

GOOD TO GREAT

SUSTAINABILITY
REPORT 2024

incorporating Climate-related Disclosures

GOODMAN PROPERTY SERVICES (NZ) LIMITED
AS MANAGER OF GOODMAN PROPERTY TRUST
AND GMT BOND ISSUER LIMITED

SUSTAINABILITY
 REPORT
 2024

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SUSTAINABILITY



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DISCLAIMER

While Goodman Property Services (NZ) Limited has taken all due care in preparing this report, including its scenarios and assumptions, it makes no representation as to the report's accuracy, completeness or reliability, in particular in relation to assumptions regarding future events. It expressly disclaims responsibility for, and makes no representation, and gives no warranty, assurance or guarantee, as to the accuracy, completeness, or reliability of any contents of this Report. To the greatest extent possible under New Zealand law, it also expressly disclaims all liability for any loss (direct, indirect, consequential, or otherwise) or damage arising from the use of this Report.

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GUIDE TO THIS REPORT

Goodman Property Services (NZ) Limited (GPS), the Manager of Goodman Property Trust, and GMT Bond Issuer Limited are pleased to present their 2024 Sustainability Report. It complements GMT and GMT Bond Issuer's [2024 Annual Report](#) released in May 2024 and represents our first disclosure under the new Aotearoa New Zealand Climate Standards.

The following summary is designed to help you quickly understand our business and navigate this report.

Reporting boundaries

The scope of our reporting includes Goodman Property Trust (GMT) its subsidiaries (including GPS and GMT Bond Issuer Limited) and all other property owning and management related entities. For the purposes of this report, we either refer to these entities specifically or collectively as Goodman.

As a result of Internalisation, GPS replaced Goodman (NZ) Limited as the manager of GMT on 28 March 2024.

About us

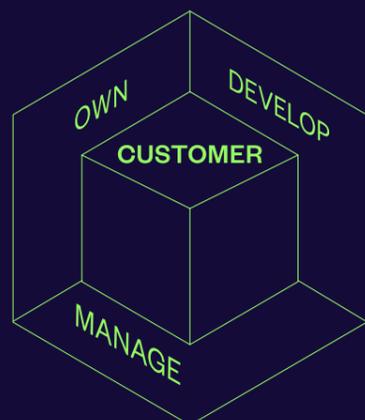
Ranked in the top 20 of all stocks on the NZX by market capitalisation, GMT is New Zealand's largest listed property investment entity.

With an investment strategy focused on Auckland industrial property the portfolio provides high-quality and operationally efficient warehouse and logistics space, close to transport infrastructure in New Zealand's largest consumer market. At 31 March 2024 the portfolio provided almost 1.2 million square metres of space and accommodated over 200 customers.

GMT Bond Issuer Limited is a wholly owned financing subsidiary of GMT.

Our business model

GMT's \$4.5 billion urban logistics portfolio provides essential supply chain infrastructure, facilitating the efficient storage and distribution of goods and materials. By owning, developing and managing high-quality properties in key locations, we provide customers with facilities that help their businesses thrive.



Our purpose

Making space for greatness describes our purpose. It recognises our stakeholders' needs and drives us to help them reach their full potential, whether they are customers, investors, suppliers, community partners or one of our team.

Our sustainability framework

As a leading real estate investment entity, our focus is on the built environment and the delivery of more sustainable and resource efficient property solutions. Our wider business strategy includes specific sustainability and climate-related targets.

The three pillars of our sustainability framework are:

- + Sustainable Properties
- + People and Culture
- + Corporate Performance

We are taking positive action by reducing the intensity of our emissions, using renewable energy, developing greener buildings, regenerating brownfield sites, supporting biodiversity initiatives and partnering with groups that are improving social outcomes. See page 8 for more information.

Our climate-related risks and opportunities

A detailed assessment process was undertaken to identify the various climate-related risks and opportunities to our business. These were considered under the Orderly, Disorderly and Hot House World climate scenarios and distilled into the most material considerations. See page 31 for more information.

The 11 risks and opportunities that we have adopted are primarily transition-related. The location and design of our properties mean that the physical risks from more extreme weather events is assessed by independent specialists as low.

