

PEET LIMITED

ABN 56 008 665 834

NOTICE OF ANNUAL GENERAL MEETING

AND

EXPLANATORY MEMORANDUM TO SHAREHOLDERS

A PROXY FORM IS ENCLOSED

Please read the Notice and Explanatory Memorandum carefully.

If you are unable to attend the meeting please complete and return the enclosed proxy form in accordance with the specified instructions.

PEET LIMITED ABN 56 008 665 834

NOTICE OF ANNUAL GENERAL MEETING ("AGM")

Notice is given that the AGM of Peet Limited ("the Company") will be held at the Parmelia Hilton Hotel, 14 Mill Street, Perth, Western Australia on Wednesday, 29 November 2017 at 10.00 am (AWST).

Agenda items

1 Financial report

To receive and consider the financial report of the Company and the reports of the directors and auditor for the year ended 30 June 2017.

2 Resolution 1 - Re-election of Vicki Krause

To consider and, if thought fit, to pass the following resolution as an ordinary resolution:

"That Vicki Krause, being a Director of the Company, who retires in accordance with rule 8.1(d) of the Company's Constitution, and being eligible, be re-elected as a Director of the Company."

3 Resolution 2 - Re-election of Robert McKinnon

To consider and, if thought fit, to pass the following resolution as an ordinary resolution:

"That Robert McKinnon, being a Director of the Company who retires in accordance with rule 8.1(d) of the Company's Constitution, and being eligible, be re-elected as a Director of the Company."

4 Resolution 3 - Approval for the grant of FY18 Performance Rights under the Peet Limited Performance Rights Plan to Brendan Gore

To consider and, if thought fit, to pass the following resolution as an ordinary resolution:

"For the purposes of ASX Listing Rule 10.14 and for all other purposes, approval is given to grant 874,347 FY18 Performance Rights to the Managing Director and Chief Executive Officer, Mr Brendan Gore, under the Peet Limited Performance Rights Plan, as amended from time to time, and on the terms and conditions summarised in the Explanatory Memorandum."

Voting exclusion statement

The Company will disregard any votes cast in respect to Resolution 3 by Mr Gore and any of his associates, unless the vote is cast by:

- a person as proxy for a person who is entitled to vote, in accordance with the directions on the proxy form; or
- the Chairman of the meeting as proxy for a person who is entitled to vote, in accordance with a direction on the proxy form to vote as the proxy decides.

In addition, the Company will disregard any votes cast in respect to Resolution 3:

- by or on behalf of a member of the Key Management Personnel ("KMP") details of whose remuneration is included in the 2017 Remuneration Report; or
- a closely related party of a member of the KMP referred to above. A 'closely related party' is defined in the Corporations Act and includes any spouse, dependant and certain other close family members of a member of the KMP, as well as any companies controlled by a member of the KMP.

However, the Company need not disregard a vote if the vote is cast as a proxy for a person entitled to vote:

- in accordance with a direction on the proxy form; or
- by the Chairman where he has been expressly authorised to vote undirected proxies as he sees fit.

5 Resolution 4 - Adoption of Remuneration Report

To consider and, if thought fit, to pass the following resolution as an ordinary resolution:

"That the Company's Remuneration Report for the year ended 30 June 2017 be adopted."

Note: The vote on this item is advisory only and does not bind the Directors or the Company.

Voting exclusion statement

The Company will disregard any votes cast in respect to Resolution 4:

- by or on behalf of a member of the KMP details of whose remuneration is included in the 2017 Remuneration Report; or
- a closely related party of a member of the KMP referred to above.

However, the Company need not disregard a vote if the vote is cast as a proxy for a person entitled to vote:

- in accordance with a direction on the proxy form; or
- by the Chairman where he has been expressly authorised to vote undirected proxies as he sees fit.

Explanatory Memorandum

Shareholders are referred to the Explanatory Memorandum accompanying and forming part of this Notice of AGM.

Entitlement to vote

It has been determined that under regulation 7.11.37 of the *Corporations Regulations 2001* (Cth), for the purposes of the AGM, shares will be taken to be held by the persons who are the registered holders at **7.00pm (Sydney time), Monday, 27 November 2017.** Accordingly, share transfers registered after that time will be disregarded in determining entitlements to attend and vote at the AGM.

