

9410 (2026) Attachment

Property entered, leases renewed, exited						
Department	Enter/ Renew/ Exit	Location	Address	Annual Rent (Total commitment at 20 March 2026)	Lease Term	Reason
Inland Revenue Department	Enter	Whangarei-Ascot House	70 - 82 Bank Street	\$638,456	12 Years	The previous lease for 70-82 Bank Street, Whangarei ended 19/12/2024. A new lease was negotiated for 70-82 Bank Street, Whangarei commencing 20 December 2024, following the landlord's building upgrade.
Inland Revenue Department	Enter	Takapuna-Smales Farm	68-76 and 78- 94 Taharoto Road	\$1,843,101	12 Years	The previous lease at our old site at 5-7 Byron Avenue ended 31 December 2024. A lease for a new site was negotiated for 68 Taharoto Road, Takapuna from 1 January 2025.
Inland Revenue Department	Renew	Manukau-Osterley Way	5 Osterley Way	\$1,978,000	3 Years	Renewed from 14 June 2026 with a view to assess the long- term accommodation needs

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						from the next expiry 13 June 2029.
Inland Revenue Department	Renew	Tauranga-Cameron Road	306 Cameron Road	\$1,250,538	3 Years	Renewed from 14 February 2026.
Inland Revenue Department	Renew	Hamilton-Garnett Avenue	101 Garnett Avenue	\$1,193,422	2 Years	Renewed from 1 November 2025 with a view to exit at final expiry on 31 October 2027 and consolidate this site into an expanded footprint at our 21 Home Straight, Hamilton site.
Inland Revenue Department	Renew	Rotorua-Pukaki Street	1144 Pukaki Street	\$100,345	3 Years	Renewed from 1 December 2023.
Inland Revenue Department	Renew	Gisborne-Grey Street	42 Grey St, Gisborne	\$111,865	3 Years	Renewed from 23 October 2024.
Inland Revenue Department	Renew	New Plymouth-Devon Street	315 Devon Street East	\$124,005	3 Years	Renewed from 1 September 2025.
Inland Revenue Department	Enter	Nelson-Clifford House	38 Halifax Street	\$100,300	2 Years	The previous lease at our old site at 110 Trafalgar Street ended 21 September 2024. A lease for temporary

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						accommodation was negotiated at 38 Halifax Street, Nelson from 1 July 2024 while our new site at 51 Bridge Street, Nelson was built. The lease for 38 Halifax Street, Nelson will end 30 June 2026.
Inland Revenue Department	Enter	Nelson- 5 Wakatu Lane	51 Bridge Street	\$334,682	12 Years	The previous lease at our old site at 110 Trafalgar Street ended 21 September 2024. A lease for a new site was negotiated at 51 Bridge Street, Nelson from 26 May 2025.
Inland Revenue Department	Renew	Christchurch- Russley Road	92 Russley Road	\$1,833,108	3 Years	Renewed from 14 January 2025.

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Inland Revenue Department	Enter	Christchurch-Mid City Centre	663 Colombo Street	\$1,252,916	9 Years	The previous lease for 663 Colombo Street, Christchurch ended 31 January 2024. A new lease for an expanded footprint was negotiated commencing 1 November 2024, following the completion of the landlord's seismic and building upgrade. The previous lease at our old site at 72-74 Moorhouse Avenue ended 23 November 2024. We exited this site with a view to consolidate into an expanded footprint at our 663 Colombo Street, Christchurch site.

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Inland Revenue Department	Enter	Dunedin-Great King Street	52 Great King Street	\$640,555	12 Years	The previous lease at our old site at Cnr Princes & Rattray Streets, Dunedin ended 2 March 2026. A lease for a new site was negotiated at 52 Great King Street from 15 June 2025.
Inland Revenue Department	Enter	Invercargill- Oterewa House	45 Yarrow Street	\$215,072	9 Years	The previous lease at our old site at 45 Yarrow Street, Invercargill ended 26 September 2023. A new lease was negotiated for 45 Yarrow Street, Invercargill, commencing 26 March 2024, following the landlord's seismic and building upgrade. A lease for temporary accommodation was negotiated at 192 Spey

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						Street, Invercargill from 3 April 2023 while our site at 45 Yarrow Street, Invercargill underwent a seismic and building upgrade. The lease for 192 Spey Street, Invercargill ended 2 April 2025.
Agreement signed						
Inland Revenue Department	Enter	Hamilton-Home Straight	19 - 21 Home Straight	\$2,084,803	9 Years	The lease at our site at 19-21 Home Straight, Hamilton expires 30 September 2027. An Agreement to Lease for an expanded footprint was negotiated and will commence 1 October 2027, for a term of 12-years.

Property entered, leases renewed, exited						
Department	Enter/ Renew/ Exit	Location	Address	Annual Rent (Total commitment at 20 March 2026)	Lease Term	Reason
						We will consolidate 101 Garnett Avenue into the expanded footprint at our 21 Home Straight, Hamilton site prior to the 31 October 2027 lease expiry.
Exit				Annual Rent (at exit)	Final Lease Term	Exited
Inland Revenue Department	Exit	Nelson-Civic House	110 Trafalgar Street	\$155,250	1 Year	21/09/2024
Inland Revenue Department	Exit	Takapuna-PD Insurance House	5 - 7 Byron Avenue	\$1,908,447	13 Years	31/12/2024
Inland Revenue Department	Exit	Christchurch-Moorhouse	72-74 Moorhouse Ave	\$132,320	2.5 Years	23/11/2024
Inland Revenue Department	Exit	Invercargill-Spey St	192 Spey Street	\$36,510	1 Year	2/04/2025
Inland Revenue Department	Exit	Dunedin-Philip Laing House	Cnr Princes & Rattray Streets	\$466,027	3 Years	2/03/2026

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Exit - prior leases in current buildings				Annual Rent (at exit)	Final Lease Term	Exited
Inland Revenue Department	Past lease ended	Whangarei-Ascot House	70 - 82 Bank Street	\$588,499	3 years, 8 months	19/12/2024