

Disclosure of ceasing to have substantial holding

Section 279, Financial Markets Conduct Act 2013

To	NZX Limited
and	
To	Property for Industry Limited (PFI)
Date this disclosure made:	05 August 2025
Date last disclosure made:	31 July 2025
Date on which substantial holding ceased:	04 August 2025

Substantial product holder(s) giving disclosure

Full name(s):	FirstCape Group Limited
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Summary of substantial holding:

Class of quoted voting products:		Ordinary Shares (Shares)
Summary for:		FirstCape Group Limited
For last disclosure	(a) total number held in class:	25,357,541
	(b) total in class:	502,284,064
	(c) total percentage held in class:	5.048%
For current holding after ceasing to have a substantial holding	(a) total number held in class:	24,013,129
	(b) total in class:	502,284,064
	(c) total percentage held in class:	4.781%

Details of transactions and events giving rise to substantial holding:

The transactions/events giving rise to this disclosure obligation are on-market buy and sell trades, by FirstCape Group Limited since 31/07/2025 until 04/08/2025, as summarised in the table below.

Details for:	Harbour (including BNZ Investment Services Limited)	BNZ Investment Services Limited (included in Harbour's figures)	JBWere (NZ) Limited
On-market purchases – number of shares	60,760	N/A	4,292
On-market purchases – gross consideration	\$139,140.40	N/A	\$9,998.64
On-market sales – number of shares	N/A	N/A	1,409,464
On-market sales – gross consideration	N/A	N/A	\$3,227,956.48

Additional information	
Address of substantial product holder:	Level 21, 171 Featherston Street, Wellington
Contact details:	Madeleine Pumphrey M +64 27 376 8309 Madeleine.pumphrey@jbwere.co.nz

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, Madeleine Pumphrey, 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.