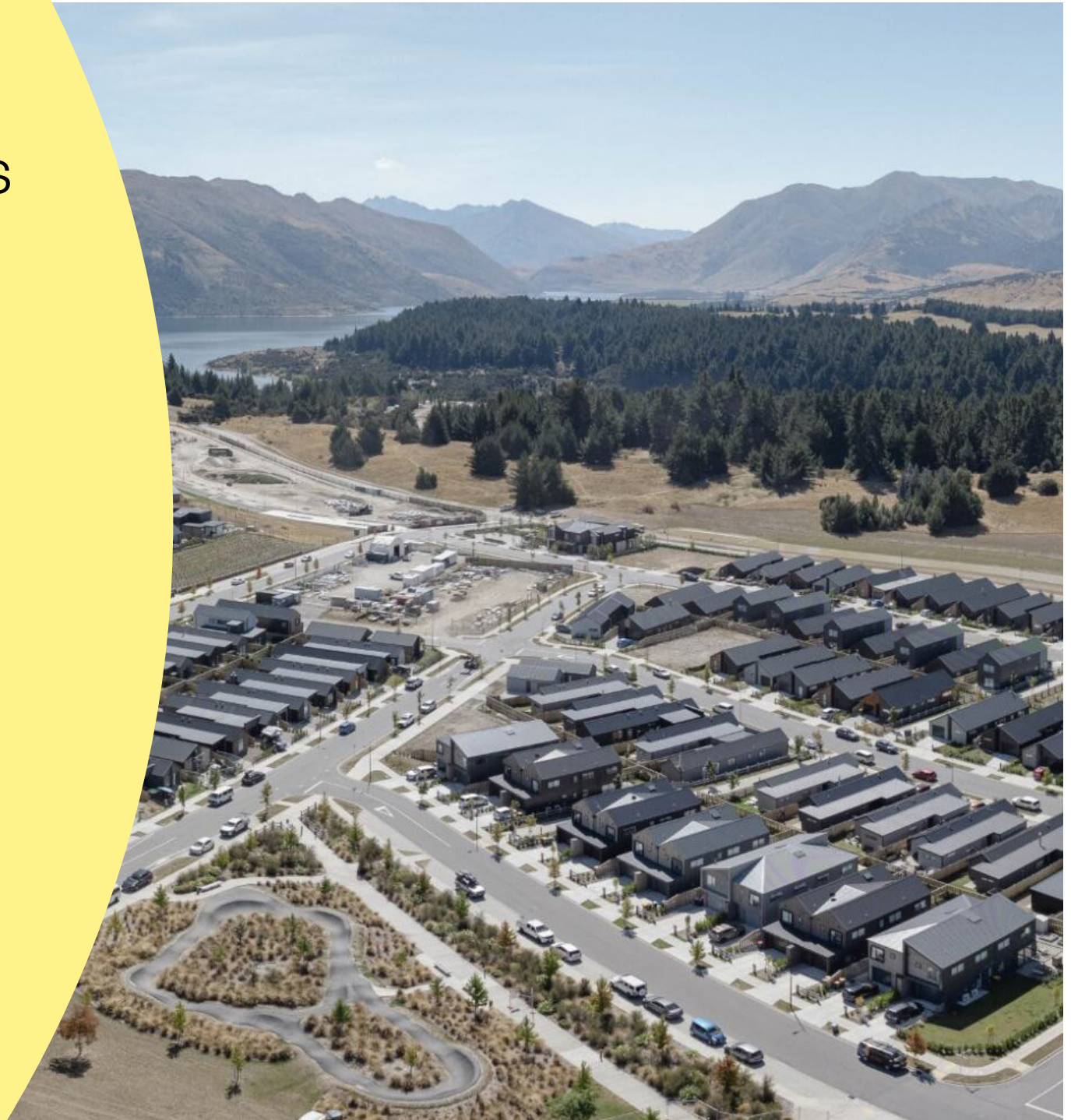


Winton Credentials



01 – Key Winton Projects





LAKESIDE

Lakeside

Lakeside comprises a 179 hectare parcel of waterfront development land located 80km south of the Auckland central business district, 50km south of Manukau and 50km north of Hamilton.

Located within the existing Te Kauwhata community is a primary and secondary school, golf club, rugby club and small shopping precinct. The private plan change decision to rezone the property for residential use was received in May 2018. The property is now zoned to deliver 1,658 residential lots and a community retail hub.

The Lakeside development was the catalyst for the Ministry of Business, Innovation and Employment's allocation of \$37m from the Housing Infrastructure Fund for Te Kauwhata. The "HIF" funding will be used to upgrade Te Kauwhata's roading, water and wastewater infrastructure.

Within walking distance of Lakeside is the Te Kauwhata railway station, which forms part of the regional rail network proposed in the "Rapid Rail in the Golden Triangle" policy.

Te Kauwhata has been identified by the Future Proof strategy as a 'Strategic Growth Node' within the Auckland/Hamilton corridor.

