

First NZ Properties Ltd
PO Box 9013
Nelson 7044

13 August 2025

Dear Shareholder

First NZ Properties Limited: 2025 Annual General Meeting

We **enclose** a notice of annual general meeting of shareholders of First NZ Properties Limited (the Company). The meeting will be held at DeLorenzo Motel, Meeting Room, 43 Trafalgar Street, Nelson at **10:00am on Friday 12 September 2025**. Coffee or tea will be served from 9.30am.

The meeting will also be live streamed. If you would like to watch the live stream, please follow the link <https://youtube.com/live/K2yKYCQwj0w>. The live stream will provide an opportunity for you to watch and hear what is taking place at the annual general meeting. However, there will not be any opportunity for you to ask questions through the live stream.

Due to the commonality of shareholders in the Company and Superstore Properties Limited, the meeting will be followed by the annual general meeting of Superstore Properties Limited at 11:00am.

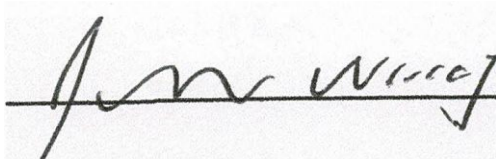
The Company's annual audited financial report for the year ended 31 March 2025 is now available at <https://www.fssmanagement.co.nz/about>. If you require a hard copy to be sent to you, please request the hard copy by emailing us at paul@fssmanagement.co.nz.

The agenda for the meeting is set out in the notice and there will be some resolutions put forward for approval.

The procedures for shareholders to vote are set out in the notice. The notice contains detailed instructions on how shareholders may appoint a proxy to vote on their behalf if they are unable to attend. Please complete and return the attendance/proxy form enclosed with the notice at your earliest convenience (and by no later than 48 hours prior to the meeting, being 10:00am on Wednesday 10 September 2025). Any attendance/proxy forms received after this time will not be effective.

We look forward to seeing you at the meeting.

Yours faithfully

A handwritten signature in black ink, appearing to read 'John Murray', is written over a horizontal line.

John Murray
Chair

NOTICE OF 2025 ANNUAL GENERAL MEETING

Notice is hereby given that the annual general meeting of shareholders of First NZ Properties Limited (**Company**) will be held at **DeLorenzo Motel, Meeting Room, 43 Trafalgar Street, Nelson at 10:00am on Friday 12 September 2025.**

AGENDA

- A. Chair's introduction
- B. Annual report presentation
- C. Management presentation
- D. Shareholder discussion
- E. Resolutions
- F. Other business

RESOLUTIONS

To consider and, if thought fit, pass the following ordinary resolutions by not less than a simple majority of the votes of those shareholders entitled to vote and voting on the question:

- 1 **Approval of the minutes from the 2024 annual general meeting:** That the minutes of the 2024 annual general meeting held on 6 September 2024 at the DeLorenzo Motel, Nelson be approved.
- 2 **Adoption of the 2025 annual report:** That the Company's 2025 annual report be adopted.
- 3 **Appointment and remuneration of auditor:** That BDO Christchurch Ltd be reappointed as the Company's auditors and that the manager of the Company be authorised to fix the fees and expenses of the Company's auditors.

PROCEDURAL NOTES

Proxies

A shareholder may exercise the right to vote by being present in person or represented by proxy. Any shareholder who is entitled to attend and vote at the meeting may appoint a proxy to attend and vote on their behalf. A corporation which is a shareholder may appoint a representative to attend the meeting on its behalf in the same manner as it could appoint a proxy. A proxy does not need to be a shareholder of the Company. A proxy form can be returned by delivery, mail, or email (as set out below).

The Chair of the Company is prepared to act as proxy. Where the Chair is appointed as discretionary proxy, he intends to vote in favour of all the resolutions.

To appoint a proxy, you should complete and sign the **enclosed** attendance/proxy form and return it by delivery, mail, or email to:

By delivery:

First NZ Properties Limited
c/- The Manager
FSS Management Ltd
126 Tahunanui Drive
Tahunanui
Nelson

By mail:

First NZ Properties Limited
c/- The Manager
FSS Management Ltd
PO Box 9013
Nelson 7044

By email: paul@fssmanagement.co.nz (please put the words "First NZ Properties Limited attendance/proxy form" in the subject line for easy identification).

The completed attendance/proxy form must be received by the Company no later than 48 hours before the meeting, being 10:00am on Wednesday, 10 September 2025.

