

nzx release+

GMT Cleansing Statement

Date	18 September 2019
Release	Immediate

NZX Limited
Level 1, NZX Centre
11 Cable Street
WELLINGTON

NOTICE PURSUANT TO SUBCLAUSE 20(1)(A) OF SCHEDULE 8 TO THE FINANCIAL MARKETS CONDUCT REGULATIONS 2014

1. Goodman Property Trust ("**GMT**") intends to undertake an offer of new ordinary units in GMT by way of:
 - 1.1. a placement to selected investors to raise approximately \$150 million; and
 - 1.2. a retail offer to GMT's existing unitholders with a registered address in New Zealand to raise up to \$15 million, plus up to \$10 million in oversubscriptions at the Manager's discretion, (together, the "**Offer**").
2. Pursuant to the Offer, an offer for issue and a partial offer for on-sale by the underwriter, Jarden Partners Limited and UBS New Zealand Limited, is being made to investors in reliance upon the exclusion in clause 19 of Schedule 1 to the Financial Markets Conduct Act 2013.
3. This notice is provided under subclause 20(1)(a) of Schedule 8 to the Financial Markets Conduct Regulations 2014 ("**Regulations**").
4. As at the date of this notice:
 - 4.1. GMT is in compliance with the continuous disclosure obligations that apply to it in relation to ordinary units in GMT;
 - 4.2. GMT is in compliance with its financial reporting obligations (as defined in subclause 20(5) of Schedule 8 to the Regulations); and
 - 4.3. there is no information that is "excluded information" as defined in subclause 20(5) of Schedule 8 to the Regulations.

On behalf of
Goodman (NZ) Limited as manager of Goodman Property Trust
John Dakin
Chief Executive Officer
(021) 321 541

About Goodman Property Trust:

GMT is an externally managed unit trust, listed on the NZX. It has a market capitalisation of around \$2.8 billion, ranking it in the top 20 of all listed investment vehicles. The Manager of the Trust is a subsidiary of the ASX listed Goodman Group, Goodman Group is also the Trust's largest investor with a cornerstone unitholding of 22%.

GMT is New Zealand's leading industrial space provider. It has a substantial property portfolio, with a current value of \$2.8 billion. The Trust holds an investment grade credit rating of BBB from Standard & Poor's.

This release is not a prospectus or offering document under New Zealand law or under any other law.

It is for information purposes only and does not constitute an offer, invitation or recommendation to subscribe for, retain or purchase any securities in GMT in any jurisdiction. This release does not constitute financial product advice or investment advice and does not and will not form part of any contract for the acquisition of GMT securities.

This release has been prepared for release in New Zealand. This release does not constitute an offer to sell, or the solicitation of an offer to buy, any GMT securities in the United States or in any jurisdiction in which such an offer would be illegal. None of the securities to be offered and sold in the Offer have been, or will be, registered under the U.S. Securities Act of 1933 ("U.S. Securities Act"), or under the securities laws of any state or other jurisdiction of the United States.