Methods of voting

Ordinary shareholders can vote in the following ways:

- by attending the AGM and voting in either person or, by attorney or, in the case of corporate shareholders, by corporate representative; or
- by appointing a proxy to vote on their behalf using the Proxy Form enclosed with this Notice of AGM (see below).

Attending the AGM

If you attend the AGM, please bring along your personalised proxy form with you. The bar code at the top of the form will help you register. If you do not bring your form with you, you will still be able to attend the AGM but representatives from the Company's share registry, Computershare Investor Services, will need to verify your identity. You will be able to register from 9.00am (AWST) on the day of the AGM.

Bodies Corporate

A body corporate may appoint an individual as its representative to attend and vote at the AGM and exercise any other powers the body corporate can exercise at the AGM. The appointment may be a standing one. The representative should bring to the AGM evidence of his or her appointment, including any authority under which the appointment is signed, unless it has previously been given to the Company.

Proxies

A shareholder entitled to attend and vote has a right to appoint a proxy to attend and vote instead of the shareholder. A proxy need not be a shareholder.

Members of the KMP (other than the Chairman) will not be able to vote as proxy on Resolutions 3 and 4 unless the shareholder instructs them how to vote. If you intend to appoint a member of the KMP (other than the Chairman) as your proxy, then you should ensure you direct your proxy how to vote on Resolutions 3 and 4.

If you intend to appoint the Chairman of the AGM as your proxy, then you must expressly authorise the Chairman of the AGM to vote on Resolutions 3 and 4.

The Chairman of the AGM intends to vote undirected proxies in favour of all Resolutions.

A shareholder that is entitled to cast two (2) or more votes may appoint up to two (2) proxies and may specify the proportion or number of votes each proxy is appointed to exercise. If no proportion or number is specified, each proxy may exercise half of the shareholder's votes.

A Proxy Form (with signing instructions) accompanies this Notice of AGM and to be effective must be received at the Company's share registry, Computershare Investor Services,

- in person: to Level 11, 172 St Georges Terrace, Perth WA;
- by mail: to GPO BOX 242, Melbourne, Vic 3001;
- by facsimile: 1800 783 447 or +61 3 9473 2555 (outside Australia);
- by registering your voting or proxy instructions electronically at the share registry website: www.investorvote.com.au; or
- for Intermediary Online subscribers only (custodians) please visit www.intermediaryonline.com to submit your voting intentions,

by no later than 10.00am (AWST), Monday, 27 November 2017.

Results of the Meeting

Voting results will be announced on the Australian Securities Exchange ("ASX") as soon as practicable after the AGM and also made available on the Company's website (http://www.peet.com.au/).

By Order of the Board Dated: 6 October 2017

Dom Scafetta

Group Company Secretary

PEET LIMITED ABN 56 008 665 834

EXPLANATORY MEMORANDUM TO SHAREHOLDERS

This Explanatory Memorandum has been prepared to assist shareholders to understand the business to be put to shareholders at the forthcoming Annual General Meeting ("AGM").

1 Financial report

The Corporations Act 2001 (Cth) ("Corporations Act") requires the:

- reports of the directors and auditor; and
- annual financial report, including the financial statements of the Company for the year ended 30 June 2017,

to be laid before the AGM. The Corporations Act does not require a vote of shareholders on the reports or statements. However, shareholders will be given ample opportunity to raise guestions or comments on the reports and statements at the meeting.

Also, a reasonable opportunity will be given to members as a whole at the meeting to ask the Company's auditor questions relevant to the conduct of the audit, the preparation and content of the auditor's report, the accounting policies adopted by the Company in relation to the preparation of the financial statements and the independence of the auditor in relation to the conduct of the audit.

2 Resolutions 1 and 2 - Re-election of directors

Rule 8.1(d) of the Company's Constitution provides that, if after excluding the Managing Director and directors appointed since the last Annual General Meeting, the number of directors is five or less, then two of the remaining directors must retire from office. Accordingly, Ms Vicki Krause and Mr Robert McKinnon retire by rotation and offer themselves for re-election.

The experience, qualifications and other information about the two Directors are shown below.

Directors up for re-election

VICKI KRAUSE (BJURIS LLB W.AUST, GAICD) is an Independent Director of the Company

Vicki Krause was appointed to the Board of Peet Limited in April 2014.