Scott Road, Te Kauwhata

winton.nz/our-neighbourhoods/lakeside/

1,658 residential lots, community retail hub and primary school

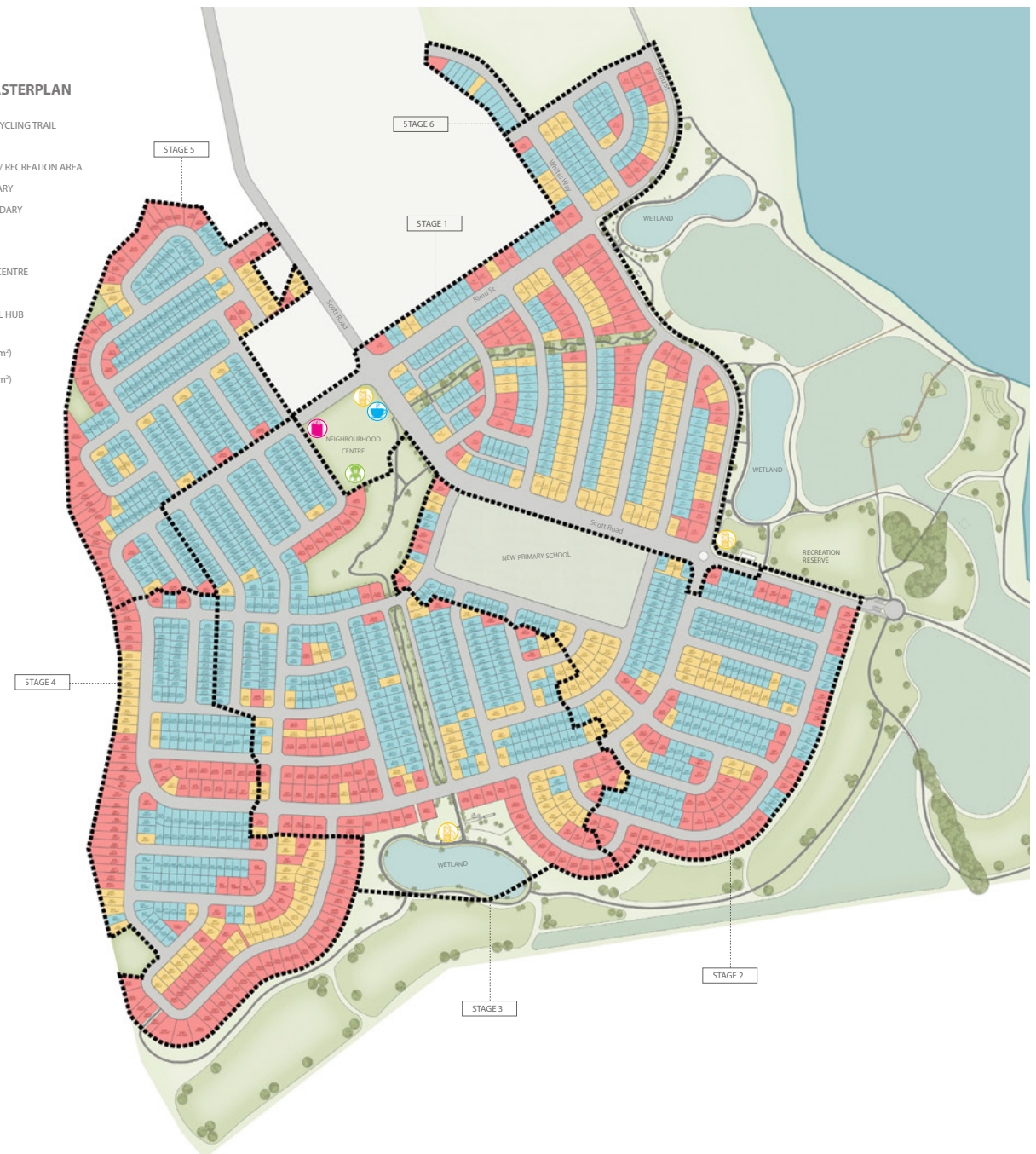
Over 60 hectares of shared spaces within the masterplan, including an Iwi Reserve and multiple playgrounds.

Completed 3 wetlands and planted over 30,000 trees and plants throughout Lakeside.

Over 5km of walkways connecting the community and the neighbouring township.

LAKESIDE MASTERPLAN

- WALKWAY / CYCLING TRAIL
- BOARDWALK
- OPEN SPACE / RECREATION AREA
- SITE BOUNDARY
- STAGE BOUNDARY
- PLAY AREA
- CHILDCARE CENTRE
- CAFE
- COMMERCIAL HUB
- LOT TYPE 1 (225m² - 400m²)
- LOT TYPE 2 (401m² - 500m²)
- LOT TYPE 3 (501m² +)





Winton Credentials



Revision A - 02.04.2025

Launch Bay

Launch Bay is a high density residential development located on a 4.5 hectare parcel within Hobsonville Point.

