

Springs Road Property Limited
PO Box 9013
Annesbrook
Nelson 7044
21 February 2022

Dear Shareholder

CNP Investment Holdings LP – Unsolicited Offer

Notice of intention to make offer

Springs Road Property Limited (**Springs Road**) advises that it has been notified by CNP Investment Holdings LP (**CNP**) that CNP intends to make an offer to Springs Road's shareholders to purchase 150,000 (being approximately 5.2%) ordinary shares in Springs Road at \$1.30 per share. CNP may accept oversubscriptions for a further 650,000 ordinary shares in Springs Road (so up to 800,000 ordinary shares in total). The offer from CNP is expected to be dated 24 February 2022. CNP (and its associates) currently own 1.7% of the ordinary shares in Springs Road.

Fairness opinion

At this stage, Springs Road directors are not making any recommendation about the offer and are seeking to engage an independent consultant, Simmons Corporate Finance, to produce a "Fairness Opinion" report. If engaged, this report is expected to be completed mid-March 2022 which is prior to the closing time for the offer which is 27 March 2022.

Springs Road board response

The Springs Road board strongly cautions shareholders against accepting any unsolicited offer without first seeking professional financial or legal advice. Shareholders are under no obligation to accept any offer or take any action in respect of the unsolicited offer.

Unsolicited offers are subject to the Financial Markets Conduct Regulations 2014. Under these regulations, an offeror must not make an unsolicited offer unless it has given prior written notice to the issuer and then makes the offer in a disclosure statement that contains prescribed information. The board's view is that CNP has given prior written notice and the disclosure statement will contain the prescribed information.

The board intends to consider the offer in more detail and will communicate with shareholders on completion of the independent "Fairness Opinion" report. The board recommends shareholders wait until the report is available before accepting the offer.

If shareholders need or desire further advice, we suggest that they contact their financial or legal adviser.

Regards

John Murray
Chair

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