The strategy section on page 35 describes how we integrate these climate risks and opportunities into our general business planning and the actions we are taking to mitigate the impacts of climate change.

Our emissions

Understanding the emissions profile of our business and how this can fluctuate from year to year provides the knowledge that underpins our targets for a lower-carbon, more-climate-resilient future.

With the composition of the portfolio regularly changing (through new acquisitions and development activity) our focus is on reducing the intensity of our emissions. Absolute emissions may still increase depending on level of development and new investment.

A comprehensive breakdown of our FY24 emissions is provided on page 38 and is summarised in the chart alongside. Page 41 details the categories excluded from our emissions inventory.

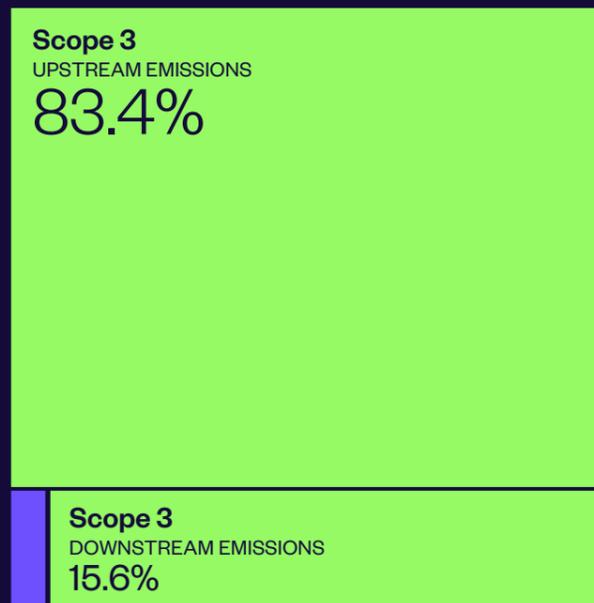
The graphic shows that our corporate activities made up just 1% of our total emissions in FY24, while Scope 3 sources made up around 99%. The greatest contributor was our value chain, with development activity (upfront embodied carbon) representing 65.3% of total emissions and customer energy consumption (in use carbon) 15.3%.

Directing our efforts toward more sustainable property solutions that reduce these upstream and downstream Scope 3 emissions provides the greatest opportunity for our business. It also helps our customers achieve their own climate goals.

Given our Scope 3 emissions are outside our direct control, we are doing this in a number of ways, including

- + Utilising lower carbon building materials and construction techniques to reduce embodied carbon in new developments
- + Targeting a minimum 5 Green Star rating for all new projects
- + Recycling and repurposing demolition materials and construction waste to minimise landfill
- + Maintaining our existing buildings to maximise operational efficiency
- + Retrofitting new building technologies that improve energy efficiency and reduce operational emissions.

See page 39 for more information on how we are reducing the intensity of our upfront embodied carbon and in use carbon, and the technical challenges this presents.



Scope 1+2
EMISSIONS
1.0%

Forward looking statements

This report summarises our assessment of Goodman's future climate-related risks and opportunities and how this is integrated into our wider business strategy. It contains statements about the future, including climate-related goals, targets, pathways, ambitions, risks and opportunities, as well as current transition plans.

These forward-looking statements require us to make assumptions that are subject to inherent risks and uncertainties, many of which are beyond our control and give rise to the possibility that our predictions, expectations or conclusions will not prove to be accurate, that our assumptions may not be correct, and that our objectives, targets, and strategies to mitigate and adapt to climate-related risks and opportunities will not be achieved.

We have set out the basis and limitations of our analysis and reserve the right to revisit any assumptions as we develop our understanding without notice.

GOOD IS BUILDING FOR THE FUTURE

MAINFREIGHT

GOOD TO GREAT

We are developing high-quality, sustainable warehouse and logistics facilities, and no two projects are the same. From site selection and planning, to the recovery and recycling of materials in the demolition and construction phase — each project is unique.

Mainfreight Favona, PONZ award winner and 5 Green Star Design rated.