Hobsonville Point is a 167 hectare high density residential development located on a peninsula within Auckland Harbour. Hobsonville Point commenced in 2015 and upon completion will consist of 4,500 dwellings and 11,000 people. A ferry service connects Hobsonville Point to the Auckland central business district via a 25-minute journey time.

Launch Bay is a high density residential development located on a 4.5 hectare parcel within Hobsonville Point. The development land includes a historic parade oval which forms the centrepiece of the project, along with four heritage officers' houses and a historic seaplane hangar.

Winton has completed the masterplanning, consenting and subdivision of the landholding into 24 individual lots. These 24 individual lots will deliver 350 apartment units, dwellings, townhouses and retirement village units.

4 apartment buildings which will deliver 92 apartment units

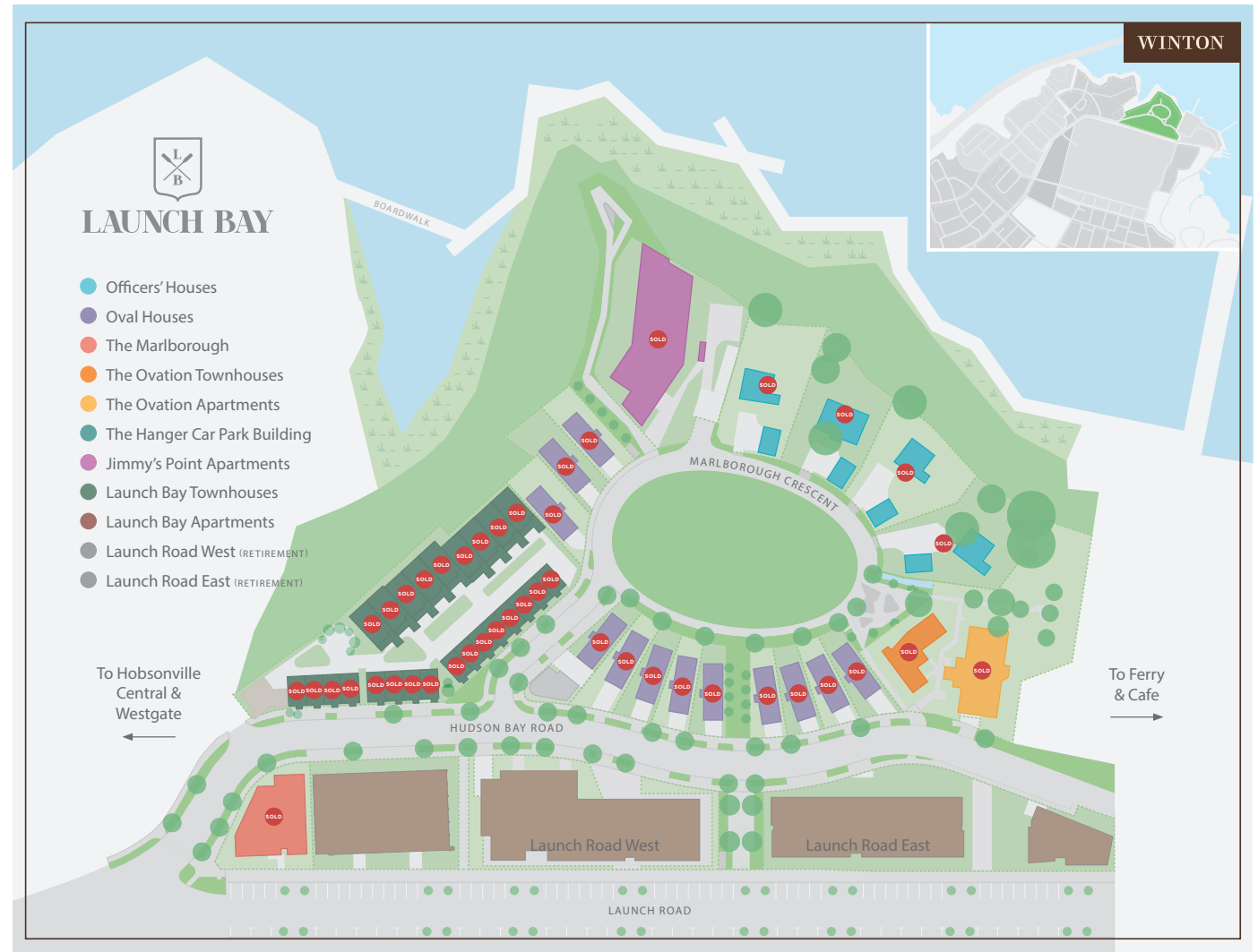
Retirement village consisting of 172 units (including care suites)

27 townhouses

12 detached standalone dwellings, four existing officers' houses

Commercial and retail hub, which includes 71 carpark/storage units

Over 5,000 m² of shared spaces including 3 reserves.





Northlake

Northlake is a master planned residential community located on a 108 hectare parcel of land.

