

## Who is Precinct

Listed on the NZX, Precinct is a specialist real estate investment company, in New Zealand's largest city centres, Auckland and Wellington. Precinct is dedicated to enabling sustainable and successful businesses through the combination of its development expertise, city centre knowledge, residential development experience and capital partnering platform.

In the case of this project, we have partnered with Orams Marine in a joint venture. Orams is a world class marine business and a cornerstone of Auckland's maritime industry, with over 50 years of experience. Orams brings deep sector expertise and a long-standing commitment to innovation and sustainability. The Orams Marine Village masterplan in Wynyard Quarter - is a transformative waterfront development that combines marine infrastructure with commercial and residential spaces and together we are working to deliver the final stage this this masterplan. This stage will bring investment and viability to the Wynyard Quarter waterfront.

Having successfully developed some of Auckland's and Wellington's best and most well-loved commercial and mixed use developments, we believe each and every project must add to its place and have a lasting impact on how people interact with the city. Each space is meticulously crafted to bring life, vibrancy, and connection driving our cities and their economy forward. Each is crafted to be nothing less than exceptional inside and out, to create something that will stand that test of time that we can all be proud of.

Reinforcing our commitment to the living sector, Precinct continues to pursue diverse investment and development opportunities where we see strong potential to outperform. We pride ourselves on the strength of our partnerships and relationships, delivering value for clients, shareholders, cities, and the environment. Ultimately, we aim to enrich everyday life by cultivating urban vitality and inspiring pride in Aotearoa's cities.

## Track Record:

Precinct has completed over \$2.3 billion of developments since 2017 demonstrating the ability to successfully execute a variety of mixed-use developments that integrate retail, hospitality, a hotel, commercial and civic spaces.

### Commercial Bay, 2020

\$1.0 billion completion value

Commercial Bay is an urban laneway experience that features three levels of premium retail and hospitality, five major office towers, 5-star luxury InterContinental Auckland Hotel and is surrounded by train, bus and ferry public transport hubs.

The retail precinct features a curated selection of over 120 premium retailers and dining options with a mix of global flagships, established international fashion designers, beauty, and cosmetic brands, grab and go dining as well as being home to some of New Zealand's most loved and celebrated local fashion designers, restaurateurs and chefs.

#### Wynyard Quarter Innovation Precinct, 2017-2025

\$500 million completion value

Wynyard Quarter is one of the largest urban regeneration projects New Zealand has ever seen. What was once an industrial site, has now become a vibrant waterfront destination and a neighbourhood which will eventually be home to over 25,000 workers and 3,000 residents.

Precinct is proud to have developed the Wynyard Quarter Innovation Precinct – the area's commercial office building portfolio in partnership with Eke Panuku Development Auckland.

This hub for creative industry is connected to the waterfront and Wynyard's hallmark pocket parks by a laneway network, it's activated by local iwi artwork and hospitality and is accessible by nearby public transport links.

#### One Queen Street, 2024

\$400 million completion value

#### Bowen Campus, 2019-2024

\$700 million completion value

### **Committed Commercial & Living Project**

The Downtown Car Park redevelopment is the final phase of the Commercial Bay masterplan and will cement this waterfront precinct as the vibrant, beating heart of the city. Seamlessly integrated into the Commercial Bay precinct, the development will enhance the connectivity across Auckland's east-west axis and strengthen the link along the waterfront, creating a cohesive and dynamic urban experience.

Precinct's ambition is to deliver a true mixed-use precinct on the 6,442sqm site encompassing office, residential, and hospitality as well as new urban spaces for residents and the public.

Precinct's existing connections and interests provide a unique opportunity to create a public East-West connection, from Britomart to the Viaduct and beyond, which delivers on the Auckland Council's long-term masterplan for the City Centre.

## **Committed Living Projects**

\$431 million build-to-sell residential, delivering 227 units

- Construction of The Domain Collection is being undertaken by GN Construction who commenced on-site in November 2023. Completion is forecast for Q2 2026.
- Construction of Fabric Stage 2 commenced in October 2023 with Kalmar Construction making good progress. Completion is forecast for Q2 2026.
- Kalmar Construction appointed to commence demolition of the existing improvements at York St. The project will comprise 44 luxury apartments in a six-level building. Completion forecast 2027.

## **Residential Pipeline**

\$1,760 million in the residential pipeline

## Sustainability at Precinct

Precinct is committed to shaping a low-carbon, climate-resilient future through industry leadership, transparent reporting, and operational excellence. As a leading property owner and developer, we integrate sustainability across our business strategy, guided by a vision to create vibrant, future-ready urban precincts that deliver enduring value for clients, communities, and investors. Our approach is structured around three core pillars:

- **Designing the Future,**
- **Operational Excellence, and**
- **Our People and Partners**

Our core commitments include:

- **Net Zero Leadership:** We were the first New Zealand property owner to sign the World Green Building Council's Net Zero Carbon Buildings Commitment, pledging to industry leadership for our investment portfolio as well as our new developments by 2030 and in March 2024, we became the first NZ-based property company to formally commit to the Science Based Targets Initiative (SBTi) Net Zero Standard.
- **Environmental Performance:** We voluntarily target third party green building certifications and global ESG surveys to demonstrate our performance above industry benchmarks using tools such as Green Star, Homestar, NABERSNZ, and GRESB.
- **Carbon Measurement and Disclosure:** We measure full value chain Scope 1, 2, and 3 emissions annually, verified and offset in line with Toitū Envirocare Net Carbon Zero certification, and are a reporting entity under the Aotearoa New Zealand NZCS Climate Standards
- **Climate Adaptation & Operational Resilience:** We proactively address climate-related risks through scenario analysis, asset-level risk assessments, and early-stage climate adaptation planning. We have a commitment to develop Climate Adaptation Plans for all new developments during the design phase to inform resilient building systems, design features and any associated risks. This ensures mitigation strategies are embedded into both development and operational decisions
- **Social Impact and Governance:** We actively promote health, safety, and wellbeing across our portfolio and support diverse supplier engagement, maintains a Social Value Policy and became the first NZ organisation to receive a WELL at Scale score by the International WELL Building Institute. We also have long term partnerships with iwi and community organisations to deliver inclusive development outcomes.

- **Strategic Oversight:** Sustainability is governed through a dedicated ESG Committee and internal ESG sub-committee, ensuring alignment with long-term business goals and stakeholder expectations