

Please note: all cash amounts in this form should be provided to 8 decimal places

Section 1: Issuer information			
Name of issuer	INVESTORE PROPERTY LIMITED		
Financial product name/description	Ordinary Shares of Investore Property Limited		
NZX ticker code	IPL		
ISIN (If unknown, check on NZX website)	NZIPLE0001S3		
Type of distribution (Please mark with an X in the relevant box/es)	Full Year		Quarterly
	Half Year		Special
	DRP applies		
Record date	24/02/2021		
Ex-Date (one business day before the Record Date)	23/02/2021		
Payment date (and allotment date for DRP)	03/03/2021		
Total monies associated with the distribution ¹	\$6,994,566		
Source of distribution (for example, retained earnings)	Retained earnings		
Currency	NZD – New Zealand Dollar		
Section 2: Distribution amounts per financial product			
Gross distribution ²	\$0.02209018		
Gross taxable amount ³	\$0.01103636		
Total cash distribution ⁴	\$0.01900000		
Excluded amount (applicable to listed PIEs)	\$0.01105382		
Supplementary distribution amount	\$0.00140227		
Section 3: Imputation credits and Resident Withholding Tax ⁵			
Is the distribution imputed	Fully imputed		
If fully or partially imputed, please state imputation rate as % applied ⁶	28%		

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.

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

Imputation tax credits per financial product	\$0.00309018
Resident Withholding Tax per financial product	n/a
Section 4: Distribution re-investment plan (if applicable)	
DRP % discount (if any)	n/a
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 580033
Contact email address	louise.hill@strideproperty.co.nz
Date of release through MAP	16/02/2021