Northlake is a masterplanned residential community located on a 108 hectare parcel of land. The land was rezoned to residential in December 2015 and upon completion Northlake will consist of over 824 residential lots, 128 retirement units and a 20 unit commercial centre. Northlake is located a few minutes' drive from the Wānaka town centre and it is also within walking distance of schools, Lake Wānaka and the Clutha River.

Since the launch of Northlake to the market in December 2015, over 719 lots and dwellings have been contracted for sale with 634 of these delivered and settled to date.

Aubrey Road, Wanaka

winton.nz/our-neighbourhoods/northlake/

778 residential lots and dwellings

Commercial centre which includes a restaurant, childcare centre and commercial tenancies

Retirement village consisting of 124 units (including 24 care suites)

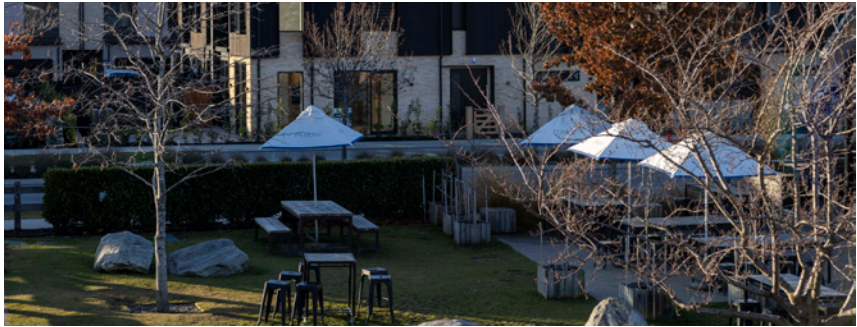
27 townhouses precinct

25 unit short term accommodation complex with supermarket and retail tenancies

Over 44,000 m² of shared spaces including 3 reserves.

Planted over 30,000 trees and plants.





Winton Credentials



Revision A - 02.04.2025

Beaches

Beaches Matarangi is a coastal residential development located towards the north of the stunning east coast of the Coromandel Peninsula. Winton is developing an 86 hectare parcel of development land into residential lots.

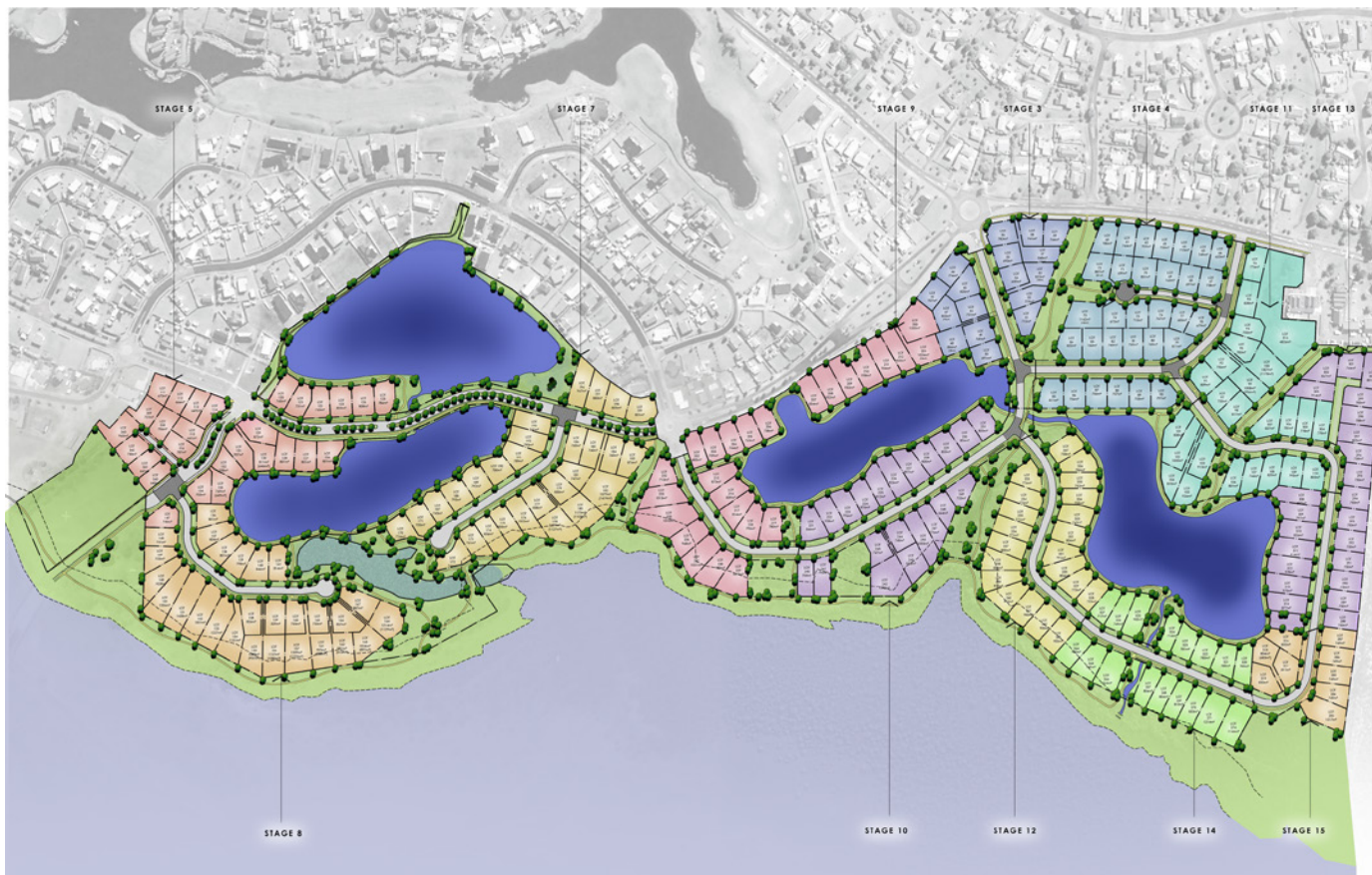
All residential stages of Beaches are now completed.