An experienced commercial lawyer, Ms Krause had a 25-year career as a senior corporate executive with the Wesfarmers Group, including seven years as its Chief Legal Counsel.

She supported successful outcomes in numerous significant acquisitions (including listed companies, trade sales and a privatisation) and divestments.

As Chief Legal Counsel and a member of the Wesfarmers Executive Committee, Ms Krause led a large legal team and was responsible for the provision of legal advice and strategic planning in relation to the management of legal risk in the Wesfarmers Group with key outputs including the evaluation and completion of major business projects and major supply arrangements.

Ms Krause has completed the PMD Management Course at Harvard Business School.

She is currently a Director of Western Power and Chair of its People and Performance Committee.

ROBERT MCKINNON (FCPA, FCIS, FGIA, MAICD) is an Independent Director of the Company

Appointed as Non-executive Director in May 2014, Robert McKinnon has 40 years' experience in finance and general management positions in the light manufacturing and industrial sectors in Australia, New Zealand and Canada.

He is the former Managing Director of Austal Ships and Fleetwood Corporation Limited, and spent 28 years with Capral Aluminium (formerly Alcan Australia) in various financial and senior executive positions.

Mr McKinnon was also a Non-executive Director of Bankwest until November 2012 and of Brierty Limited until September 2011.

His other current directorships include Chairman of Tox Free Solutions Limited and Non-executive Director of Programmed Maintenance Services Limited.

Directors' recommendation regarding the re-election of Ms Vicki KrauseWith Ms Krause abstaining, the Directors unanimously recommend you vote in favour of her re-election.

Directors' recommendation regarding the re-election of Mr Robert McKinnonWith Mr McKinnon abstaining, the Directors unanimously recommend you vote in favour of his re-election.

Resolution 3 - Approval for the grant of FY18 Performance Rights ("PR") under the Peet Limited Performance Rights Plan ("PPRP") to Brendan Gore ("Gore")

Shareholder approval is sought for the purposes of ASX Listing Rule 10.14 and all other purposes for the granting of 874,347 FY18 PR to Gore under the PPRP.

Table 1 provides a summary of the terms of the FY18 PR proposed to be granted to Gore.

Table 1

Performance Period	Vesting Lerm		Exercise Price	Performance Conditions	Allocation (%)	
3 years ending 30/06/2020	Period ending 30/06/2020	15 th anniversary of grant date	\$0.00	EPS growth FUM growth	60% 40% 100%	

Performance conditions

The Performance Conditions will be measured over a three-year period from 1 July 2017 to 30 June 2020 ("FY18 Performance Period").

The measures used to determine performance are earnings per share ("EPS") growth and funds under management ("FUM") growth.

The vesting of 60% of the FY18 PR proposed to be granted will be subject to the EPS growth condition and 40% to the FUM growth condition.

EPS growth

The EPS growth condition will be measured as the average growth in operating EPS over the FY18 Performance Period, with the EPS derived for FY17 as the base year.

EPS growth is then compared to the Board's internal target EPS growth for the FY18 Performance Period, ("EPS Target").

The earnings component of EPS is calculated as net profit measured in accordance with Australian Accounting Standards, excluding write-downs of inventories and development costs and increases in the carrying value of inventories during the relevant financial year, and is subject to other adjustments at the Board's discretion.

Of the 60% of the FY18 PR proposed to be granted subject to the EPS growth condition, the proportion to vest will be as detailed in Table 2.

Table 2

Table 2	
Performance Level ¹	% of FY18 PR vesting
< 80% of the EPS Target	0%
80% of the EPS Target	50%
80% to 100% of the EPS Target	50% to 80% (pro-rata)
100% to 120% of the EPS Target	80% to 100% (pro-rata)
> 120% of the EPS Target	100%

The actual performance against Target will be reported to shareholders in the Company's Remuneration Report following the end of the FY18 Performance Period.

FUM growth

FUM growth is measured as the total of the following:

- (a) the purchase price (ex GST) of land acquired by a Peet syndicate; or
- (b) the purchase price (ex GST) of land acquired by a Peet joint venture; or
- (c) the market value (ex GST) of land for which Peet has been appointed development manager at the time of its appointment; or
- (d) the selling price (ex GST) of land sold by:
 - (i) Peet:
 - (ii) a Peet syndicate:
 - (iii) a Peet joint venture; or
 - (iv) other Peet-managed project,

to a third party and Peet is appointed the development manager (and where applicable, to manage the leasing) of a commercial, industrial, retail or residential built-form project on that property; or

(e) in all other property funds management-related transactions, as determined by the Board of Directors.

during the FY18 Performance Period.

