



Ongoing Disclosure Notice

Disclosure of Directors and Senior Managers Relevant Interests

Sections 297(2) and 298(2), Financial Markets Conduct Act 2013

To NZX Limited; and	
Name of listed issuer:	Kiwi Property Group Limited
Date this disclosure made:	15-May-17
Date of last disclosure:	21-Apr-17

Director or senior manager giving disclosure

Full name(s):	See attached schedule
Name of listed issuer:	Kiwi Property Group Limited
Name of related body corporate (if applicable):	N/A
Position held in listed issuer:	See attached schedule

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

Class of affected quoted financial products:	Ordinary shares
Nature of the affected relevant interest(s):	See attached schedule
For that relevant interest-	
Number held in class before acquisition or disposal:	See attached schedule
Number held in class after acquisition or disposal:	See attached schedule
Current registered holder(s):	See attached schedule
Registered holder(s) once transfers are registered:	See attached schedule

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

Type of affected derivative:	N/A
Class of underlying financial products:	N/A
Details of affected derivative-	
The notional value of the derivative (if any) or the notional amount of underlying financial products (if any):	N/A
A statement as to whether the derivative is cash settled or physically settled:	N/A
Maturity date of the derivative (if any):	N/A
Expiry date of the derivative(if any):	N/A
The price specified in the terms of the derivative (if any):	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:	N/A
<i>For that derivative, -</i>	
Parties to the derivative:	N/A
If the director or senior manager is not a party to the derivative, the nature of the relevant interest in the derivative:	N/A

Details of transactions giving rise to acquisition or disposal

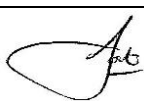
	18 (9 in relation to vested LTI shares plus 9 in relation to lapsed LTI shares)
Total number of transactions to which notice relates:	
Details of transactions requiring disclosure-	
Date of transaction:	26-Apr-17

Nature of transaction:	<p>Transfer of the legal interest from Pacific Custodians (New Zealand) Limited (as LTI trustee) to each listed senior manager of vested ordinary shares pursuant to Kiwi Property Group Limited's Long Term Incentive (LTI) plan: 291,201 shares vested.</p> <p>Transfer of the beneficial interest from each listed senior manager to Pacific Custodians (New Zealand) Limited (as LTI trustee) of lapsed ordinary shares pursuant to Kiwi Property Group Limited's LTI plan: 12,138 shares lapsed.</p>
Name of any other party or parties to the transaction (if known):	See attached schedule
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 converted into a cash value, describe the consideration:	See attached schedule
Number of financial products to which the transaction related: <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>	303,339
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):	

Summary of other relevant interests after acquisition or disposal:

Class of quoted financial products:	Ordinary shares
Nature of relevant interest:	See attached schedule
<i>For that relevant interest,-</i>	
Number held in class:	See attached schedule
Current registered holder(s):	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):	N/A
A statement as to whether the derivative is cash settled or physically settled:	N/A
Maturity date of the derivative (if any):	N/A
Expiry date of the derivative (if any):	N/A
The price's specified terms (if any):	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:	N/A
<i>For that derivative relevant interest,-</i>	N/A
Parties to the derivative:	N/A
If the director or senior manager is not a party to the derivative, the nature of the relevant interest in the derivative:	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 officer:	

Date of signature:
Name and title of authorised person:

15-May-17
Stuart Tabuteau, Chief Financial Officer

Schedule to Ongoing Disclosure Notice - 15 May 2017

Name of Director or Senior Manager	Position held	Nature of affected relevant interest	Number held in class before acquisition or disposal	LTI plan shares vested	Consideration for vested LTI shares	LTI plan shares lapsed	Consideration for lapsed LTI shares	Number held in class after acquisition or disposal	Registered holder once transfers are registered
Miles Brown	Former Head of Transactions	Legal and beneficial		23,515	Nil			23,515	Miles Brown
		Beneficial	89,925	(23,515)	Nil	(980)	1,078	65,430	Pacific Custodians (New Zealand) Limited
Kylie Eagle	Head of Human Resources	Legal and beneficial	73	17,720	Nil			17,793	Kylie Eagle
		Beneficial	77,060	(17,720)	Nil	(739)	812	58,601	Pacific Custodians (New Zealand) Limited
David Greenwood	Manager Portfolio Analysis	Legal and beneficial	3,011	19,501	Nil			22,512	David Greenwood
		Beneficial	76,724	(19,501)	Nil	(813)	894	56,410	Pacific Custodians (New Zealand) Limited
Chris Gudgeon	Chief Executive	Legal and beneficial	244,757	85,624	Nil			330,381	Chris Gudgeon
		Beneficial	306,074	(85,624)	Nil	(3,568)	3,924	216,882	Pacific Custodians (New Zealand) Limited
Jason Happy	National Facilities Manager	Legal and beneficial		13,478	Nil			13,478	Jason Happy
		Beneficial	50,783	(13,478)	Nil	(562)	618	36,743	Pacific Custodians (New Zealand) Limited
Gavin Parker	Chief Operating Officer	Legal and beneficial		62,840	Nil			62,840	Gavin Parker
		Beneficial	124,259					124,259	Gavin Edward Parker & Debra Kay Parker & Pravir Atindra Tesiram
		Beneficial	225,879	(62,840)	Nil	(2,619)	2,880	160,420	Pacific Custodians (New Zealand) Limited
Karl Retief	GM Retail Portfolio	Legal and beneficial		30,969	Nil			30,969	Karl Retief
		Beneficial	19,442					19,442	Debra Merle Retief, Karl Gerhard Anthony Retief & ABD Trustees Limited
		Beneficial	116,094	(30,969)	Nil	(1,291)	1,419	83,834	Pacific Custodians (New Zealand) Limited
Stuart Tabuteau	Chief Financial Officer	Legal and beneficial	67	11,960	Nil			12,027	Stuart Tabuteau
		Beneficial	74,379	(11,960)	Nil	(499)	548	61,920	Pacific Custodians (New Zealand) Limited
Trevor Wairepo	General Counsel and Company Secretary	Legal and beneficial		25,594	Nil			25,594	Trevor Wairepo
		Beneficial	93,594	(25,594)	Nil	(1,067)	1,173	66,933	Pacific Custodians (New Zealand) Limited