

Sustainability Report

Sustainability Report



Precinct's sustainability performance continues to strengthen, with an improvement in our GRESB score and nine buildings awarded a 4 or 5 star Green Star Performance operational rating during the period.

Nicola Greer, Chair of Precinct ESG Committee

On behalf of the ESG Committee, I am pleased to present Precinct's Sustainability Report for the financial year ended 30 June 2026.

The following section provides an overview of Precinct's sustainability efforts over the last year. It has been prepared in accordance with the GRI Standards for sustainability reporting. As a business, we continue to manage our material impacts across Environmental, Social, and Governance (ESG) aspects of our operations based on a refreshed materiality assessment and associated Sustainability databook accessible [here](#). We are proud of the sustainability initiatives being undertaken across Precinct and we continue to prioritise the future performance of our portfolio and the material impacts on people and planet.

During the year, Precinct published its second climate statement in accordance with the External Reporting Board's (XRB) Aotearoa New Zealand Climate Standards.

All of our climate statements, including our inaugural statement and third statement (to be released by October 2026) are or will be publicly available on [Precinct's website](#) and on the climate reporting [register](#) alongside those of our peers.

Key achievements in FY26 include:

- **GRESB Excellence:** Achieved an improved Global Real Estate Sustainability Benchmark (GRESB) score of 91/100 in 2025, outperforming the global average of 79.
- **Green Star Certification:** Enrolled and certified all eligible assets in our portfolio under Green Star Performance with 9 buildings achieving a 4 or 5 star operational outcome. We currently hold the highest number of assets by number and value performing at this level in Aotearoa New Zealand.
- **Local Recognition:** Received the Sustainability Award at the Deloitte Top 200 business awards.
- **Global Recognition:** Received the Global Innovation award from the International WELL Building Institute, recognising our leadership in health and wellbeing.
- **Living Sector Leadership:** Achieved our first Green Star Design rating for the residential sector for 22 Stanley Street, Auckland.
- **Water Efficiency Milestone:** Increased our coverage from four pilot NABERSNZ Water ratings in FY25 to ten commercial office buildings in FY26.
- **Tenancy Performance:** Achieved an improved 4.5 star NABERSNZ tenancy rating for Precinct's corporate office in Auckland – an increase from 4 star in 2025.
- **Energy Benchmarking:** Continued to certify building energy performance through NABERSNZ, using this benchmark to guide capital planning in support of decarbonising our portfolio.

Nicola Greer,
Chair, ESG Committee

Sustainability Highlights

91/100

GRESB score
(2024: 89/100)

9

Buildings

with a Green Star Performance
rating of 4 or 5 stars

24,214 MWhs

of renewable energy
certificates purchased

"We have enjoyed collaborating with MFAT on their resilient and sustainable accommodation. A true partnership from the outset, we're proud to deliver a 6 Star Green Star 'World Leadership' rated workplace that reflects their future focus and connects people in a productive, efficient, and culturally enriching environment".

Kevin Pugh - Head of Wellington, Precinct



55 Molesworth Street, is an all electric, 6 star 'World Leadership' rated Green Star building.

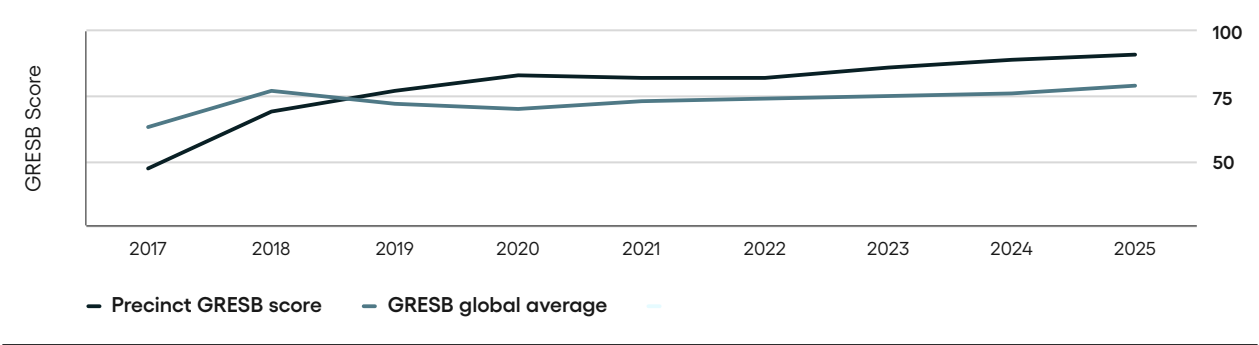
Sustainability Report

Performance - Ratings and Benchmarks

Precinct benchmarks business activities against best practice standards to ensure we are on track to achieve and maintain our targets. Each framework has been built for a particular purpose, relevant for activities undertaken across our operations. Key targets are highlighted below with further information available in our Sustainability Databook and on [our website](#) (updated periodically throughout the year).