GREAT IS WHAT WE DO FROM HERE

SUSTAINABILITY HIGHLIGHTS

OVER THE PAST 12 MONTHS

Our sustainability initiatives are helping to lower the intensity of our direct and indirect emissions, creating a more resilient business. We're focusing on areas where we can have the most impact, and where we can collaborate with our stakeholders for combined influence.



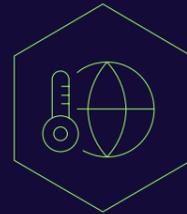
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A NZ first for an industrial property

6 Green Star

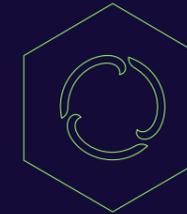
Built rating¹ for Tāwharau Lane



CDP Climate Change Score

A-

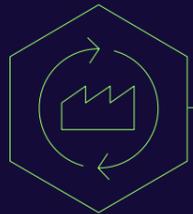
for 2023



Toitū certified operations²

net carbonzero

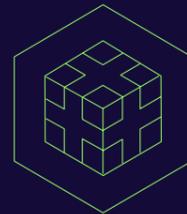
since 2021



Upfront embodied carbon reduction

17%

in FY24 completed developments compared to similar sized reference buildings



Customer energy data coverage

69%

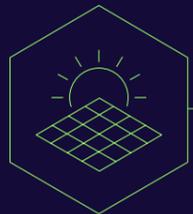
collected by portfolio electricity use



Corporate emissions – Toitū assured³

40.9%

reduction from FY20 base year



Solar energy systems

2.26 MWp

installed across 33 rooftops



Physical climate risk⁴

Low risk

assessment for 97% of the Core Portfolio



Engaged team score

88%

in 2023 workplace survey

¹ Green Star Design & As Built NZv1.0 Certified Built Rating.

² Net carbonzero certification from Toitū confirms our corporate emissions have been measured in accordance with the ISO 14064-1:2018 standard and that we have offset mandatory emissions with locally sourced carbon credits (Category 1-4), and Certified Renewable Energy certificates (Category 2) from Meridian.

³ The certification encompasses all management and property owning entities related to Goodman Property Trust. These are emissions from business operations and from the buildings and spaces within the portfolio where the Manager has operational control. The sources of these corporate emissions are detailed on pages 37 and 38.

⁴ Independently assessed by Aon Global Risk Consultants.

GOOD IS WORKING TO REDUCE CARBON



DOING BETTER

We utilise concrete with a lower Global Warming Potential (GWP) for all new developments. With up to 25% less upfront embodied carbon than standard concrete it is contributing to lower emission, more resource efficient buildings.

Phil Crampsie, Goodman Head of Projects, and Rakesh Nauhria, Nauhria CEO, discuss carbon reduction initiatives in concrete and reinforcing steel.

GREAT IS WHAT WE DO FROM HERE

MANAGEMENT REPORT

SUSTAINABILITY INTRODUCTION

A comprehensive sustainability programme that includes detailed targets is another step forward in the journey that is taking our business from good to great.

Welcome to Goodman's FY24 Sustainability Report, a companion document to the FY24 Annual Report and our first disclosure under the new Aotearoa New Zealand Climate Standards.

Sustainability is a critical element of our business strategy. We believe a sustainable operating model is essential for an organisation to be successful over the long-term.

Over the last 12 months we have continued to prioritise investment initiatives that reduce the intensity of our carbon emissions and build resilience. Our focus is on the built environment and the delivery of sustainable property solutions that help our customers thrive. By reducing the intensity of our emissions and investing in greener buildings we're lifting our environmental performance and improving the quality of our properties, and the workspaces they provide.

We are also boosting biodiversity at our larger estates, supporting and developing our people and strengthening our communities through the work of the Goodman Foundation.

Calculating our carbon footprint

We have been monitoring and disclosing our corporate emissions since 2006, when we first contributed to the global Carbon Disclosure Project (CDP). This commitment was extended from 2021 with Tōitu assurance and net carbonzero certification of our business operations.

This year we have extended our reporting to include more of the value chain, with upstream and downstream Scope 3 emissions disclosed. This includes the upfront embodied carbon within our developments and the operational emissions of the buildings within our portfolio.