winton.nz/our-neighbourhoods/beaches-matarangi/

332 Residential lots

4 established coastal wetland areas and 4 man-made lakes.

Planted over 20,000 trees and plants throughout development.





Winton Credentials



Revision A - 02.04.2025

River Terrace

River Terrace is located on a 55 hectare parcel of land on the western boundary of the Cromwell township. Cromwell has been identified by Central Otago District Council as the high growth node within the district.

The resort towns of Queenstown and Wānaka are located a 30 minute drive away from the property. Cromwell has emerged as a more affordable place to live for people working in Queenstown and Wānaka.



Site boundary shown is indicative



Northbrook

Luxury Later Living

Northbrook

Northbrook is Winton's Retirement Village offering. To date, the Northbrook portfolio consists of 5 locations (2 of which remain to be registered under the Retirement Villages Act 2003) that will deliver in excess of 902 retirement units.

Northbrook will set the new benchmark for retirement living. A best-in-class development delivering architecturally designed living and high-quality amenities within a welcoming community and refined landscapes. Shaped by New Zealand's leading design thinkers, Northbrook is a new vision for a premium retirement living offering.

Northbrook's locations are in some of New Zealand's finest urban, rural, and coastal locations. The architectural design reflects and supports the unique local environment, just as the facilities and amenities support community life.



Northbrook

Wynyard Quarter



Winton Credentials



Revision A - 02.04.2025

Northbrook

Wānaka



Winton Credentials



Revision A - 02.04.2025

Northbrook

Arrowtown



Northbrook

Launch Bay



Northbrook

Avon Loop



Winton Credentials



Revision A - 02.04.2025

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CRACKER BAY

Cracker Bay

Cracker Bay is set on a spectacular piece of land on a long stretch of waterfront between Beaumont Street and Westhaven Drive. Cracker Bay will combine the vibrancy of a multifaceted hospitality precinct (complete with new restaurants, bars and casual eateries, open to the public) with the exclusivity of a private yacht club as well as a much-needed event space for a variety of functions and weddings.

Cracker Bay will become a precinct that finally allows Aucklanders to make the most of the city we call home. A place where excellent hospitality meets a breathtaking, sun-soaked setting. Cracker Bay is exactly what the City of Sails has been missing and when it opens, will be the place to visit for delicious food, exquisite views and the kind of convivial, vibrant atmosphere that will elevate Auckland's standing as a true world city.





Winton Credentials



Revision A - 02.04.2025

AYRBURN

Ayrburn, a new food and wine destination nestled between Queenstown and Arrowtown was opened in December 2023 by Winton, bringing a unique dining experience to the region and an exciting new offering for locals and visitors alike.

A rich 160-year history, Ayrburn seamlessly blends heritage and innovation, offering guests an all-in good time, crafted flavours, captivating stories, and unparalleled experiences. From handcrafted wines to diverse venues and exclusive membership opportunities, Ayrburn invites guests to uncover the essence of its natural beauty and proud history.

"We wanted to create a destination where locals and visitors alike could spend the day with friends and family to simply enjoy being together over world-class food and wine. An incredible amount of time has gone into making sure Ayrburn will be a place for great times. It embodies our commitment to celebrating the stories of the past, by giving them a new future. From our wine tastings in The Manure Room where prohibition saw tipplers evade authorities, to the shining bronze statues of Ayrburn's founding owner, William Paterson's prized Clydesdale and ram.

Ayrburn is a testament to our dedication to crafting exceptional places. It's not just a destination; it's an invitation to have fun and experience the best of New Zealand's food, wine, and hospitality in a place chosen 160 years ago for being one of the country's most naturally stunning locations."

- Chris Meehan, Winton CEO

AYRBURN





Previous Projects Managed by Winton



A 27 level 'A' grade office tower located at 125 Queen Street, Auckland CBD, New Zealand.



A large scale mixed use land subdivision located at Albany Town Centre, Albany, New Zealand.



The Kawerau Falls Hilton, a 240 room five star hotel complex located in Queenstown, New Zealand.