 51% Target: minimum >60% by value with a Green Star >5 & Homestar >6 Built target or achieved rating by 2030	 57% Target: 100% with a NABERSNZ >4 star target or achieved rating by 2030
 38% Target: minimum >60% by value with a Green Star >4 Performance rating by 2030	 Certified Full value chain Scope 1, 2 & 3 emissions disclosed and offset at the Group level
 91/100 Target: minimum top quartile, top 20% maintained in FY26	 40/100 Target: minimum WELL at Scale Portfolio score of 40 points by 2025, achieved in December 2025
 Leader Top 5 position 4 years running in the C&ESG survey in FY26	 AA Target: min A level and above annually, improved to AA in FY26

Precinct has improved on our GRESB score year-on-year and remains above the global average



Performance - Reporting & Disclosure

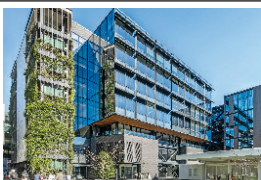
Precinct's sustainability reporting reflects our commitment to transparent disclosure and effective management of the ESG topics most material to our business. Guided by our materiality assessment and broader sustainability strategy, our reporting provides insight into the initiatives, outcomes and performance measures that support long-term value creation. The table below summarises performance against key ESG metrics and targets from FY24 through to FY26, with further detail available in our Sustainability Databook and on our [website](#).

Precinct Business Unit				
Business	2030 Target	Current (FY26)	FY25	FY24
GRESB	Top 25%	91/100 Top 20%	89/100 Top 20%	86/100 Top 25%
Climate Related Disclosure reporting	Disclosure	Underway	Disclosed	Disclosed
GRI	Disclosure	Disclosed	Disclosed	Disclosed
Toitū Net Carbonzero*	Disclosure	Disclosed	Disclosed	Disclosed
MSCI	A	AA	A	A
WELL Equity Rating (Auckland Corporate Office)	Rated	Rated	Rated	Not rated
NABERSNZ Tenancy Rating (Auckland Corporate Office)	4 star	4.5 star	4 star	Not eligible
Investment Portfolio	2030 Target	Current (FY26)	FY25	FY24
Minimum 5 star Green Star*	60%	51%	49%	45%
Green Star Performance	4 star Portfolio average	3 star Portfolio average	2 star Portfolio average	1 star Portfolio average
Minimum 4 star NABERSNZ Energy*	100%	57%	60%	54%
WELL at Scale	40/100	40/100	36/100	36/100
Development Portfolio	2030 Target	Current (FY26)	FY25	FY24
Minimum 5 star Green Star + 6 star Homestar	100%	100%	100%	100%
Minimum 5 star NABERSNZ Energy	100%	100%	100%	100%
A1-A5 carbon measured, reduced and offset*	100%	100%	100%	100%

*Refers to targets specific to Precinct's [WGBC Net Zero by 2030 commitment](#).

Sustainability Report

Notable Ratings achieved in FY26

55 Molesworth Street Commercial Office	Rating	Bowen House Commercial Office	Rating
	6 star Green Star Design rating		5 star Green Star Built rating 5.5 star NABERSNZ rating
Beca House ¹ Commercial Office	Rating	22 Stanley Street, Parnell ¹ Student Accommodation (Under Development)	Rating
	6 star Green Star Built rating 5 star NABERSNZ Energy rating		5 star Green Star Design rating
Mayfair House ¹ Commercial Office	Rating	Defence House Commercial Office	Rating
	5 star NABERSNZ Energy rating 5.5 star NABERSNZ Water rating 4 star Green Star Performance rating		5 star NABERSNZ Energy rating 5 star NABERSNZ Water rating 4 star Green Star Performance rating
Charles Fergusson Building ¹ Commercial Office	Rating	8 Tangihua Crescent ¹ Commercial Office	Rating
	5 star NABERSNZ Energy rating 4 star NABERSNZ Water rating 4 star Green Star Performance rating		4 star NABERSNZ Energy rating (whole building) 5 star NABERSNZ Water rating 4 star Green Star Performance rating
10 Madden Street ¹ Education Building	Rating	12 Madden Street ¹ Commercial Office	Rating
	5 star Green Star Performance rating		5 star NABERSNZ Energy rating 5 star Green Star Performance rating

¹ Capital partnership asset

Precinct's material topics

In FY26, Precinct engaged with internal and external stakeholders to update its materiality assessment. Compared with our 2022 assessment, the results reflect a more defined focus on the sustainability topics most relevant to delivering our business strategy and long-term value creation. While all identified topics remain important to Precinct and our stakeholders, the tiering reflects their relative significance to our business and provides greater clarity on the issues most important to Precinct and the delivery of our strategic priorities.

