NZX
NEW ZEALAND'S EXCHANGE
TE PAEHOKO O AOTEAROA

Template Distribution Notice

Updated as at June 2023

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	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	X
	Half Year		Special	
	DRP applies			
Record date	25/02/2026			
Ex-Date (one business day before the Record Date)	24/02/2026			
Payment date (and allotment date for DRP)	05/03/2026			
Total monies associated with the distribution[1]	$6,136,380			
Source of distribution (for example, retained earnings)	Retained earnings			
Currency	NZD – New Zealand Dollar			
Section 2: Distribution amounts per financial product				
Gross distribution[2]	$ 0.02219532			
Gross taxable amount [3]	$ 0.02123329			
Total cash distribution[4]	$ 0.01625000			
Excluded amount (applicable to listed PIEs)	$ 0.00096203			
Supplementary distribution amount	$0.00269788			

[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 Tax[5]	
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	$ 0.00594532
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	Jennifer Whooley
Contact person for this announcement	Jennifer Whooley
Contact phone number	+64 21 536 406
Contact email address	Jennifer.whooley@strideproperty.co.nz
Date of release through MAP	17/02/2026

[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.