A 38 level, 200 unit residential apartments, 4,500m² commercial and 3,200m² retail development located in York & George, Sydney CBD, Australia.



Lakes Edge, a 55 lot residential subdivision, 275 room five star hotel and 21 unit apartment development located in Queenstown, New Zealand.



North Park, a 180 residential lot subdivision located in Schofields, Sydney, Australia.



Civic Plaza, a 23,000m² mixed use commercial and residential development located in Chatswood, Sydney, Australia.



A 40,000m² office tower development located at 177 Pacific Highway, North Sydney, Australia.

Previous Projects Managed by Winton



The Sofitel Hotel, a 177 room five star hotel located in the Auckland CBD, New Zealand.



Wiroa Station, a high end 20 residential lot subdivision located in the Bay of Islands, New Zealand.



Capitol Apartments, a 120 unit apartment development located in Bondi Junction, Australia.



Longreach, a 163 residential lot subdivision located in Cook's Beach, New Zealand.



Eleven Apartments, a 65 unit apartment development located in Mt Maunganui, New Zealand.



IL Casino Apartments, a 34 unit apartment development located in Wellington, New Zealand.

02 – Winton Executive Biographies



Senior Management



Chris Meehan
Chief Executive Officer

Chris, a founding principal and CEO of Winton, has over 30 years of experience in real estate investment.

Prior to establishing Winton, Chris founded the Belle Property real estate franchise in Australia in 1999, and grew this business to circa 25 offices across Australia and New Zealand, prior to its sale to private equity interests in 2009.



Simon Ash
Chief Operating Officer

Simon is responsible for overseeing Winton's business operations.

Simon has over 18 years' experience spanning real estate finance and investment banking. Prior to joining Winton, Simon gained much of his experience at Macquarie Bank, and in a variety of roles at Brookfield Financial.



Justine Hollows
General Manager, Corporate Services

Justine is responsible for the Group's corporate services, including legal oversight, risk management, compliance and human resources. In addition to her role as General Manager of Corporate Services, Justine is also the Company's General Counsel.

Justine has extensive experience in law, including property development, transactional and leasing work.



Jean McMahon
Chief Financial Officer

Jean is responsible for managing Winton's finance, tax and accounting functions.

A Chartered Accountant, Jean has over 18 years of experience in real estate, finance and investment which she gained in a variety of roles across New Zealand, United Kingdom and Canada.

Jean's career to date has also included working for Property for Industry, Lloyds Banking Group (UK) and Hillcore Group (Canada), as well as KPMG (New Zealand and Canada).



Duncan Elley
General Manager, Project Delivery

Duncan is a senior real estate professional with responsibility for the group's delivery of development projects.

Duncan has over 20 years of experience in land development, real estate, finance and investment management. Prior to joining Winton, Duncan gained his extensive real estate transactional experience with Chenavari Investment Managers and Capmark Bank Europe plc in the United Kingdom.

Auckland Office



David Osborne
Head of Land Development

David is responsible for Winton's land development projects.

David has more than 30 years of experience in residential land development projects across the Auckland isthmus. David has an extensive knowledge of the land development process, in its entirety, ranging from post procurement through to project delivery. David joined the Winton team after spending 10 years with the Todd Property group, where he was responsible for delivering its Long Bay development.



Sonya Fynmore
Sustainability and External Relations Manager

Sonya is responsible for delivering Winton's ESG program and managing external relations, including external communications and media.

Before joining Winton, Sonya held different positions within the capital markets over the last 20 years, focusing on investor relations, corporate communications, business media, project management, sustainability, and most recently, carbon trading and ESG integration into the investment process.



Genevieve Simmers
General Manager, Northbrook

Genevieve is part of the legal team assisting the General Manager, Corporate Services with legal oversight and risk management. Genevieve has over 15 years of experience specialising in property, including commercial property transactional and leasing work and development.

Prior to joining Winton, Genevieve held Senior Associate positions at top-tier firms, including Buddle Findlay.



Cara Doonan
Senior Development Manager

Cara has more than 23 years of experience as a Development Manager in Australia and New Zealand. Cara's broad skill set covers the full life cycle of commercial and residential development projects.

Cara gained much of her Development Management experience in Australia working for publicly listed companies Stockland and Macquarie Bank, government entities and private developers.



Andrew Bere-Adams
Development Manager

Andrew has over 35 years' offshore experience in Development and Project Management and is responsible for Winton's Jimmy's Point project.

Andrew gained extensive knowledge and experience in the sector while engaged with a UK based developer and operator in the Netherlands focusing on extended-stay developments in mainland Europe. Prior to joining Winton, Andrew was a Partner in Private Practice in London, working from feasibility and acquisition through to planning, construction and supporting operational delivery.



Michael Kensington
Senior Associate

Michael's responsibilities for Winton include investment management and new site acquisitions for the Northbrook Retirement Village portfolio.