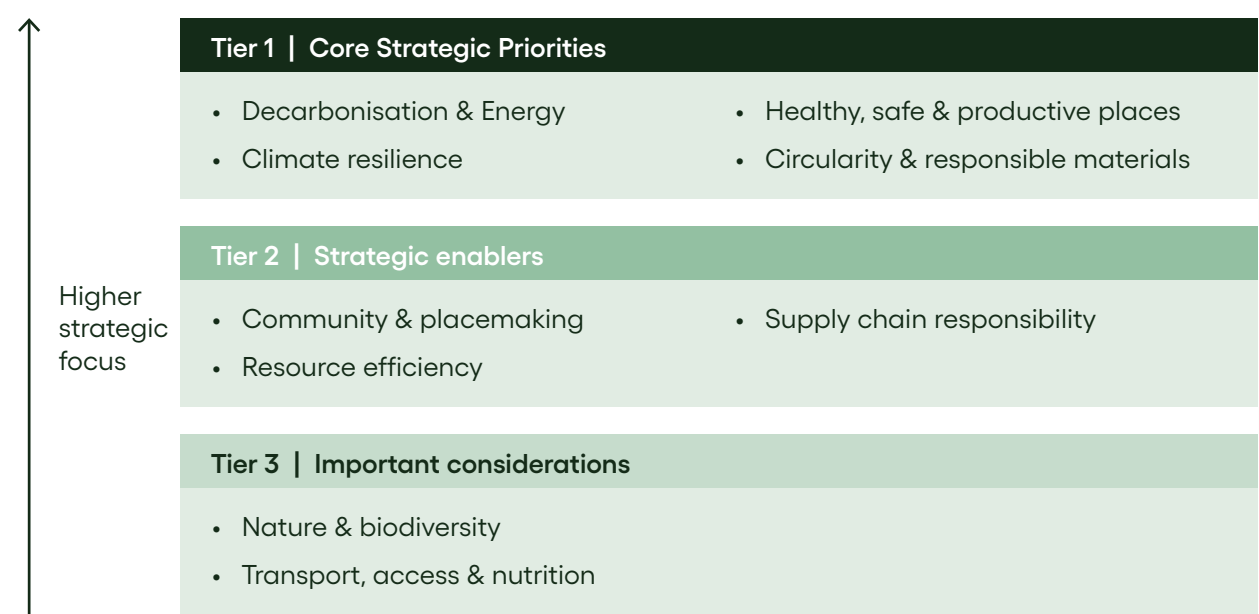
Tier	Material Topic	Why it matters to Precinct	How we are responding	Further Information
Tier 1 - Most Material / Core Strategic Priorities	Decarbonisation & Energy Performance	Supports net zero commitments, asset competitiveness, tenant demand and sustainable finance outcomes.	Energy efficiency initiatives, electrification, renewable electricity procurement, solar deployment and NABERSNZ performance improvements.	Precinct Website Sustainability Databook
	Healthy, safe and productive places	Supports Client wellbeing, attraction, retention and asset performance.	WELL at Scale enrolment, client ESG reporting, wellbeing initiatives and occupier feedback programmes.	Sustainability Databook
	Climate resilience, adaptation and business continuity	Supports long-term asset resilience and risk management.	Climate disclosures, adaptation planning, scenario analysis and resilience assessments.	Climate Related Disclosure Statement
	Circularity, upfront carbon and responsible materials	Supports emissions reduction, resource efficiency and sustainable development outcomes.	Adaptive reuse, embodied carbon reduction, responsible procurement and green building certifications.	Supplier Code of Conduct Sustainability Databook
Tier 2 - Highly Material / Strategic Enablers	Community, placemaking and city-centre prosperity	Vibrant city centres support asset performance, customer experience and long-term value creation.	Engage with mana whenua and local communities, support charities, and create opportunities for a diverse range of businesses to participate in our success.	Social Value Policy
	Supply chain responsibility, ethics and transparency	Responsible supply chains help manage operational, reputational and regulatory risks while supporting sustainable business practices.	Maintain supplier standards through procurement and supplier policies, assess key supply chain and modern slavery risks.	Modern Slavery Policy Supplier Code of Conduct
	Resource efficiency in operations	Efficient use of energy, water and materials reduces operating costs, environmental impacts and resource-related risks.	Monitor operational performance, pursue third party verified outcomes, improve data quality and implement improvements across the portfolio.	Precinct website Sustainability Databook

