

Superstore Properties Limited
(the Company)
Directors' Interests Register

Full name of director	Nature of interest	Value/extent of interest	Date disclosed
Damien Prendergast	Damien was appointed a director of the Company.	Three-year appointment for a fixed fee of \$8,200 per year.	7 May 2020
Craig Dennis	Craig was appointed a director of the Company.	Three-year appointment for a fixed fee of \$12,300 per year.	7 May 2020
Craig Dennis	Craig in his personal capacity entered into a deed of access, indemnity and insurance with the Company.	The deed of indemnity indemnifies Craig against any liability incurred by Craig as an officer of the Company other than liability to the Company or a related body corporate, liability arising out of conduct involving lack of good faith or if the indemnity is prohibited by statutory provision. The deed also grants Craig access to documents and information relating to the Company.	6 May 2020
Damien Prendergast	Damien in his personal capacity entered into a deed of access, indemnity and insurance with the Company.	The deed of indemnity indemnifies Damien against any liability incurred by Damien as an officer of the Company other than liability to the Company or a related body corporate, liability arising out of conduct involving lack of good faith or if the indemnity is prohibited by statutory provision. The deed also grants Damien access to	6 May 2020

		documents and information relating to the Company.	
Damien Prendergast	Damien resigned at the 2020 AGM and was re-appointed as a director of the Company	Damien resigned as director at the 2020 AGM and was subsequently re-appointed as a director of the Company, together with John Murray	28 September 2020
John Murray	John was appointed as a director of the Company under a letter of appointment.	Three-year appointment for a fee of \$18,450 per year, for up to 74 hours per year and any hours undertaken over 74 to be charged at \$250.00 per hour.	28 September 2020
John Murray	John in his personal capacity entered into a deed of indemnity and access with the Company.	The deed of indemnity indemnifies John to the maximum extent permitted by section 162 of the Companies Act 1993 (the Act) and allows John access to company documents. The deed contemplates effecting directors' and officers' liability insurance. It is intended that this cover John for liability up to \$1,000,000 on the normal terms for that type of cover issued by VERO Liability Insurance Ltd.	28 September 2020
Damien Prendergast	Damien in his personal capacity entered into a deed of indemnity and access with the Company	The deed of indemnity indemnifies Damien to the maximum extent permitted by section 162 of the Act and allows Damien access to company documents. The deed contemplates effecting directors' and officers' liability insurance. It is intended that this cover Damien for liability up to \$1,000,000	28 September 2020

		on the normal terms for that type of cover issued by VERO Liability Insurance Ltd.	
Damien Prendergast	Damien is a director and 50% shareholder of A & J Enterprises 2006 Limited. A & J Enterprises Limited is a shareholder of the Company. Damien will receive dividends from the Company from time to time through A & J Enterprises Limited.	Such dividends will be proportionate to A & J Enterprises 2006 Limited's shareholding in the Company.	24 November 2020 (ongoing)
Damien Prendergast	Damien declares his associated interest that his wife, Rebecca Prendergast is also a 50% shareholder of A & J Enterprises 2006 Limited. A & J Enterprises Limited is a shareholder of the Company. Rebecca will receive dividends from the Company from time to time through A & J Enterprises Limited.	Such dividends will be proportionate to A & J Enterprises 2006 Limited's shareholding in the Company.	24 November 2020 (ongoing)
Craig Dennis	Craig in his personal capacity entered into deeds of guarantee and agreements to mortgage with Cranford Street Properties Limited and Cameron Road Properties Limited (being wholly owned subsidiaries of the Company).	The Company has granted a mortgage over properties held by it (through its wholly owned subsidiaries) in favour of Craig to secure the Company's obligations to Craig under the deed of indemnity entered into by Craig and the Company.	15 December 2020
John Murray	John in his personal capacity entered into deeds of guarantee and agreements to mortgage with Cranford Street Properties Limited and Cameron Road Properties Limited (being wholly owned subsidiaries of the Company). John is also a director of Cranford	The Company has granted a mortgage over properties held by it (through its wholly owned subsidiaries) in favour of John to secure the Company's obligations to John under the deed of indemnity entered into by John and the Company.	15 December 2020