The FUM growth during the FY18 Performance Period is reduced by the equity interest retained by Peet and is then compared to the rolling three-year FUM growth target ("FUM Target") set by the Board.

The proportion of FUM growth-related FY18 PR to vest will be as shown in Table 3.

Table 3

Performance Level	3-year rolling FUM growth	% of FY18 PR vesting
< FUM Target	< \$60 million	0%
FUM Target	\$60 million	50%
FUM Target to medium	\$60 million to \$100 million	50% to 70% (pro-rata)
Medium to maximum	\$100 million to \$150 million	70% to 100% (pro-rata)
> Maximum	> \$150 million	100%

ASX Listing Rule 10.14 approval

Broadly, ASX Listing Rule 10.14 provides that a company must obtain shareholder approval if it wishes to grant performance rights under an "employee incentive scheme" to a Director of the Company.

For the purposes of ASX Listing Rule 10.14, the PPRP is an "employee incentive scheme". Accordingly, the grant of FY18 PR and shares issued following any vesting and exercise of the FY18 PR under the PPRP to Gore requires shareholder approval for the purposes of ASX Listing Rule 10.14.

For the purposes of ASX Listing Rule 10.15, the following information is provided:

(i) If the person to whom the securities will be issued is not a director, a statement of the relationship between the person and the director

Gore is the Managing Director and Chief Executive Officer of the Company.

(ii) The maximum number of securities that may be acquired by all persons for whom approval is required and the formula for calculating the number of securities to be issued

The maximum aggregate number of securities that may be issued to Gore if Resolution 3 is passed is 874,347 FY18 PR.

Level of participation

The level of participation offered to Gore under the PPRP has been determined with reference to market practice and within the Company's remuneration policies as set out in the Remuneration Report.

The Long-Term Incentive ("LTI") amount for Gore is 100% of his current fixed pay of \$937,300.

The number of FY18 PR allocated to Gore was determined by dividing his LTI amount by the estimated fair value of a FY18 PR at 1 August 2017.

Valuation

The Company commissioned an external adviser to provide a value of a FY18 PR.

The fair value of a FY18 PR is based on a Black-Scholes option pricing model and has been calculated at \$1.072.

A summary of the inputs and assumptions adopted by the external adviser in determining the fair value of a FY18 PR is contained in Table 4.

Table 4

Underlying share price	Valuation Date	Vesting Period	Effective Life	Risk-free Rate	Dividend Yield
\$1.2012	01/08/2017	01/07/2017 - 30/06/2020	2.92 yrs.	1.91%	3.983%

(iii) The price, or the formula for calculating the price, for each security to be acquired under the PPRP

No payment is required for the grant of a FY18 PR or for the issue of the relevant shares upon vesting of the same.

(iv) The names of all persons referred to in ASX Listing Rule 10.14 who received securities under the PPRP since the last approval, the number of the securities received, and acquisition price for each security

Gore is the only person referred to in Listing Rule 10.14 who has received securities under the PPRP since last year's AGM.

The PR referred to in the Table 5 following do not form part of the PR the subject of Resolution 3.

Table 5

Issued to	Grant date	Performance Period	Quantity	Exercise Price	Status
Gore	21/12/2016	3 yrs. ending 30/06/2019	1,065,114	\$0.00	Unvested

(v) The names of all persons referred to in ASX Listing Rule 10.14 entitled to participate in the PPRP

Gore is the only person referred to in ASX Listing Rule 10.14 entitled to participate in the grant under the PPRP being considered at this meeting.

(vi) Voting exclusion statement

Refer to the "voting exclusion statement" in the Notice of AGM to which this Explanatory Memorandum is attached.

(vii) The date by which the Company will grant the securities

The FY18 PR will be granted as soon as practicable after shareholder approval is obtained and in any event no later than 12 months after this meeting.

(viii) Details of loans provided in respect to the grant of securities

No loans will be provided to Gore in respect to the grant of FY18 PR.