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Tier	Material Topic	Why it matters to Precinct	How we are responding	Further Information
Tier 3 - Material / Important business considerations	Nature, biodiversity and ecological outcomes	Healthy urban ecosystems contribute to climate resilience, occupant wellbeing and positive environmental outcomes.	Integrate biodiversity considerations into business activities, and continue to assess emerging nature-related disclosure frameworks.	Biodiversity Policy
	Transport, access, affordability and inclusion outcomes	Accessible and well-connected places support occupier satisfaction, community outcomes and lower-carbon travel choices.	Provide end-of-trip facilities, prioritise locations with strong public transport connections and incorporate accessibility and inclusion in design.	Sustainable Transport Policy

Materiality Assessment Refresh in FY26

Our key stakeholders include mana whenua, employees, clients, investors, suppliers, local and central government, our industry and the communities in which we operate. In refreshing our assessment, we considered stakeholder feedback, industry perspectives, and leading sustainability frameworks. Key inputs included our 2022 materiality assessment, employee surveys, WAO Summit 2025 polling, updates to Green Star and GRESB, and the World Green Building Council Strategic Plan 2025–2027. The review confirmed the sustainability topics most relevant to our business and the stakeholder groups engaged during the process. We will continue to expand direct stakeholder engagement and review our material topics every two years to ensure they remain aligned with evolving stakeholder expectations, emerging industry trends, and Precinct’s strategic priorities.



Tier 1 - Material Topics

Precinct has elected to report highlights against Tier 1 - Material topics in our annual report with all other material topics featured in the Sustainability Databook.

Topic
Decarbonisation & Energy Performance
Healthy, safe and productive places
Climate resilience, adaptation and business continuity
Circularity, upfront carbon and responsible materials

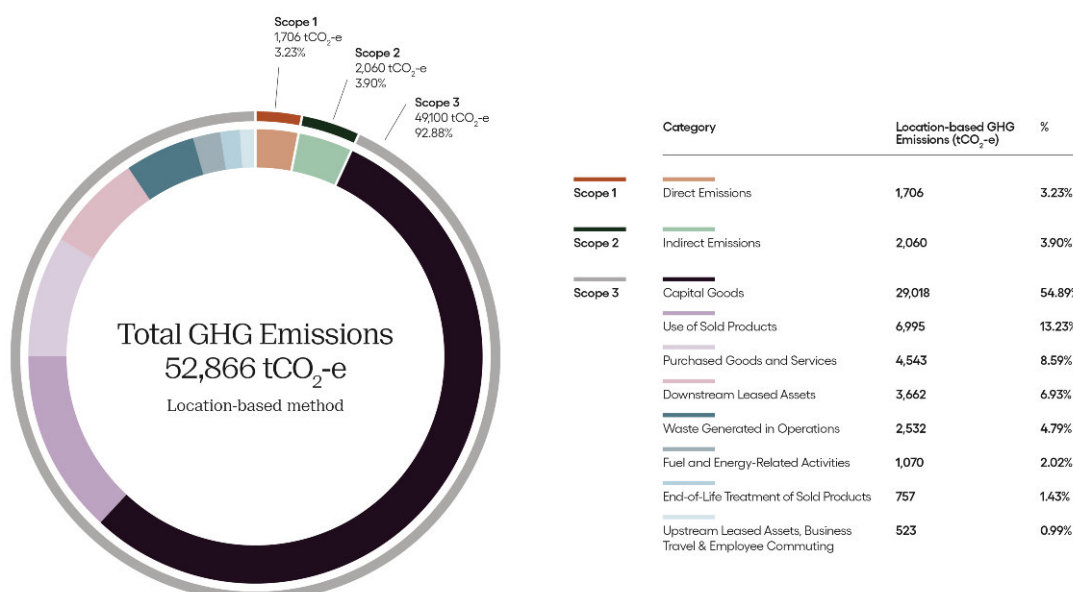
Decarbonisation & Energy Performance

Reducing our material carbon emissions through improving energy performance of our portfolio and switching away from fossil fuels supports our long-term ownership model and creates value through efficient operation, increased asset resilience and continued alignment with our investor and occupier expectations. Outlined in this section is our overall GHG emissions profile for FY25, year on year performance for Scope 1 and 2 for our office portfolio and the performance of our upfront carbon thresholds for new development projects completed in FY25. Further trend data can be found in our Sustainability Databook. In addition, Precinct will publish our FY26 assured GHG emissions data within our Climate Statement in October 2026.

GHG Emissions

Precinct's GHG emissions have been measured since 2017 using an 'operational control' approach to consolidating emissions. Below is our FY25 assured data.