	Street Properties Limited and Cameron Road Properties Limited.		
Damien Prendergast	Damien in his personal capacity entered into deed of guarantee and agreements to mortgage with Cranford Street Properties Limited and Cameron Road Properties Limited (being wholly owned subsidiaries of the Company). Damien is also a director of Cranford Street Properties Limited and Cameron Road Properties Limited.	The Company has granted a mortgage over properties held by it (through its wholly owned subsidiaries) in favour of Damien to secure the Company's obligations to Damien under the deed of indemnity entered into by Damien and the Company.	15 December 2020
John Murray	The Company entered into a shareholders' agreement with First NZ Properties Limited, Springs Road Property Limited and FSS Management Limited. John is a director of each of these companies.	The shareholders' agreement sets out the terms on which the Company, First NZ Properties Limited and Springs Road Property Limited will hold shares in FSS Management Limited.	17 December 2020
Damien Prendergast	The Company entered into a shareholders' agreement with First NZ Properties Limited, Springs Road Property Limited and FSS Management Limited. Damien is a director of each of these companies.	The shareholders' agreement sets out the terms on which the Company, First NZ Properties Limited and Springs Road Property Limited will hold shares in FSS Management Limited.	17 December 2020
John Murray	The Company entered into a management agreement with FSS Management Limited (FSS) pursuant to which FSS will provide management services to the Company. John is a director of FSS.	<p>The Company will pay the following Fees to FSS:</p> <ul style="list-style-type: none"> • 9% of net rental from the properties per annum plus GST; • for matters not contemplated by schedule 1 of the agreement the Company will pay on a time and attendance basis of \$120 per hour; <p>FSS may at its discretion provide a rebate to the Company.</p>	31 March 2021

Damien Prendergast	The Company entered into a management agreement with FSS pursuant to which FSS will provide management services to the Company. Damien is a director of FSS.	<p>The Company will pay the following Fees to FSS:</p> <ul style="list-style-type: none"> • 9% of net rental from the properties per annum plus GST; • for matters not contemplated by schedule 1 of the agreement the Company will pay on a time and attendance basis of \$120 per hour; <p>FSS may at its discretion provide a rebate to the Company.</p>	31 March 2021
Craig Dennis	Craig in his personal capacity entered into deeds of postponement with Cranford Street Properties Limited and Cameron Road Properties Limited (wholly owned subsidiaries of the Company) in favour of ANZ.	The deed of postponement is required by ANZ for ANZ to consent to the granting of a second ranking mortgage by the Company in favour of Craig. The deed of postponement restricts the Company and Craig from taking certain actions in relation to any amount the Company owes Craig under the mortgage.	13 April 2021
John Murray	John in his personal capacity entered into deeds of postponement with Cameron Road Properties Limited and Cranford Street Properties Limited (being wholly owned subsidiaries of the Company) in favour of ANZ. John is also a director of Cameron Road Properties Limited and Cranford Street Properties Limited.	The deed of postponement is required by ANZ for ANZ to consent to the granting of a second ranking mortgage by the Company in favour of John. The deed of postponement restricts the Company and John from taking certain actions in relation to any amount the Company owes John under the mortgage.	13 April 2021
Damien Prendergast	Damien in his personal capacity entered into deeds of postponement with Cameron Road Properties Limited and Cranford Street Properties Limited (being wholly owned subsidiaries of the Company) in favour of ANZ. Damien is	The deed of postponement is required by ANZ for ANZ to consent to the granting of a second ranking mortgage by the Company in favour of Damien. The deed of postponement restricts the Company and Damien from taking	13 April 2021

	also a director of Cameron Road Properties Limited and Cranford Street Properties Limited.	certain actions in relation to any amount the Company owes Damien under the mortgage.	
Damien Prendergast	Damien was appointed as a director of the Company under a letter of appointment on 7 May 2020.	Three-year appointment for a fee of \$8,200 per year as from 7 May 2020. Addition: Any excess hours undertaken, apportioned between the Companies, to be charged at \$150.00 per hour.	1 October 2021
John Murray	John in his personal capacity entered into a deed of variation and restatement of deed of indemnity and access with the Company.	The deed of variation and restatement varies and restates the deed of indemnity entered in by John and the Company on 28 September 2020. The variations include the requirement that the Company pay an amount of \$75,000 to an escrow agent to be held in escrow for the purposes of meeting any costs which John and/or Damien may incur for which the Company has agreed to indemnify them in accordance with clauses 2.1.1 and 2.1.3 of the deed of indemnity.	22 December 2021
Damien Prendergast	Damien in his personal capacity entered into a deed of variation and restatement of deed of indemnity and access with the Company.	The deed of variation and restatement varies and restates the deed of indemnity entered in by Damien and the Company on 28 September 2020. The variations include the requirement that the Company pay an amount of \$75,000 to an escrow agent to be held in escrow for the purposes of meeting any costs which John and/or Damien may incur for which the Company has agreed to indemnify them in	22 December 2021