Our emissions inventory is provided on page 38.

To ensure our current emission reduction and embodied carbon targets are robust we are reviewing frameworks that set future targets aligned with the 2050 net-zero goal established by the 2015 Paris Agreement.

The global Science-Based Targets initiative (SBTi) is developing a pathway for the building sector. While we have not yet committed to a Science-Based Target we look forward to the release of the guidance later in FY25.

More sustainable properties

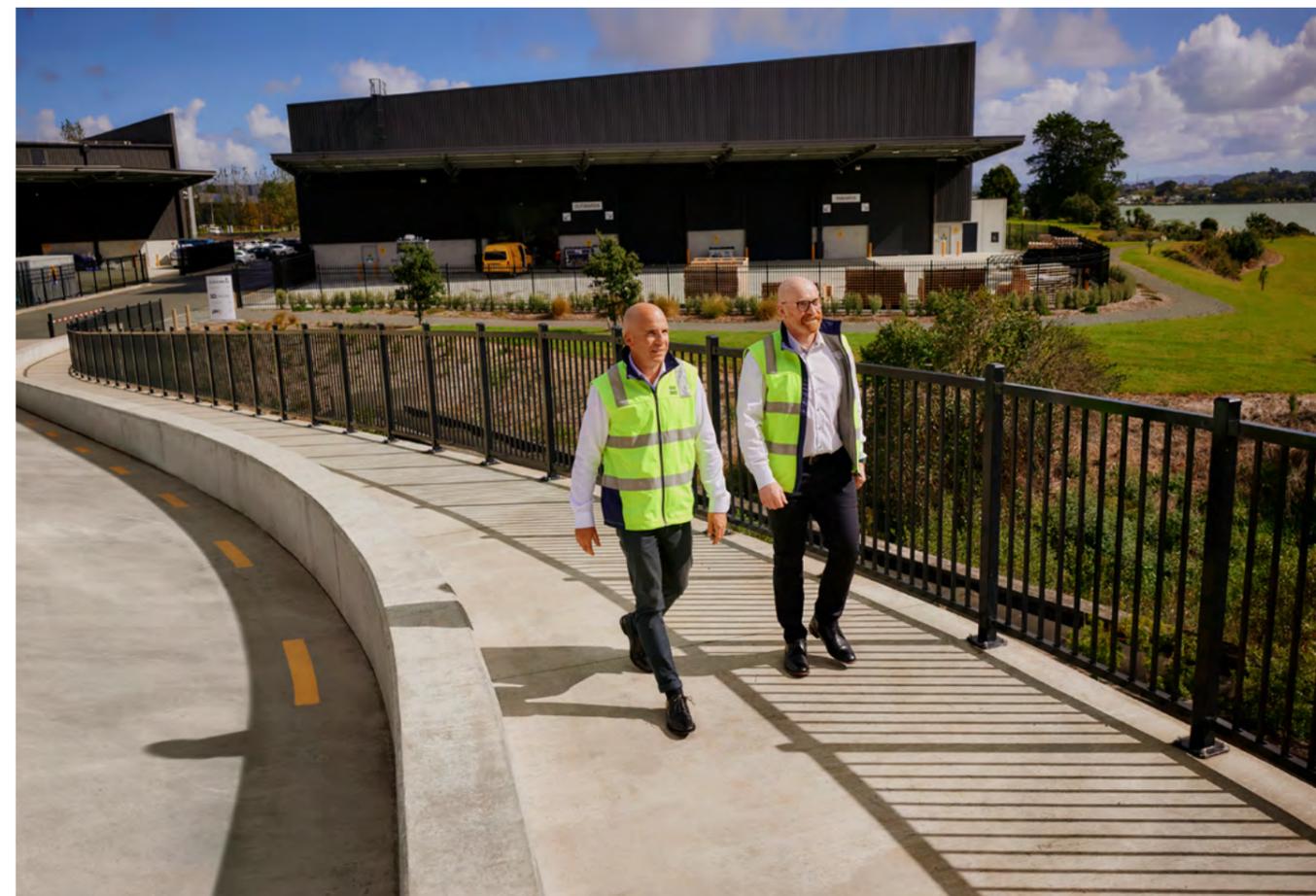
As a property investor our development activity is the largest source of emissions, accounting for around 65% of our total emissions in FY24. Customer emissions, as a result of leasing space within the portfolio, represents a further 15.3%.