Total operating carbon emissions¹



Sustainability Report

1 Total carbon emissions for FY25 totalled 52,866 tCO₂e (FY24 totalled 24,949 tCO₂e). Emissions data has been verified by Toitū Envirocare to ISO 14064-1:2018 requirements and has been verified through audit in accordance with ISO 14064-3:2019. The figures presented reflect data up to FY25 due to the timing of the annual Toitū audit process. Precinct reports 'Scope 3: Capital Goods' emissions in the period a project completes. During the FY25 period, 3 projects completed compared to 1 project in FY24 resulting in a considerably higher total inventory figure weighted in this category.

Total carbon emission intensity - office portfolio (location based)

Office Portfolio Emission Intensity	Emissions (kgCO ₂ e)/sqm									Variance (% change)	
	FY25	FY24	FY23	FY22	FY21	FY20	FY19	FY18	FY17 (base)	to FY24	to base year
Scope 1	6.1	6.4	5.8	6.1	9.1	8.9	10.1	8.8	10.4	(4%)	(41%)
Scope 2	5.5	3.7	4.2	7.1	7.6	7.4	7.0	6.9	7.7	48%	(28%)
Total Scope 1 & 2	11.6	10.1	9.9	13.1	16.8	16.4	17.1	15.6	18.1	15%	(36%)

To maintain comparability with our FY17 baseline, the emissions intensity metrics presented above relate to Precinct's office portfolio only, which has historically represented our primary asset class. As Precinct has expanded into additional sectors, emissions and performance data covering other asset classes is available in our Sustainability Databook.

Embodied carbon

Upfront carbon (represented in our emissions profile as 'Scope 3: Capital Goods' is typically our largest contributor to our annual emissions inventory. In line with our commitment to transparency and comparable metrics, Precinct now publishes upfront embodied carbon data for assessed development projects in our Sustainability Databook, ensuring visibility and accountability in our decarbonisation journey.

Below are development projects completed by Precinct in FY25. The A1-A5 emissions calculated by the project team have been assured by Toitū with residual emissions offset with high quality units to international standards per [Toitū website](#):

Project	Category	Year Completed	Kg CO ₂ -e / m ²	'Reduction over Baseline
Bowen House	Adaptative Reuse	FY25	159	74%
Beca House	New Build	FY25	937	13%
30 Mahuhu Crescent	Major Refurbishment	FY25	58	94%

1 Bowen House and BECA House benchmark is from a BAU reference case from the Green Star certified life cycle assessment. 30 Mahuhu is based on a third party report provided by engineering firm BECA, recognising the major refurbishment work against a knock down / rebuild scenario.

Tier 1 - Material Topics

Topic
Decarbonisation & Energy Performance
Healthy, safe and productive places
Climate resilience, adaptation and business continuity
Circularity, upfront carbon and responsible materials

Healthy, safe and productive places

Creating healthy, safe and productive places supports occupier wellbeing, satisfaction and business performance, while contributing to the long-term value and resilience of our portfolio. This section outlines Precinct's approach to delivering high-quality environments through initiatives that promote health, wellbeing, safety and sustainable building performance.

Inclusive Stakeholder Engagement

Precinct engages regularly with our people, clients, investors, contractors, community organisations, industry bodies and government agencies to understand stakeholder priorities and inform decision-making. Our engagement approach includes ongoing dialogue, surveys, partnerships and consultation processes.

We recognise the unique role of Māori as Tangata Whenua and are committed to building enduring relationships guided by the principles of Te Tiriti o Waitangi. In FY26, this included engagement with Ngāti Whātua Ōrākei and other iwi and Māori organisations, participation in the Toi Pakihi and Amotai supplier diversity programs, and continued investment in cultural capability through Te Ara ki te Ao Māori (TEKA) training. These initiatives support meaningful partnerships, broaden opportunities for Māori businesses and communities, and help incorporate Māori perspectives into our developments and operations.

Community Partnerships and Donations

During the last 12 months, we have supported our community with donations to Breast Cancer Foundation NZ (Pink Ribbon breakfast), Burnett Foundation, Auckland City Mission, Mates in Construction, Keystone Trust and the Tania Dalton Foundation.

Supporting our Clients in their sustainability efforts

Precinct continues to support clients in achieving their sustainability goals through transparent ESG reporting and collaboration. During FY26, clients were provided access to a digital ESG dashboard containing key building performance metrics, including energy, water and waste data. In addition, we continued to engage with clients through education and benchmarking initiatives, including support for NABERSNZ Tenancy assessments. Precinct also voluntarily assessed the first 12 months of performance of our own tenancy, achieving a 4.5 Star NABERSNZ Tenancy rating (improvement on 4 star in FY25), demonstrating leadership in energy performance, transparency and ongoing improvement.

WELL at Scale Portfolio

We are proud to be maintaining our enrolment of over 600,000 square metres in the globally recognised WELL at Scale programme. This programme has supported us in benchmarking and improving health and wellbeing outcomes across the majority of our assets to the benefit of our people, clients and community over the past three years. In FY26 we were proud to achieve a global award from the International WELL Building Institute (IWBI) for 'Innovation' for our commitment to health and wellbeing.