		accordance with clauses 2.1.1 and 2.1.3 of the deed of indemnity.	
John Murray	John in his personal capacity entered into an escrow agreement with the Company, Damien and Rout Milner Fitchett.	The escrow agreement sets out the terms on which the escrow funds (as contemplated by the deed of variation and restatement of deed of indemnity) will be held by Rout Milner Fitchett (as escrow agent).	22 December 2021
Damien Prendergast	Damien in his personal capacity entered into an escrow agreement with the Company, John and Rout Milner Fitchett.	The escrow agreement sets out the terms on which the escrow funds (as contemplated by the deed of variation and restatement of deed of indemnity) will be held by Rout Milner Fitchett (as escrow agent).	22 December 2021
John Murray	The Company has increased John's hourly rate for director services provided to the Company for any excess hours undertaken.	John's hourly rate has been increased from \$250 per hour to \$350 per hour. Any excess hours undertaken are apportioned between the Companies.	26 April 2022
Damien Prendergast	Damien has received from Colleen Prendergast's estate a further relevant interest in shares in the Company.	<ul style="list-style-type: none"> • Number and class: 6,000 ordinary shares. • Nature of relevant interest: Received by Damien Prendergast, Brown & Associates Trustees Limited and Andrea Prendergast as trustees of the Killaloe No.2 Family Trust. Damien is settlor, appointor, trustee and discretionary beneficiary of the trust. • Consideration: Nil. • Date of transfer: 8 February 2023 	8 February 2023.
Damien Prendergast	Damien declares his associated interest through his sister, Andrea Jane Prendergast, who received from	<ul style="list-style-type: none"> • Number and class: 6,000 ordinary shares. Total shareholding is 12,600 	8 February 2023.

	Colleen Prendergast's estate a relevant interest in shares in the Company.	<ul style="list-style-type: none"> • Nature of relevant interest: received by Andrea Jane Prendergast. • Consideration: Nil. • Date of transfer: 8 February 2023 	
Damien Prendergast	Damien declares his associated interest through his daughter, Alana Sophie Prendergast, who has a relevant interest in shares in the Company.	<ul style="list-style-type: none"> • Number and class: 1,000 ordinary shares. • Nature of relevant interest: Received by Alana Sophie Prendergast. • Consideration: \$4.20 • Date of transfer: 24 May 2016 	20 May 2023
Damien Prendergast	Damien was re-appointed as a director of the Company at the Company's AGM on 15 September 2023.	<ul style="list-style-type: none"> • Three-year appointment • Annual fee of \$30,000 per year (based on 12.5 hours of work per month) • Additional hours to be charged at \$250 per hour • Increased annually at 30 September based on annual CPI increase • Both the annual fee and cost of additional hours will be split between the Company and First NZ Properties Limited with the Company being responsible for 39% of the cost 	26 October 2023
John Murray	John was re-appointed as a director of the Company at the Company's AGM on the 15 September 2023.	<ul style="list-style-type: none"> • Three-year appointment • Annual fee of \$45,000 per year (based on 12.5 hours of work per month) • Additional hours to be charged at \$385 per hour • Increased annually at 30 September based on annual CPI increase 	26 October 2023

		<ul style="list-style-type: none"> Both the annual fee and cost of additional hours will be split between the Company and First NZ Properties Limited with the Company being responsible for 39% of the cost 	
Damien Prendergast	<p>Damien declares his interest, as a director of Cameron Road Properties Limited, in the conditional sale of its property at 483 Cameron Road (including entry into all associated documentation).</p>	<p>The Company is the sole shareholder of Cameron Road Properties Limited and Damien, through his shareholding A & J Enterprises 2006 Limited, is a shareholder of the Company.</p>	4 December 2023
John Murray	<p>John declares his interest, as a director of Cameron Road Properties Limited, in the conditional sale of its property at 483 Cameron Road (including entry into all associated documentation).</p>	<p>The Company is the sole shareholder of Cameron Road Properties Limited and John is a director of the Company.</p>	4 December 2023
Damien Prendergast	<p>Damien declares his interest, as a director of Cranford Street Properties Limited, in the entry into a settlement agreement and discharge with IAG New Zealand Limited, Fletcher Building Limited and ANZ Bank New Zealand Limited.</p>	<p>The Company is the sole shareholder of Cranford Street Properties Limited and Damien, through his shareholding A & J Enterprises 2006 Limited, is a shareholder of the Company.</p> <p>Damien is a director of Cranford Street Properties Limited.</p>	4 December 2023
John Murray	<p>John declares his interest, as a director of Cranford Street Properties Limited, in the entry into a settlement agreement and discharge with IAG New Zealand</p>	<p>The Company is the sole shareholder of Cranford Street Properties Limited and John is a director of Cranford Street Properties Limited.</p>	4 December 2023

Limited, Fletcher Building Limited and
ANZ Bank New Zealand Limited.