

## Assurance conclusion

Based on our procedures performed and evidence we have obtained nothing has come to our attention that causes us to believe that Precinct Properties Limited's Green Bonds' Use of Proceeds Report and Eligible Assets Register as of 30 June 2023 disclosed within Precinct Properties Limited Annual Report for the year ended 30 June 2023 have not been prepared, in all material respects, in accordance with the International Capital Market Association (ICMA) Green Bond Principles (GBP) 2021 (with June 2022 Appendix 1) and Precinct's internal policies and procedures, as documented in the Precinct Sustainable Debt Framework.

## Scope

We have been engaged by Precinct Properties Limited to perform a 'limited assurance engagement,' as defined by International Standard on Assurance Engagements (New Zealand) 3000 (Revised), here after referred to as the engagement, to report on Precinct Property Limited's Green Bonds' Use of Proceeds Report and Eligible Assets Register (refer to Annex A) as of 30 June 2023 (specifically disclosures of environmental performance and the values of assets funded by the Green Bonds) (the "Subject Matter") contained in Precinct Property Limited's ("Precinct's") Use of Proceeds Report as of 30 June 2023 (the "Report").

Other than as described in the preceding paragraph, which sets out the scope of our engagement, we did not perform assurance procedures on the remaining information included in the Report, and accordingly, we do not express a conclusion on this information.

## Criteria applied by Precinct Property Limited

In preparing the Subject Matter, Precinct applied the following criteria ("Criteria")

- ▶ International Capital Market Association (ICMA) Green Bond Principles (GBP) 2021 (with June 2022 Appendix 1)
- ▶ Precinct's internal policies and procedures, as documented in the Precinct Sustainable Debt Framework.

## Precinct Property Limited's responsibilities

Precinct's management is responsible for selecting the Criteria, and for presenting the Green Bonds' Use of Proceeds Report and Eligible Assets Register in accordance with that Criteria, in all material respects. This responsibility includes establishing and maintaining internal controls, maintaining adequate records and making estimates that are relevant to the preparation of the subject matter, such that it is free from material misstatement, whether due to fraud or error.

## EY's responsibilities

Our responsibility is to express a conclusion on the presentation of the Subject Matter based on the evidence we have obtained.

We conducted our engagement in accordance with the *International Standard on Assurance Engagements (New Zealand) 3000 (Revised) Assurance Engagements Other Than Audits or Reviews of Historical Financial Information ('ISAE (NZ) 3000 (Revised)')*, and the terms of reference for this engagement as agreed with Precinct Property Limited on 21 July 2023. Those standards require that we plan and perform our engagement to express a conclusion on whether we are aware of any material modifications that need to be made to the Subject Matter in order for it to be in accordance with the Criteria, and to issue a report. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risk of material misstatement, whether due to fraud or error.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusions.

## Our independence and quality management

We are independent of Precinct in accordance with *Professional and Ethical Standard 1 International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Ernst & Young applies Professional and Ethical Standard 3 which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

### Description of procedures performed

Procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Our procedures were designed to obtain a limited level of assurance on which to base our conclusion and do not provide all the evidence that would be required to provide a reasonable level of assurance.

Although we considered the effectiveness of management's internal controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls or performing procedures relating to checking aggregation or calculation of data within IT systems.

A limited assurance engagement consists of making enquiries, primarily of persons responsible for preparing the Subject Matter and related information, and applying analytical and other appropriate procedures.

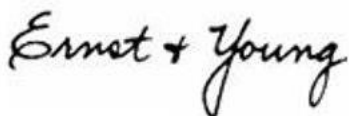
Our procedures included:

- ▶ Checking the environmental credentials of assets included in Precinct's Eligible Asset Register against Precinct's Sustainable Debt Framework
- ▶ Checking the accuracy of asset valuations of assets included in the Green Bond's Use of Proceed Report against independent valuations as of 30 June 2023
- ▶ Obtaining third party reports to check the accuracy of the NZGBC Green Star Ratings and NABERSNZ Ratings included within the Report
- ▶ Obtaining supporting information and performing inquiries of management to check the appropriateness of the projected costs to complete of asset total project costs as of 30 June 2023
- ▶ Requesting documentation supporting assertions made in the Subject Matter
- ▶ Seeking management representations on key assertions

We also performed such other procedures as we considered necessary in the circumstances.

### Restricted use

This report is intended solely for the information and use of management and directors of Precinct Property Limited for and is not intended to be and should not be used by anyone other than those specified parties.



Ernst & Young Limited

11 August 2023

Ernst & Young

Auckland

## Annex A

### Precinct's list of eligible green assets

#### Existing Green Assets:

Nominated Project	Class	Country	Green Rating
Jarden House, 21 Queen Street, Auckland	Green Buildings	New Zealand	▶ Greenstar: 5 Star Office As-Built
Mason Brothers, 139 Pakenham Street, Auckland	Green Buildings	New Zealand	▶ Greenstar: 6 Star Office As-Built ▶ NABERNZ: Targeting 5.5 Star Base Building Rating
PwC Tower, 15 Customs Street, Auckland	Green Buildings	New Zealand	▶ Greenstar: 5 Star Office As-Built ▶ NABERNZ: Targeting 4 Star Base Building Rating
Defense house, 34 Bowen Street, Wellington	Green Buildings	New Zealand	▶ Greenstar: 4 Star Office As-Built ▶ NABERNZ: 5 Star Base Building Rating

#### Committed Green Development Assets:

Nominated Project	Class	Country	Green Rating
1 Queen Street, Auckland	Green Buildings	New Zealand	▶ Greenstar: Targeting 6 Star Design/As Built ▶ NABERNZ: Targeting 4 Star Base Building Rating
1 Bowen Street, Wellington	Green Buildings	New Zealand	▶ Greenstar: Targeting 5 Star Design/As Built ▶ NABERNZ: Targeting 5 Star Base Building Rating