Other information

Table 6, below sets out:

- the existing interests of Gore in the Company's shares and other securities;
- the maximum number of securities (i.e. PR and shares issued following the assumed vesting of the PR) that may be issued to Gore under the PPRP; and
- the interests of Gore after the PR have been issued (assuming he has been issued the maximum number of PR under the PPRP).

Table 6

Existing Interests			Proposed Grant		Interests after Proposed Grant			
Director	No of PR	No of Shares ¹	% of Shares ²	Max. No of PR	Max. No of Shares	Max. No of PR	Max. No of Shares ³	Max. % of Shares ³
Gore	1,993,134	5,237,046	1.07%	874,347	874,347	2,867,481	8,104,527	1.65%

^{1.} Gore also holds 1,200,000 unlisted options.

Trading history

In the 12-month period before the date of the Notice of AGM, the highest price of the Company's shares was \$1.245 on 18 April 2017 and 4 September 2017 and the lowest price was \$0.85 on 16 November 2016. The volume weighted average price on the ASX over the 10 business days prior to the date of the Notice of AGM was \$1.22. The closing price on the trading day prior to the date of the Notice of AGM was \$1.22.

<u>Remuneration</u>

Details of Gore's remuneration are shown in the Company's 2017 Remuneration Report forming part of the 2017 Annual Report. For those shareholders that have elected not to receive a hard copy of the 2017 Annual Report, an electronic copy can be found on the Company's website at www.peet.com.au.

Directors' recommendation in respect of Resolution 3

Gore has a material personal interest in the outcome of Resolution 3 and, accordingly, abstains from making a recommendation in respect of the Resolution.

The Board (with Gore abstaining) recommends that shareholders vote in favour of Resolution 3.

Based on 489,980,559 ordinary shares on issue at the date of the notice of AGM.

Based on shares on issue at the date of the notice of AGM and assuming that all Gore's existing interests in PR, but not options, vest and the vesting is met by way of on market acquisitions.

These recommendations are made on the basis that several benefits would be expected to flow to the Company by issuing PR to Gore under the PPRP, including the following:

- (i) equity based incentive schemes are a common and effective means of motivating and improving the performance of senior executives;
- (ii) it will ensure that the interests of Gore are aligned with the interests of shareholders; and
- (iii) the PPRP is designed to provide an incentive for future performance with restrictions on securities vesting under the PPRP Rules encouraging Gore to remain with the Company.

The Board considers the targets set for the vesting conditions to have a balance between being:

- (i) achievable and therefore incentivising Gore; and
- (ii) challenging to ensure Gore's performance is appropriately remunerated and his interests are aligned to those of shareholders.

4 Resolution 4 - Adoption of Remuneration Report

Section 250R(2) of the Corporations Act requires a resolution adopting the Remuneration Report be put to the vote.

The Remuneration Report is set out on pages 52 to 66 of the 2017 Annual Report.

Shareholders are advised that the vote on this item is advisory only and does not bind the Directors or the Company.





Lodge your vote:

Online:

www.investorvote.com.au



By Mail:

Computershare Investor Services Pty Limited GPO Box 242 Melbourne Victoria 3001 Australia

Alternatively you can fax your form to (within Australia) 1800 783 447 (outside Australia) +61 3 9473 2555

For Intermediary Online subscribers only (custodians) www.intermediaryonline.com

For all enquiries call:

(within Australia) 1300 850 505 (outside Australia) +61 3 9415 4000

Proxy Form XX



Vote and view the annual report online

- •Go to www.investorvote.com.au or scan the QR Code with your mobile device.
- Follow the instructions on the secure website to vote.

Your access information that you will need to vote:

Control Number: 999999

PLEASE NOTE: For security reasons it is important that you keep your SRN/HIN confidential.



🌣 For your vote to be effective it must be received by 10.00am (AWST) Monday, 27 November 2017

How to Vote on Items of Business

All your securities will be voted in accordance with your directions.

Appointment of Proxy

Voting 100% of your holding: Direct your proxy how to vote by marking one of the boxes opposite each item of business. If you do not mark a box your proxy may vote or abstain as they choose (to the extent permitted by law). If you mark more than one box on an item your vote will be invalid on that item.

