

Disclosure of beginning to have substantial holding

Section 276, Financial Markets Conduct Act 2013

To	NZX Limited
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and

To	Argosy Property Limited (ARG)
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Date this disclosure made:	26 July 2021
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Date on which substantial holding began:	23 July 2021
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Substantial product holder(s) giving disclosure

Full name(s):	Jarden Securities Limited and Harbour Asset Management Limited.
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Summary of substantial holding for:

Jarden Securities Limited only:

Class of quoted voting products:	Ordinary Shares	
Summary for:	Jarden Securities Limited (includes DIMS service)	
For this disclosure -	(a) total number held in class:	34,665,094
	(b) total in class:	842,569,498
	(c) total percentage held in class:	4.114%

Summary of substantial holding for:

Related Body Corporate - Harbour Asset Management Limited only:

Class of quoted voting products:	Ordinary Shares	
Summary for:	Harbour Asset Management Limited	
For this disclosure -	(a) total number held in class:	7,700,676
	(b) total in class:	842,569,498
	(c) total percentage held in class:	0.914%

Summary of substantial holdings:

Including All Related Bodies Corporate:

Class of quoted voting products:	Ordinary Shares	
Summary for:	Jarden Securities Limited and Harbour Asset Management Limited	
For this disclosure -	(a) total number held in class:	42,365,770
	(b) total in class:	842,569,498
	(c) total percentage held in class:	5.028%

Details of Relevant Interests:

Details for:	Jarden Securities Limited (DIMS)	Jarden Securities Limited	Harbour Asset Management Limited
Nature of relevant interest(s):	Jarden Securities Limited has, as provider of discretionary investment management services (DIMS) under various investment management agreements with clients (the beneficial owners of the product), the power to exercise (or control the exercise of) a right to vote attached to, and power to acquire or dispose of (or control the acquisition or disposal of), the Ordinary Shares.	As beneficial owner, through normal on-market trading activity, with the power to exercise (or control the exercise of) a right to vote attached to, and power to acquire or dispose of (or control the acquisition or disposal of), the Ordinary Shares.	Harbour Asset Management Limited has, as fund manager, the power to exercise (or control the exercise of) a right to vote attached to, and power to acquire or dispose of (or control the acquisition or disposal of), the Ordinary Shares, under investment powers contained in investment management agreements with clients (the beneficial owners of the product) or managed fund trust deeds.
Number held in class:	33,305,094	1,360,000	7,700,676
Percentage held in class:	3.953%	0.161%	0.914%
Current registered holder of financial products:	FNZ Custodians Limited (as sub-custodian of Jarden Custodial Services Limited) and unknown	Jarden Securities Limited and unknown	Various nominees or custodians for and on behalf of Harbour Asset Management Limited and unknown
Registered holder of financial products once transfer is registered:	FNZ Custodians Limited (as sub-custodian of Jarden Custodial Services Limited)	Jarden Securities Limited and unknown	Various nominees or custodians for and on behalf of Harbour Asset Management Limited

Details of Transactions and Events Giving Rise to Relevant Event:

The events giving rise to this disclosure obligation are on-market purchases, on-market sales, issue of DRP shares, off-market transfers in to DIMS Service and net in-specie transfers in re basket creations/redemptions of Ordinary Shares by the respective related bodies corporate for the previous four months to 23 July 2021, as detailed in the table below:

Details for:	Jarden Securities Limited (DIMS Service)	Jarden Securities Limited	Harbour Asset Management Limited
On-market purchases – number of shares	3,094,561	10,734,766	1,896,107
On-market purchases – Gross Consideration	\$4,688,575	\$17,056,368	\$2,993,878
On-market sales – number of shares	1,642,917	10,005,340	809,528
On-market sales – Gross Consideration	\$2,555,627	\$15,897,025	\$1,275,069
Issue of DRP shares @\$1.424 on 30 March 2021	13,000	n/a	80,471
Net transfers in to DIMS Service	1,768,296	n/a	n/a
Net in-specie transfers in, re basket creations/redemptions	n/a	551,680	n/a

Additional information

Address(es) of substantial product holder(s):	Level 14, 171 Featherston Street, Wellington
Contact details:	Shane Willett + 64 4 496 5334 shane.willett@jarden.co.nz
Nature of connection between substantial product holders:	Jarden Securities Limited and Harbour Asset Management Limited are related bodies corporate.

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: none.

Certification

I, Shane Willett, 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.