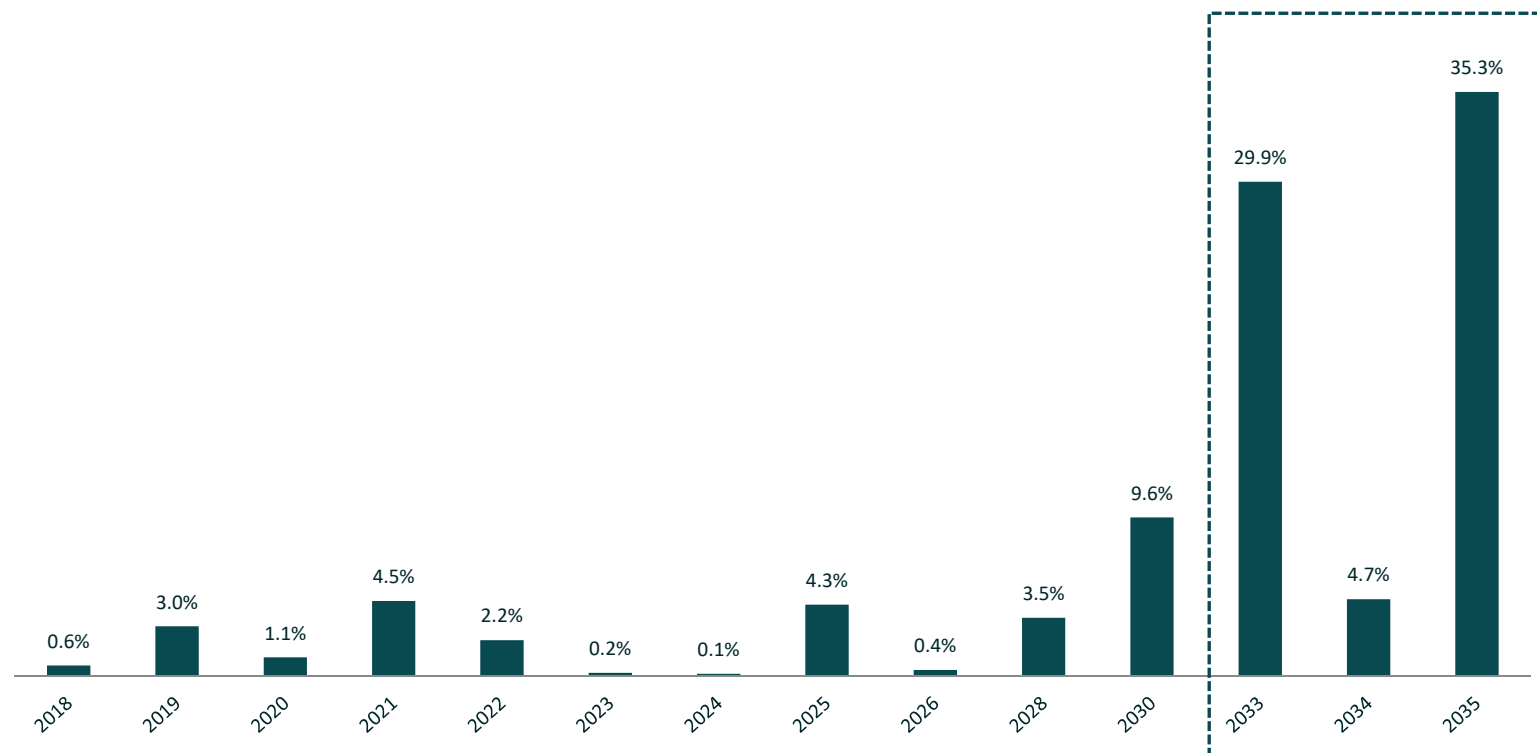
Geographic diversification¹



¹ Based on contract rental being the amount of rent payable by each tenant, plus other amounts payable to Investore by that tenant under the terms of the relevant lease as at 31 March 2017, annualised for the 12 month period on the basis of the occupancy level for the relevant property as at 31 March 2017, and assuming no default by the tenant.