Voting entitlements

Voting entitlements at the meeting will be determined by reference to the Company's share register as at 48 hours prior to the meeting (10:00am on Wednesday, 10 September 2025). The only persons entitled to vote at the meeting will be the persons who are registered as shareholders of the Company at that time and the only voting rights which may be exercised at the meeting are those attaching to shares which are registered at that time.

Approval requirements

Resolutions 1, 2 and 3 in the notice of meeting will be passed by an ordinary resolution of shareholders. An ordinary resolution will be passed by approval of a simple majority of votes of those shareholders entitled to vote and voting on the question (in person or by proxy).

EXPLANATORY NOTES

Resolution 1: Approval of minutes from 2024 annual general meeting

Resolution 1 seeks approval of the shareholders by ordinary resolution of the minutes of the annual general meeting held on 6 September 2024. A copy of those minutes is available at <https://www.fssmanagement.co.nz/about>.

Resolution 2: Adoption of 2025 annual report

Resolution 2 seeks adoption, by the shareholders, by ordinary resolution of the Company's annual report for the year ended 31 March 2025 (including the financial statements for the year ended 31 March 2025).

A copy of the annual report is available at <https://www.fssmanagement.co.nz/about>. If you require a hard copy be sent to you, please request the hard copy by emailing us at paul@fssmanagement.co.nz.

Resolution 3: Appointment and remuneration of auditor

BDO Christchurch have completed their fourth year as auditors of the Company.

Resolution 3 seeks approval of the shareholders by ordinary resolution to re-appoint BDO Christchurch as the auditor for 2026 and that the manager fix the fees and expenses of the Company's auditor.



First NZ Properties Limited

By delivery:

c/- The Manager
FSS Management Limited
126 Tahunanui Drive
Tahunanui
Nelson

By mail:

c/- The Manager
FSS Management Limited
PO Box 9013
Nelson

By email:

paul@fssmanagement.co.nz

Attendance/Proxy Form

Please complete this form and return it by one of the methods stated above by 10:00am on Wednesday, 10 September 2025 if registering a proxy vote. Any proxy forms received after this time will not be effective.

Section 1: SHAREHOLDER DETAILS

(Shareholder information is on the email that you have received with these forms).

Full Name:

Number of Shares:

Section 2: RSVP

- ☐ I will be attending the annual general meeting at 10.00am.
- ☐ I would like to join the Directors and Management at 9.30am for morning tea before the meeting.

Name of Attendee/s:

.....

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Number Attending:

- ☐ Please accept my/our apology, I/we are unable to attend. Details of my/our proxy are set out below.

Section 3: PROXY APPOINTMENT

(Please note that if the shares are held jointly, the appointment made in this section is made on behalf of the joint holding).

I appoint:

- ☐ **The Chair of the Company**

or

- ☐ **Full Name**

.....

Full address

.....

as my proxy to exercise my vote at the annual general meeting of shareholders of the Company to be held on Friday 12 September 2025 at DeLorenzo Motel, Meeting Room, 43 Trafalgar Street, Nelson and at any adjournment of that meeting.

Section 4: VOTING INSTRUCTIONS

I direct my proxy to vote in the following manner:
(Tick the box that applies)

Resolutions	For	Against
1. Resolution 1 (Approval of minutes of the 2024 annual meeting).	<input type="checkbox"/>	<input type="checkbox"/>
2. Resolution 2 (Adoption of the Company's 2025 annual report).	<input type="checkbox"/>	<input type="checkbox"/>
3. Resolution 3 (Appointment of BDO Christchurch as the Company's auditor and authorising the manager of the Company to fix the fees and expenses of the Company's auditor).	<input type="checkbox"/>	<input type="checkbox"/>

Signed by each Shareholder named in Section 1:

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Dated.....

Notes

1. As a shareholder you may attend the meeting and vote, or you may appoint a proxy to attend the meeting. A proxy need not be a shareholder of the Company.
2. If you are joint holders of shares each of you must sign this proxy form.
3. In the case of a company, this proxy form must be signed on behalf of the company or by a person acting under the company's express or implied authority.
4. For this proxy form to be valid, it must be completed and sent by delivery, mail or email to the address set out on the first page of this form, so as to ensure it is received by 10:00am on Wednesday 10 September 2025.
5. If this form has been signed under a power of attorney, please send a copy of the power of attorney and a signed certificate of non-revocation of the power of attorney with this proxy form.
6. If you return this form without directing the proxy how to vote on any matter, the proxy may vote or abstain from voting as he or she thinks fit.