

NZX Limited
Level 1, NZX Centre
11 Cable Street
Wellington

Investore Property Limited

Notice Pursuant to Clause 20(1)(a) of Schedule 8 to the Financial Markets Conduct Regulations 2014

1. Investore Property Limited (**Investore**) announced on 14 February 2022 that it intends to undertake an offer (the **Offer**) for the issue of senior secured fixed rate bonds due 25 February 2027 (the **New Bonds**).
2. The Offer is being made to investors in reliance upon the exclusion in clause 19 of Schedule 1 to the Financial Markets Conduct Act 2013 (the **FMCA**).
3. This notice is provided under subclause 20(1)(a) of Schedule 8 to the Financial Markets Conduct Regulations 2014 (the **Regulations**).
4. The New Bonds will have identical rights, privileges, limitations and conditions (except for the interest rate and maturity date) as Investore's:
 - (a) existing bonds maturing on 18 April 2024 which are currently quoted on the NZX Debt Market under the ticker code "IPL010"; and
 - (b) existing bonds maturing on 31 August 2027 which are currently quoted on the NZX Debt Market under the ticker code "IPL020",(together, **Existing Bonds**), and therefore are of the same class as the Existing Bonds for the purposes of the FMCA and the Regulations.
5. The Existing Bonds have been continuously quoted on the NZX Debt Market over the preceding three months and trading in the Existing Bonds has not been suspended for a total of more than five trading days during that three month period.
6. As at the date of this notice:
 - (a) Investore is in compliance with the continuous disclosure obligations that apply to it in relation to the Existing Bonds; and
 - (b) Investore is in compliance with its financial reporting obligations (as defined in subclause 20(5) of Schedule 8 to the Regulations); and
 - (c) there is no information that is "excluded information" (as defined in subclause 20(5) of Schedule 8 to the Regulations) required to be disclosed for the purposes of the Regulations; and
 - (d) there is no information that would be required to be disclosed under a continuous disclosure obligation or which would be "excluded information" (and required to be disclosed for the

purposes of clause 20(2)(g) of Schedule 8 to the Regulations) if the Existing Bonds had had the same interest rate or maturity date as the New Bonds being offered.

Ends

For further information please contact:

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