

Disclosure of movement of 1% or more in substantial holding or change in nature of relevant interest or both

Sections 277 and 278, Financial Markets Conduct Act 2013

To New Zealand Stock Exchange

and

To Argosy Property Ltd

Relevant event being disclosed: Movement of 1% or more

Date of relevant event: 9 November 2016

Date **this** disclosure made: 10 November 2016

Date **last** disclosure made: 27 October 2015

Substantial product holder(s) giving disclosure

Full Name(s): Accident Compensation Corporation (ACC)

Nicholas Bagnall, Guy Elliffe, Paul Robertshawe, Blair Tallott, Blair Cooper, Jason Familton, Jason Lindsay, Jonathan Davis, Bevan Flack

Summary of substantial holding

Class of quoted voting products: Ordinary shares (ARG NZ)

Summary for: Accident Compensation Corporation (ACC)

Nicholas Bagnall, Guy Elliffe, Paul Robertshawe, Blair Tallott, Blair Cooper, Jason Familton, Jason Lindsay, Jonathan Davis, Bevan Flack

For **this** disclosure,—

- | | |
|-------------------------------------|-------------|
| (a) Total number held in class: | 46,947,683 |
| (b) Total in class: | 817,783,550 |
| (c) Total percentage held in class: | 5.741% |

For **last** disclosure,—

- | | |
|-------------------------------------|-------------|
| (a) Total number held in class: | 54,639,720 |
| (b) Total in class: | 807,220,981 |
| (c) Total percentage held in class: | 6.769% |

Details of transactions and events giving rise to relevant event

Details of the transactions or other events requiring disclosure:

From 26 October 2015 to 9 November 2016, ACC had the following aggregated on-market transactions in Argosy Property Ltd:

- Purchases of 2,920,008 shares for consideration of NZD \$3,334,305
- Sales of 11,118,867 shares for consideration of NZD \$12,747,594
- Allotment of 506,822 shares received as part of the Dividend Reinvestment Plan on 17 December 2015

Details after relevant event

Details for ACC

Nature of relevant interest(s):

Beneficial owner of securities under §235(1)(b) of the Financial Markets Conduct Act

No relevant agreement document needs to be attached under regulation 139.

For that relevant interest,—

- (a) Number held in class: 46,947,683
- (b) Percentage held in class: 5.741%
- (c) Current registered holder(s): ACC via New Zealand Central Securities Depository Limited (NZCSD)
- (d) Registered holder(s) once transfers are registered: unknown

Details for Nicholas Bagnall, Guy Elliffe, Paul Robertshawe, Blair Tallott, Blair Cooper, Jason FAMILTON, Jason Lindsay, Jonathan Davis, Bevan Flack

Nature of relevant interest(s):

Qualified powers to exercise control of rights to vote and/or of acquisition or disposal of some or all of the financial products, of which the Accident Compensation Corporation ("ACC") is the beneficial owner under §235(1)(c) and 235(1)(d) of the Financial Markets Conduct Act. Further to regulation 139(2)(b), the material terms of this arrangement are that powers are subject to ACC investment policies and the decisions of the ACC Investment Committee.

For that relevant interest,

- (a) Number held in class: 46,947,683
- (b) Percentage held in class: 5.741%
- (c) Current registered holder(s): ACC via New Zealand Central Securities Depository Limited (NZCSD)
- (d) Registered holder(s) once transfers are registered: unknown

For a derivative relevant interest, also—

- (a) type of derivative: n/a
- (b) details of derivative: n/a
- (c) parties to the derivative: n/a
- (d) if the substantial product holder is not a party to the derivative, the nature of the relevant interest in the derivative: n/a

Additional information

Address of substantial product holder(s):

ACC: Justice Centre, 19 Aitken Street, PO Box 242, Wellington, NZ

Contact details: Marianne Scott +64 4 816 7378 investmentscompliance@acc.co.nz

Nature of connection between substantial product holders: Nicholas Bagnall, Guy Elliffe, Paul Robertshawe, Blair Tallott, Blair Cooper, Jason FAMILTON, Jason Lindsay, Jonathan Davis, Bevan Flack are employees of ACC and either a portfolio manager, equity analyst or corporate governance manager. Under current ACC investment policies, they have the discretion to exercise control over some or all the rights to vote and acquisition or disposal of some or all of the financial products of which ACC is the beneficial owner

Name of any other person believed to have given, or believed to be required to give, a disclosure under the Financial Markets Conduct Act 2013 in relation to the financial products to which this disclosure relates: n/a

Certification

I, Marianne Scott, 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.