Directing our efforts toward more sustainable property solutions that reduce these emissions provides the greatest opportunity for our business.

Our customers share this ambition with eight of the 10 largest companies within the portfolio having publicly stated carbon reduction targets. This increased awareness is contributing to the growing demand for sustainable and resource-efficient distribution facilities, close to consumers.

We've refined our investment strategy to meet this demand, utilising lower carbon materials and building new facilities to a minimum 5 Green Star rating. We are also retrofitting energy efficient technologies to the Core Portfolio and undertaking a greater proportion of brownfield redevelopment projects.

Our Sustainable Finance Framework, established in FY22, provides a funding platform to support investment in sustainable buildings and carbon reduction initiatives. You can read more about these projects on page 40.



James Spence, Chief Executive Officer, with Andy Eakin, Chief Financial Officer.

Assessing climate impacts

Climate science includes assumptions about the future and the impacts of human behaviour on the environment. We have adopted the New Zealand Green Building Council (NZGBC) Climate Scenarios for the Construction and Property Sector when assessing the future operating environment.

Chief Financial Officer, Andy Eakin chaired the industry technical working group that developed the three climate scenarios for the construction and property sector. Andy also leads our sustainability initiatives, overseeing a dedicated team that is focused on our climate response and reducing both our direct, and indirect emissions.

Internal workshops have considered the various risks and opportunities to our business under the Orderly, Disorderly and Hot House World scenarios and distilled these into the most material considerations. These are primarily transition risks, which are described in detail on page 31.

The location and design of our properties mean that the physical risks from more extreme weather events is assessed by independent specialists as low (see page 32).

Next steps

We are striving to create a sustainable business that is resilient, flexible, and innovative. By remaining agile and continually refining our approach we are responding to the challenges and opportunities of climate change.

It is an area of individual and collective responsibility, and we are learning from best practice. Sharing our action plans, knowledge and expertise is also assisting our customers and others in their own climate journey.

We look forward to continuing to progress our sustainability initiatives as part of a wider business strategy that aims to create long-term value for all our stakeholders.

Thank you.

James Spence
Chief Executive Officer

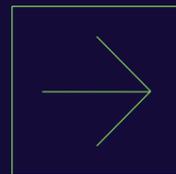
Andy Eakin
Chief Financial Officer

OUR FRAMEWORK

FOCUSED ON WHAT MATTERS

Creating a sustainable business that delivers positive outcomes for stakeholders is our guiding ambition. As a long-term investor and developer of warehouse and logistics space our strategic focus includes the aim of becoming a lower carbon and more resilient business.

A sustainability framework built upon the following three pillars, guides our behaviour and directs our actions towards these goals.



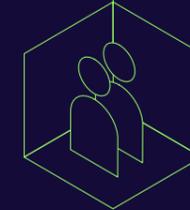
HERE FOR GOOD



SUSTAINABLE PROPERTIES

We invest in sustainable properties that are designed to be adaptable, resource efficient and resilient. Located close to key transport infrastructure and large consumer catchments, these facilities can help improve our customers' productivity.

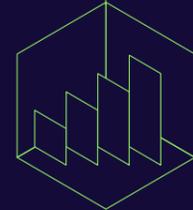
High-quality workspaces and a range of amenity features contribute to the health and wellbeing of the people working in these businesses.



PEOPLE AND CULTURE

We believe that a business that is positively connected with its people and wider community will deliver superior returns over the long-term.

We're a small team where individuals are recruited and rewarded based on their commitment to our values, strategic thinking, expertise and performance. Flexible and progressive work practices contribute to a diverse, inclusive and safety conscious culture.



CORPORATE PERFORMANCE

A robust capital structure, strong governance and business wide commitment to ESG principles give our investors, regulators, customers, and community partners confidence in our strategy.

We measure our performance against recognised benchmarks and provide the market with regular updates on our business activities and progress toward the emissions reduction and other sustainability targets we have adopted.