Sustainable Debt Programme

Precinct's Sustainable Debt Framework (the "Framework") was revised in 2025 to reflect our increasingly diverse asset pool as well as changes in global principles related to loans and bonds and new local taxonomy developed by the NZGBC. Precinct's Sustainable Debt Framework can be found on Precinct's [website](#) and sets out the process by which Precinct intends to issue and manage Sustainable Debt on an ongoing basis to fund low carbon buildings within Precinct's property portfolio. Proceeds from the issuance of Green Bonds or Loans will be used wholly or in part to finance or refinance existing and/or planned Eligible assets which meet the criteria as per the [Green Asset table](#) in this report.

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Economic Contribution:

Job creation for the local economy

112 FTE employees across Precinct and Precinct Flex staff

Construction person-hours

1,055,782 contractor hours during FY26

Financial Contribution:

Occupancy and secure income stream

97%
Target ≥97%

MSCI rating

AA
Target A or better

FTSE EPRA Nareit Indexes

Precinct is a constituent of the FTSE EPRA Nareit Global Real Estate Index and FTSE EPRA Nareit Green Indexes, which represent general trends in eligible real estate equities worldwide.

Health, Safety and Wellbeing

Health, Safety and Wellbeing (HSW) is an integral part of Precinct’s operations. We are committed to complying with all relevant legislation, regulations and applicable standards. Precinct promotes worker (including staff and contractor) participation and engagement to embed a positive Health, Safety and Wellbeing culture.

To maintain oversight and deliver on our due diligence duties, Precinct commissions regular external audits and monitoring by health and safety specialists. Precinct also regularly engages third-party reviews of its health and safety processes.

Precinct's Health and Safety Policy and more on key FY26 initiatives and performance can be found on the next page and on Precinct's [website](#).



8,400+

Club memberships.

The Club by Precinct continues to have increased engagement in professional networks. This includes Sustainability Meetup which fosters client collaboration on sustainability initiatives and Rainbow Connect (members and allies of rainbow communities). The Club also prioritises social procurement and community engagement through partnering with a number of charities in both Auckland and Wellington.

Clients, workers and staff wellbeing

Precinct contributes to the wellbeing of its clients, clients' workers and its own staff through the design of its buildings and management of its relationships with clients. Precinct also directly impacts the wellbeing of workers via procurement and contracting practices. Conducted annually, our most recent independently run client satisfaction survey (undertaken in March 2026) results showed that overall satisfaction of working in a Precinct-owned and managed building is 89% (2025: 90%, target of ≥80%).

Measuring our performance

For the year ended 30 June 2026, Precinct recorded 4.55 for its health and safety TRIFR performance, compared to 6.09¹ in 2025. This is an improvement of 25% reflecting improved site safety management and an ongoing focus on contractor engagement to reduce the severity of incidents. For FY26, Precinct's LTIFR on the basis of cumulative 200,000 worked hours was 1.52, compared to 1.78 in FY25, a 14% reduction. We continue to engage with our contractors and relevant industry bodies to develop meaningful benchmarking for safety and reduce injury severity.

¹ Given the evolving nature of Precinct's business, the FY25 annual report LTIFR and TRIFR numbers did not include residential projects which have been included in this year's numbers. The FY25 numbers reported above have been adjusted to provide comparison on a consistent basis.

The TRIFR rate includes all recordable injuries/illnesses in the categories of: Medical Treatment Injury; Restricted Work Injury or Illness; and Lost Time Injury.

Events recorded in respect of Precinct's development projects include lead indicators like positive observations, awards and recognition by external stakeholders. For FY26, the four residential, two PBSA sites and two commercial sites have collectively recorded 143 events, of which 15 were lead indicators.

A total of 141 independent inspections were undertaken across all development and stabilised portfolio sites by third party health & safety consultants. All development sites have a target rate of 95%. 55 Molesworth Street scored an average of 97.5% (FY25: 96%), Domain Collection 91% (FY25: 95%), Fabric Stage 2 87% (FY25: 91%), York House 94% (FY25: 97%), 22 Stanley Street 97%, and 256 Queen Street 98% (FY25: 96%). Any corrective actions identified in the audits were promptly rectified.

Precinct worker engagement

Precinct's Health Safety Wellbeing Advisory Group comprises the Executive team, the Senior Health & Safety Adviser, General Counsel, Development Managers, Facilities Managers and includes representation from Precinct Flex. The advisory group meets once a month. The participation and engagement of workers has been expanded with the establishment of quarterly informal HSW catch-ups with all Precinct and Precinct Flex staff. These sessions cover Precinct's commitment to HSW through internal and external speakers' presentations. Feedback received from staff in these sessions has resulted in our "Three Pillars" Health, Safety & Wellbeing strategy being continued for FY27.