Michael returned from the United Kingdom in 2021 where he worked most recently as an Investment Manager for a senior living developer, funded by Legal & General Capital. Prior to this, Michael was an Investment Analyst for Grosvenor Estate, focusing on its London portfolio (£5bn, Mayfair and Belgravia). Michael started his career in New Zealand, working at both Russell McVeagh and PwC.



Steve Lewis
Senior Development Manager

Steve has over 20 years of project leadership and development management experience in New Zealand, for both publicly listed and privately owned entities.

Steve has successfully completed large scale and complex mixed-use developments and substantial retail projects.

Steve has a Bachelor of Property and Bachelor of Commerce in Finance from the University of Auckland. Steve is a Fellow of the Financial Services Institute of Australasia (FINSIA).



Adam Colleton
Development Manager

Adam is an experienced Development Manager whose primary focus is the management of Winton's Lakeside project.

Prior to joining the Winton team, much of Adam's experience was gained in Melbourne, with roles in valuation, project feasibility and development delivery. Adam has worked across all stages of the property cycle - from acquisition and planning, through to development delivery, and brings with him to Winton, over a decade of industry experience.

Auckland Office



Charlotte Corden
Senior Legal Counsel

Charlotte is part of the legal team assisting the General Manager, Corporate Services with legal oversight and risk management. Charlotte has over 15 years of experience in law practising within New Zealand and internationally.

Prior to joining Winton, Charlotte worked in private practice focusing on all aspects of property transactions including commercial and residential developments, leasing and extensive transactional work.



Hayley Borer-Poore
Finance Manager

Hayley is responsible for supporting the Chief Financial Officer in managing Winton's finance, tax and accounting functions.

Hayley has over 17 years experience in New Zealand, working within property and commercial law firms. Hayley's previous positions have been with Wynn Williams, Morrison Kent Lawyers (as both a Trust Accountant and Practice Manager) and prior to joining Winton, Qantas.



Mina O'Grady
Finance Manager

Mina is responsible for supporting the Chief Financial Officer in managing Winton's finance, tax and accounting functions.

Mina has held finance roles, including business partnering, in the UK and more recently in the commercial interiors space in Auckland. Mina has had extensive experience working for various public practice firms across New Zealand, including BDO Auckland.



Niamh West
Financial Accountant

Niamh is responsible for assisting the Finance Manager to administer and maintain the financial management and reporting for the Winton Group.

Niamh also assists the broader Winton team with transactional and management requirements. Prior to joining Winton, Niamh held positions within the food distribution industry.



Denham Freemantle-Kirby
Assistant Accountant

Denham is responsible for the administration and maintenance procedures within the finance for the Winton Group. Denham joined the finance team at Winton, after moving to Auckland from the South Island.

Denham holds a Bachelor of Commerce, specialising in the fields of Accounting and Finance, from the University of Otago, and is currently pursuing his Graduate Diploma of Chartered Accounting.



Janina Eslava
Assistant Accountant

Janina is responsible for the finance administration and maintenance procedures across the Winton Group.

Prior to joining Winton, Janina was with an Auckland-based private equity investment company.

Janina holds a Bachelor of Commerce, majoring in Accounting and Taxation from the University of Canterbury and is currently pursuing her Graduate Diploma of Chartered Accounting.



Evie McDonald
Office Administrator

Evie is responsible for the administrative function and smooth running of the Auckland office.

Before joining the team at Winton, Evie held roles in the education sector and has broad experience in organisational and facilities administration.



Jo Buchanan
Personal Assistant to CEO/Chair

Jo has been a PA for 20 years and has previously supported high net worth individuals in the United Kingdom and across a variety of industries including property in New Zealand.

Jo brings a wealth of experience and expertise in the field of professional support services to Winton.

Wānaka Office



Nick Jennings

Development Manager

Nick leads the construction and development of Northbrook Wanaka.

Nick has more than 30 years of experience in construction industry with specific expertise in strategic programming and construction operations.

Prior to joining Winton, Nick held senior construction roles with Livingstone Building and Southbase Construction, delivering large scale retail, apartments, educational developments, and commercial fit outs.

Queenstown Office



Lauren Christie
General Manager Queenstown
Lauren manages the Queenstown office overseeing the development of Waterfall Park and Ayrburn in Queenstown and River Terrace in Cromwell.

Lauren has been in the building industry for more than 15 years in a wide variety of roles including in government agencies, research organisations, and client-side project management. Lauren has delivered a wide variety of construction projects including education, retail, hospitality, commercial, heritage restorations, and residential.



Stu Mintie
Development Manager
Stu is primarily involved in the development of Ayrburn and Waterfall Park in Queenstown.

Prior to joining the Winton team, Stu was Project Engineer for a multi-disciplinary engineering consultancy. Stu brings over a decade of experience in the construction industry across the full project cycle, from feasibility to design and construction. Stu specialises in the development of sites with challenging ground conditions and has been involved in numerous hotel, commercial, residential, civil and land development projects in both the public and private sector.



George Watts
Senior Design Manager
George is a landscape architect who is involved in the master planning and design of Winton's projects throughout New Zealand. George's primary focus is working with the development and project managers with master planning and design solutions, as well as overseeing landscape construction projects from concept to completion.