MATERIALITY MATRIX

The material factors that drive GMT's success were first communicated in FY18, after an extensive interview process that included both internal and external stakeholders. They were reviewed again in FY21 and FY24.

Originally 16 factors were identified as significant to our business, this has been refined down to 10.

The 10 factors presented in the matrix alongside reflect the range of criteria applied by our customers, investors, suppliers, community partners and our own people when assessing the success of our business. Understanding these factors and the relative importance attributed to each, informs and helps prioritise our sustainability initiatives.

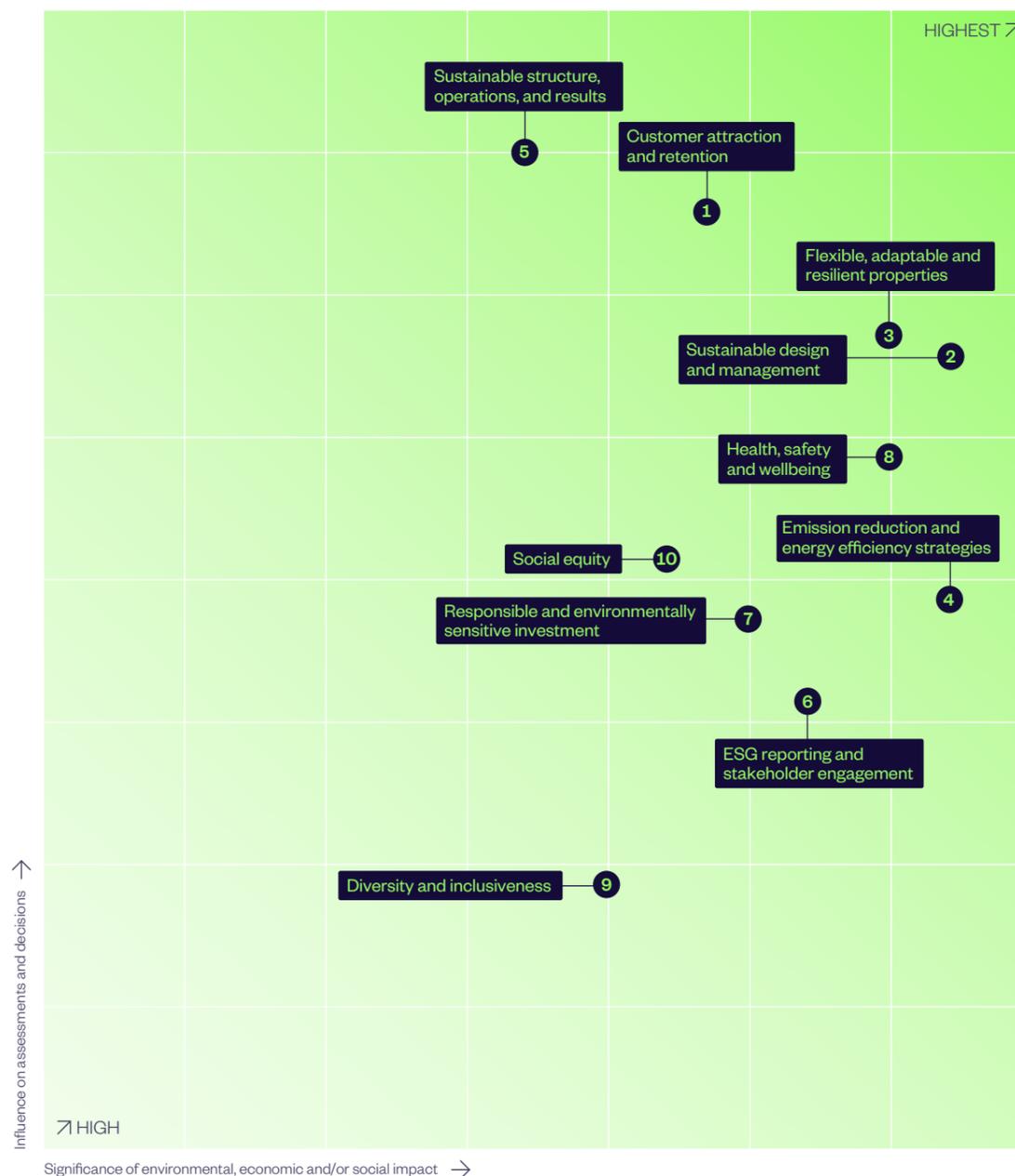
It establishes what matters most.