Portfolio Lease Expiry Profile¹

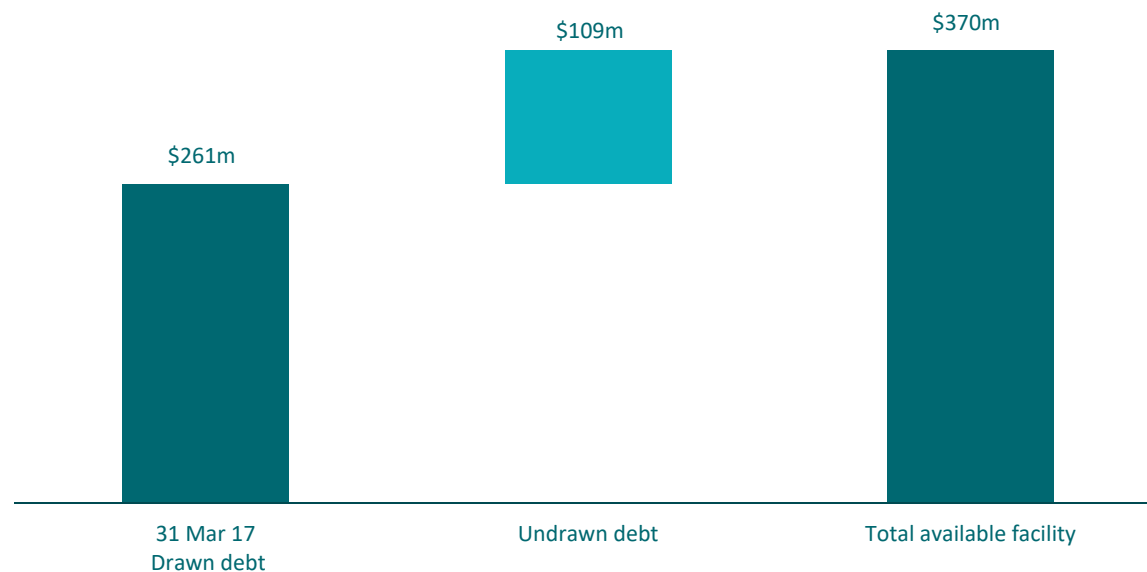
- WALT of 14.3 years
- Lease expiries 2033 or beyond for two thirds of portfolio



¹ Based on contract rental being the amount of rent payable by each tenant, plus other amounts payable to Investore by that tenant under the terms of the relevant lease as at 31 March 2017, annualised for the 12 month period on the basis of the occupancy level for the relevant property as at 31 March 2017, and assuming no default by the tenant.

Capital Management

- Drawn debt \$261 million, on total available facilities of \$370 million
- Undrawn debt \$109 million
- 84% of debt fixed for an average of 3.8 years (including forward swaps)



Annual Meeting Formal Business – Mike Allen

Financial Statements

Questions on the financial statements for the year ended
31 March 2017?

Resolutions

Resolution 1 – Auditor's Remuneration

“That the Directors, be authorised to fix the remuneration of PricewaterhouseCoopers as auditor, for the ensuing year.”

Resolution 2 – Re-election of Director

“That Mike Allen, who is eligible for re-election, be re-elected as a Director of Investore Property Limited, pursuant to clause 20.3 of the constitution.”

Resolution 3 – Amendments to the Constitution

“That the existing constitution of Investore Property Limited be revoked, and a new constitution, in the form described in the Explanatory Notes to the Notice of Meeting dated 24 August 2017, and tabled at the Annual Meeting on 8 September 2017 and signed by the Chairman for the purposes of identification, be adopted with immediate effect.”

General Business



Thank you

Important Notice: The information in this presentation is an overview and does not contain all information necessary to make an investment decision. It is intended to constitute a summary of certain information relating to the performance of Investore for the year ended 31 March 2017. Please refer to Investore's Annual Report 2017 for further information in relation to the year ended 31 March 2017. The information in this presentation does not purport to be a complete description of Investore. In making an investment decision, investors must rely on their own examination of Investore, including the merits and risks involved. Investors should consult with their own legal, tax, business and/or financial advisors in connection with any acquisition of securities.

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