Before joining the team, George worked as an external Consultant for a Queenstown based landscape architecture practice and has extensive industry experience.



David Rozwadowski
Design Manager
David assists with shaping the design and master planning aspects of Winton projects across New Zealand, including the Northbrook portfolio.

David has a broad range of industry experience, from feasibility and concept through to construction. David worked previously as an architect on heritage and residential projects in London, and in landscape architecture practices in Queenstown & Wanaka, designing gardens, public spaces & master planning new neighbourhoods. David is committed to enhancing the built environment with transformative spaces.



Vicky Horncy
Designer
Vicky assists the Winton team with master planning and design solutions, as well as all aspects of site management, landscape design and construction from project inception to delivery.

Early in her design career Vicky worked as an interior designer in London and was primarily involved in a variety of high-end commercial projects, from conception to completion. Prior to joining Winton, Vicky worked for a Queenstown Landscape Architecture practice for many years. These experiences combined, have given Vicky a valuable skill set and a broad understanding of the industry.



Alex Watts
Visual Stylist
Alex is responsible for the visual styling of all Winton projects throughout New Zealand.

Alex has over 15 years experience previously working as a Stylist and Art Director in the film industry both domestically and internationally.



Daisy Perkins
Admin and Project Support
Daisy is responsible for the administrative function and day to day operations of the Queenstown office.

Daisy also provides project support to the Queenstown General Manager as well as the wider Queenstown development team.

Northbrook Team



Julian Cook
Northbrook Director



Cecilia Storm
General Manager, Northbrook



Donna Mead
Sales, Auckland



Lisa Nelson
Sales, Auckland



Ursula Porter
Sales Manager, Wanaka



Jo Fuller
Sales, Wanaka



Annah Dowsett
Sales, Arrowtown



Jacqueline Harding
Sales, Arrowtown

Board



Chris Meehan
Chair / Chief Executive Officer

Chris, a founding principal and CEO of Winton, has over 30 years of experience in real estate investment.

Prior to establishing Winton, Chris founded the Belle Property real estate franchise in Australia in 1999, and grew this business to circa 25 offices across Australia and New Zealand, prior to its sale to private equity interests in 2009.



Michaela Meehan
Non-Executive Director

Michaela is a founding principal and director of Winton.

Michaela was a Senior Product Manager for the Danish brewery Carlsberg, in Copenhagen, from 1995 and 2001. Michaela was also a professional sailor for 13 years, competing at three Olympic Games as a member of the Danish Sailing Team.



Guy Fergusson
Independent Director

Guy is an experienced corporate finance and capital markets professional. He worked for the corporate advisory firm Grant Samuel, Australia for 14 years, most recently in the role of Co-Chief Executive.

Guy's investment banking experience spans 28 years. Along with his roles at Grant Samuel, he has also spent time at Deutsche Bank and UBS, working across all capital markets domestically and internationally (equity, debt and hybrids) and M&A, spanning all sectors with a focus in financial services, asset management, TMT, financial sponsors, real estate and education.



Julian Cook
Executive Director and Director of Retirement

Julian joined Winton after having worked with the Summerset Group for 11 years. Initially engaged as Summerset's Chief Financial Officer, Julian oversaw the company's transition to become a publicly listed company on the NZX and ASX, and in 2014 was appointed as Chief Executive Officer.

Prior to 2010, Julian was an Associate Director with Macquarie Group for over 12 years, gaining significant experience in the energy, industrial services, tourism and aged care sectors.



Glen Tupuhi
Independent Director

Glen has over 30 years' governance experience, including in health and justice related fields, including representing Ngati Paoa, Hauraki and iwi Maori.

Glen has held senior positions in Oranga Tamariki, Corrections, Health Waikato, Hauora Waikato and Te Runanga o Kirikiriroa and ministerial appointments to the Independent Maori Statutory Board from 2010 – 2016, and nationally to the Maori Economic Development Panel.



Steven Joyce
Independent Director

Steven has more than 30 years of successful leadership experience across a unique mix of commercial and government roles, working in governance and executive positions.

During his time in government, Steven served as a senior economic minister, holding the portfolios of Finance, Economic Development, Science and Innovation, Transport, ICT and Tertiary Education, Skills and Employment. Prior to entering politics he was a successful radio entrepreneur, starting Radio-Works NZ Ltd and building it to become New Zealand's second largest radio company.



James Kemp
Non-Executive Director

James has been appointed to the Board of Winton in his capacity as a representative of TC Akarua 2 Pty Limited (as trustee of the TC Akarua Sub Trust), being a substantial shareholder in Winton.

James is a Senior Managing Director in Macquarie Asset Management and is Head of Real Estate, Asia-Pacific. He has over 16 years of experience in real estate private equity and investment banking across Asia-Pacific. James has been a director on a number of other real estate companies and is currently also a director of the Japan and China logistics developer and fund manager, Unified Industrial.