

NZX Limited  
Level 1, NZX Centre  
11 Cable Street  
Wellington

**NOTICE PURSUANT TO CLAUSE 20(1)(a) OF SCHEDULE 8 TO THE FINANCIAL MARKETS CONDUCT REGULATIONS 2014**

1. On 23 September 2015, DNZ Property Fund Limited (**DNZ**) announced an offer of ordinary shares in DNZ by way of a private placement to eligible shareholders and investors in New Zealand and certain other jurisdictions and share purchase plan to eligible investors with addresses in New Zealand (the **Offers**).
2. The Offers are 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. As at the date of this notice, DNZ is in compliance with the continuous disclosure obligations that apply to it in relation to the ordinary shares in DNZ.
5. As at the date of this notice, DNZ is in compliance with its financial reporting obligations (as defined in subclause 20(5) of Schedule 8 to the Regulations).
6. As at the date of this notice, there is no information that is “excluded information” as defined in subclause 20(5) of Schedule 8 to the Regulations.
7. The potential effects that the Offers and acquisition of new shares will have on the “control” (within the meaning of clause 48 of Schedule 1 to the FMCA) of DNZ and the consequences of those effects are as follows.
  - (a) As at the date of this notice, no shareholder of group of shareholders controls DNZ.
  - (b) The percentage shareholding in DNZ of eligible institutional shareholders who participate in the placement will increase but it is not expected that there will be any effect on the control of DNZ.
  - (c) The percentage shareholding in DNZ of shareholders who choose not to participate or who are not eligible to participate in the Offers will decrease but it is not expected that there will be any material effect on the control of DNZ.

- (d) If no eligible shareholders took up shares under either of the Offers, the maximum underwritten shortfall in the placement would be approximately 19.9% of DNZ shares. It is expected that any shortfall would be allocated to a number of parties, such that the allocation should have no material effect or consequence on the control of DNZ. The share purchase plan is not to be underwritten.
- (e) DNZ has not sought a waiver from NZX Main Board Listing Rule 7.5 (regulating issues of shares which could affect the effective control of DNZ), and the Takeovers Code will also prevent any person holding or controlling 20% or more of the voting securities in DNZ as a result of the Offers.
- (f) Accordingly, the Offers are not expected to have any material effect or consequence on the control of DNZ.

**END**

**For Further Information Please Contact:**

Tim Storey, Chairman, DNZ Property Fund Limited  
Mobile: 021 633 089 - Email: [tim.storey@dnzproperty.com](mailto:tim.storey@dnzproperty.com)

Peter Alexander, Chief Executive, DNZ Property Fund Limited  
DDI: 09 913 1154 - Mobile: 0275 443 678 - Email: [peter.alexander@dnzproperty.com](mailto:peter.alexander@dnzproperty.com)

Jennifer Whooley, Chief Financial Officer, DNZ Property Fund Limited  
DDI: 09 913 1150 - Mobile: 021 536 406 - Email: [jennifer.whooley@dnzproperty.com](mailto:jennifer.whooley@dnzproperty.com)

**DNZ Property Fund Overview**

DNZ Property Fund Limited ("DNZ") owns one of New Zealand's largest diversified investment property portfolios with \$890.9 million (as at 31 August 2015) of commercial office, retail and industrial properties located in the main urban areas throughout New Zealand. As at 31 August 2015, DNZ owned 42 properties with 294 tenants, a weighted average lease term (WALT) of 5.3 years and an occupancy rate of 99.6% over a net lettable area of 338,504m<sup>2</sup>.

DNZ Property Fund Limited is a Portfolio Investment Entity in which investors hold shares and is managed by its own internal management team. DNZ is also the manager of Diversified NZ Property Fund Limited, a \$118.4 million (as at 31 March 2015) commercial property fund.

DNZ's top 10 tenants as at 31 August 2015: Bunnings, Progressive Enterprises (Countdown), Foodstuffs (PAK'nSAVE & New World), ASB, NZ Government, The Warehouse, Fletcher Building, Westpac, Meridian and Lion. These 10 tenants represent 50% of DNZ's total contract rental.

With effect from 25 September 2015, DNZ will change its name to Stride Property Limited and it will be listed on the NZX Main Board under the ticker code STR. All other details remain the same.