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WorkSafe notifications

Three incidents met the threshold of WorkSafe notifications. Each of these incidents were investigated in detail and corrective actions were developed and completed. WorkSafe did not follow up on any of the incidents.

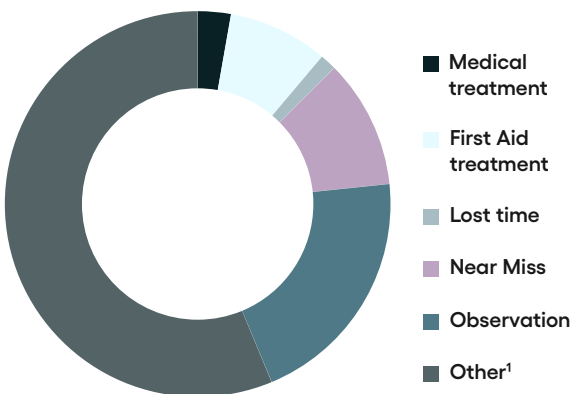
Incident monitoring and reporting

We recorded 574 health and safety incidents in the year compared to 481 reported in FY25. This increase can be attributed to two PBSA projects commencing construction. Due to increased rigour of reporting from security in Commercial Bay the number of incidents in FY26 was 360 as compared to 194 in FY25.

Two residential projects, Fabric 2 and The Domain Collection, were completed in FY26 while the purpose-built student accommodation project at 256 Queen Street commenced. Precinct continues to work with our contractors and third-party consultants to ensure all projects meet Precinct’s high onsite Health, Safety and Wellbeing expectations.

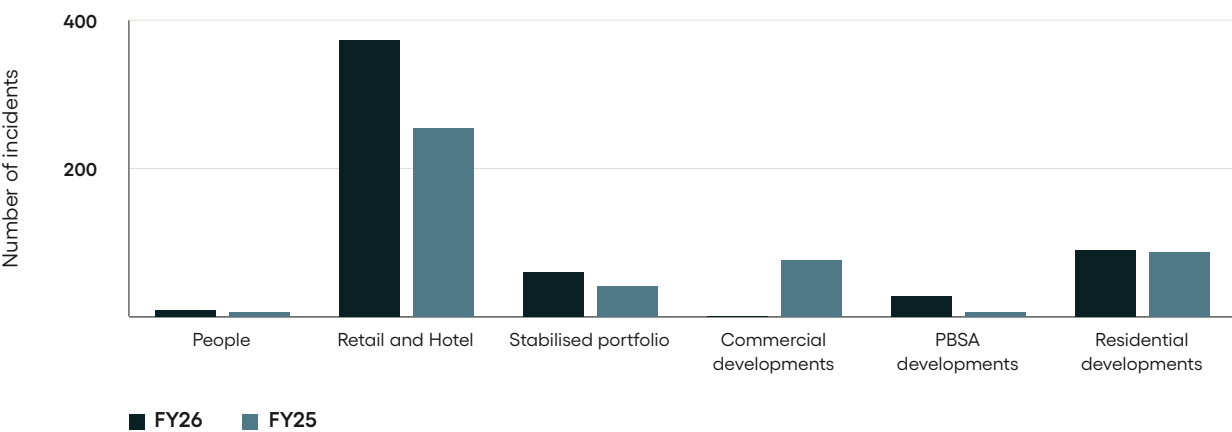
The Commercial Bay security team continues to be diligent in reporting every minor event, including those that did not result in an injury. Precinct continues to work with our retail stakeholders to mitigate new risks and collaborate closely with authorities, our security provider and neighbouring precincts (Auckland City Mission, Britomart and Viaduct Harbour) to provide a safe and enjoyable experience in Commercial Bay.

FY26 health and safety incidents



1 Other includes: security incident, drop from height, property damage, lead indicators and complaints.

Incidents across Precinct sites¹ in Auckland and Wellington



1 Precinct development sites are managed by the Precinct-appointed main contractor.

Tier 1 - Material Topics

Topic
Decarbonisation & Energy Performance
Healthy, safe and productive places
Climate resilience, adaptation and business continuity
Circularity, upfront carbon and responsible materials

Climate resilience, adaptation and business continuity

As a business, Precinct is committed to creating a more sustainable environment. This means identifying and assessing the risks and opportunities presented by climate change. We recognise our role as a long-term owner, manager and developer of real estate, as well as an employer. We are taking a thoughtful approach to climate change action, as well as disclosure. Precinct is fully supportive of a low-carbon future for Aotearoa New Zealand.

