



TOTAL ESTIMATED COSTS OF OFFER AND ISSUE

for the offer of subordinated convertible notes due 2026
issued by Precinct Properties New Zealand Limited

This document includes information required to be contained in the offer register which is not contained elsewhere in the product disclosure statement dated 25 August 2023 (PDS) for the offer of subordinated convertible notes issued by Precinct Properties New Zealand Limited.

Capitalised terms used but not defined in this document have the meanings given to them in the PDS.

Total estimated costs of offer and issue

Precinct NZ estimates that the total costs it will incur in connection with the Offer and issue of the 2026 Notes will be \$1,960,000. This includes the Arranger's fee, Joint Lead Managers' fees, brokerage and firm allocation fees, legal fees, registry, printing, distribution and promotion expenses and any other fees or expenses that Precinct NZ expects to incur in connection with the Offer.

The amount payable by Precinct NZ in connection with the Offer in respect of the Arranger's fee, Joint Lead Managers' fees and brokerage and firm allocation fees (*Offer Fees*) will vary depending on the amount raised under the Offer and the amount of Notes allocated in respect of firm allocations. Precinct NZ estimates that the total cost of the Offer Fees for the 2026 Notes will be \$1,725,000, on the basis of a total issue size of \$100,000,000 of 2026 Notes.

The Offer Fees are payable to the Arranger to be distributed, as applicable, to the Joint Lead Managers, Primary Market Participants and approved financial intermediaries. They are payable for assisting Precinct NZ in connection with the arranging, managing and marketing of the Offer and distribution of the Notes.