Voting a portion of your holding: Indicate a portion of your voting rights by inserting the percentage or number of securities you wish to vote in the For, Against or Abstain box or boxes. The sum of the votes cast must not exceed your voting entitlement or

Appointing a second proxy: You are entitled to appoint up to two proxies to attend the meeting and vote on a poll. If you appoint two proxies you must specify the percentage of votes or number of securities for each proxy, otherwise each proxy may exercise half of the votes. When appointing a second proxy write both names and the percentage of votes or number of securities for each in Step 1 overleaf.

A proxy need not be a securityholder of the Company.

Signing Instructions for Postal Forms

Individual: Where the holding is in one name, the securityholder must sign.

Joint Holding: Where the holding is in more than one name, all of the securityholders should sign.

Power of Attorney: If you have not already lodged the Power of Attorney with the registry, please attach a certified photocopy of the Power of Attorney to this form when you return it.

Companies: Where the company has a Sole Director who is also the Sole Company Secretary, this form must be signed by that person. If the company (pursuant to section 204A of the Corporations Act 2001) does not have a Company Secretary, a Sole Director can also sign alone. Otherwise this form must be signed by a Director jointly with either another Director or a Company Secretary. Please sign in the appropriate place to indicate the office held. Delete titles as applicable.

Attending the Meeting

Bring this form to assist registration. If a representative of a corporate securityholder or proxy is to attend the meeting you will need to provide the appropriate "Certificate of Appointment of Corporate Representative" prior to admission. A form of the certificate may be obtained from Computershare or online at www.investorcentre.com under the help tab, "Printable Forms".

Comments & Questions: If you have any comments or questions for the company, please write them on a separate sheet of paper and return with this form.

GO ONLINE TO VOTE, or turn over to complete the form



				Change of address. mark this box and ma correction in the space Securityholders spon- broker (reference nur commences with 'X') their broker of any ch	ake the se to the left. sored by a nber should advise				
	Proxy	Form			Please mark	X to inc	dicate	your d	irections
STE	P1 Ap	ppoint a Proxy	to Vote on You	r Behalf					ХХ
	I/We being	a member/s of Pee	t Limited hereby app	oint					
		chairman e Meeting OR			ž		selected	the Chairn	
	to act genera to the extent Mill Street, Pe Meeting. Chairman au the Meeting a proxy on Res even though I includes the O	Illy at the Meeting on m permitted by law, as the erth, Western Australia athorised to exercise as my/our proxy (or the solutions 3 and 4 in such Resolutions 3 and 4 are Chairman.	orate named, or if no individent plant of the proxy sees fit) at the Analon Wednesday, 29 Nove undirected proxies on rechairman becomes my/oth manner as the Chairman e connected directly or income.	n accordance with the inual General Meeting imber 2017 at 10.00ar emuneration related our proxy by default), I in determines (except directly with the remur	following directions of Peet Limited to be m (AWST) and at any resolutions: Where /we expressly author where I/we have independent of a member of the following street of the	(or if no dire e held at the y adjournme I/we have a ise the Cha icated a diffir of key mar	ections have Parmel ent or pos appointed irman to erent vot agemen	ave been lia Hilton stponeme d the Cha exercise ting inten it personi	given, and Hotel, 14 ent of that airman of my/our tion below) nel, which
	•		the Meeting is (or become arking the appropriate box	, , , , , ,	n direct the Chairma	n to vote for	or agair	nst or abs	stain from
STE	Ite	ems of Busines		: If you mark the Abstain v of hands or a poll and y				roamirod r	noiorit.
							Fol	Against	Abstain
	Resolution 1	Re-election of Vicki Kr	rause						
	Resolution 2	Re-election of Robert I	McKinnon						
	Resolution 3	Approval for the grant Brendan Gore	of FY18 Performance Righ	ts under the Peet Limite	ed Performance Right	s Plan to			
	Resolution 4	Adoption of Remunera	ation Report						

The Chairman of the Meeting intends to vote undirected proxies in favour of each item of business. In exceptional circumstances, the Chairman of the Meeting may change his/her voting intention on any resolution, in which case an ASX announcement will be made.

Individual or Securityholder 1	Securityholder 2		Securityhold	Securityholder 3			
Sole Director and Sole Company Secretary	Director	Director		Director/Company Secretary			
Contact		Contact Daytime			,	,	
Name		Telephone		Date	,	,	