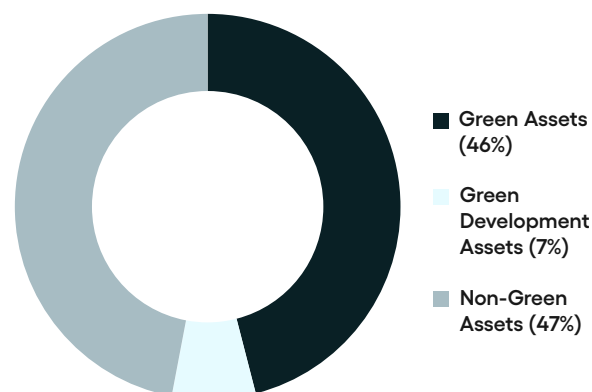
Our current Climate Statement detailing our disclosures is located on [our website](#).

Mitigation

Consistent with our full value chain greenhouse gas emissions profile, we recognise that our most significant environmental impacts arise from the energy consumed in our buildings and the materials used in development and refurbishment activities. To address these impacts, we have embedded minimum sustainability performance requirements across our portfolio, supported by recognised third-party certification schemes and sustainability ratings. These frameworks provide independent verification of performance and guide decision-making in line with industry best practice.

As outlined in the chart below, 53% of our portfolio including developments (by value) meets our definition of a 'green asset'. The balance of the portfolio is transitioning and is managed in accordance with Precinct's commitment to achieve a net zero carbon portfolio by 2030 through the World Green Building Council (WGBC) Net Zero Carbon Buildings Commitment.

Green assets^{1,2}



1 Green assets defined as per sustainable debt framework; as targeting or certified a minimum 5-Star Green Star Built Rating or 4-Star NABERSNZ Rating.

2 Green Development Assets includes 256 Queen Street.

Adaptation

Climate adaptation and resilience are integrated into Precinct's approach to asset management, development and long-term planning. Through climate risk assessments, scenario analysis and resilience planning, we seek to understand and manage the potential impacts of climate change on our portfolio and support the long-term resilience of our assets and communities. An update on our progress will be provided in our forthcoming Climate Statement for FY26.

Tier 1 - Material Topics

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Circularity, upfront carbon and responsible materials

Reducing upfront carbon and advancing circular economy outcomes are integral to Precinct’s approach to sustainable development and portfolio management. We prioritise adaptive reuse opportunities that retain and revitalise existing building elements, reducing reliance on virgin materials, minimising waste and extending asset life. Bowen House, completed in FY25, demonstrates this approach, achieving a 74% reduction in upfront carbon compared with a new-build baseline while delivering a high-quality workplace and a 5.5 Star NABERSNZ Energy rating in its first year of operation. We also require minimum Green Star ratings for our development projects, embedding mandatory upfront carbon reductions that become progressively more stringent as Green Star requirements evolve.

During FY26, Precinct continued to support circularity through the donation and reuse of furniture, equipment and technology assets, including sit-to-stand desks and computer monitors, by a local school and other community organisations. We also worked with industry peers through the Property Council New Zealand Sustainability Roundtable to help establish building material carbon-intensity targets aligned with a net zero by 2050 pathway. These targets support a more consistent approach to measuring and reducing embodied carbon across the property sector. The targets are published in our Sustainability Databook for use by the wider building and construction sector. We expect to refine them as product-level data improves and more local lower-carbon materials become available.

Together, these initiatives contribute to lower embodied emissions, reduced waste and more efficient use of resources throughout the lifecycle of our assets.

"The donated high-quality equipment makes a real difference for our students. We thank Precinct for their support."

Charlotte McKeon
Head of Trades, One Tree Hill College



ESG Standard

Precinct has chosen to prepare its 2026 Annual Report in accordance with the Global Reporting Initiative (GRI) Standards. This index appears within our FY26 Sustainability databook located on [our website](#). The GRI Standards are the world's most widely used sustainability reporting standard. The GRI index shows where information can be found in this report and on Precinct's website about the indicators that are relevant to our business operations.

PPNZ and PPIL are climate reporting entities and are each required under Part 7A of the FMCA to prepare climate-related disclosures. The entities have been granted an exemption from certain provisions of Part 7A of the FMCA by the Financial Markets Authority to permit PPNZ and PPIL, as stapled entities, to prepare a single document comprising consolidated climate-related disclosures in respect of Precinct. Precinct's 2026 climate-related disclosures will be published in October 2026 and will be available on [Precinct's website](#).

This annual report of Precinct Properties New Zealand Limited and Precinct Properties Investments Limited (Precinct Properties Group) is dated 26 August 2026 and is signed on behalf of the Boards by:



Anne Urlwin
Chair and Independent Director



Mark Tume
Chair Audit and Risk Committee and Independent Director