With no changes to the existing factors, other than ranking changes, the FY24 survey reflects the growing emphasis on more sustainable business outcomes.

Each of the 10 factors shown here have been categorised under the three pillars of our sustainability framework.

The following pages describe how these factors are integrated into our broader business strategy and the targets we have set ourselves for the future.

We're challenging ourselves to do better, and do more, for the benefit of all our stakeholders.



SUSTAINABLE PROPERTIES



1 Customer attraction and retention

High occupancy and strong customer retention levels underpin GMT's rental cashflows, the main driver of the Trust's operating performance. To attract customers and maximise rental revenue GMT's properties need to be sustainable, operationally efficient, and close to transport infrastructure and large consumer catchments.

They also need to be well maintained with ongoing investment and building upgrades. In-house management and superior service also helps ensure long-term customer relationships.

2 Sustainable design and management

A significant development capability has underpinned GMT's growth, creating a modern, high-quality warehouse and logistics portfolio. All new developments are targeting a 5 Green Star rating from the NZGBC with the projects being constructed from lower carbon materials to reduce embodied emissions, wherever possible.

The development process is also carefully managed to minimise waste and other environmental impacts. Once complete and independently verified, the upfront embodied carbon in these development projects is being offset with globally recognised carbon credits.

3 Flexible, adaptable and resilient properties

Located in areas at lower risk of flooding and rising sea levels the Core Portfolio is designed and built to be resilient to extreme weather events. This includes features that reduce reliance on existing utility infrastructure.

The warehousing and logistics focus makes GMT's properties suitable for a range of business uses. They are flexible and can be easily adapted to meet specific customer requirements to maximise operational efficiency.

4 Emission reduction and energy efficiency strategies

A commitment to a lower carbon future includes the monitoring and management of all direct and indirect emissions, with reduction targets for our corporate emissions that align with the Paris Agreement and limiting global warming to 1.5 degrees or less.

Toitū certification provides independent assurance of our corporate emissions disclosures.

Resource efficiency projects that improve the operational and environmental performance of the portfolio are also underway. These initiatives include the installation of electrical submetering, solar energy systems, EV chargers, LED lighting and water saving technologies.

CORPORATE PERFORMANCE



5 Sustainable structure, operations, and results

GMT is managed prudently with a sustainable capital structure and strong governance oversight contributing to an investment grade credit rating of BBB from S&P Global Ratings.

Low gearing and strong liquidity bolster the resilience of our business, while creating the capacity to invest in new opportunities as and when they arise.

Strong cashflows from a diverse group of customers underpin earnings growth. Our distribution policy includes a prudent payout ratio of between 80% and 90% of cash earnings.

6 ESG reporting and stakeholder engagement

Engagement with our stakeholders on environmental, social and governance matters is a priority. Our corporate reporting includes detailed information on all aspects of our business operations. It includes a carbon reduction and management plan as part of our Toitū carbonzero certification and we benchmark our performance through the CDP.

We have adopted the GRI framework in our reporting to assist stakeholders in accessing the disclosures that are relevant to them.

7 Responsible and environmentally sensitive investment

The Board is committed to delivering GMT's business strategy sustainably. It includes a risk management framework that considers non-financial issues, such as the impact of climate change, alongside other enterprise risks.

Establishing our Sustainable Finance Framework demonstrates this commitment, enabling the business to issue new bonds and establish loans to fund the delivery of sustainable property solutions for customers.

PEOPLE AND CULTURE



8 Health, safety and wellbeing

The health, safety and wellbeing of our people, our customers, our contractors and the wider community is fundamental to our business. We adhere to strict workplace safety protocols, encouraging staff and contractors to develop a culture of safety awareness.

We take a holistic approach to wellbeing with a range of initiatives focused on health and happiness. High staff retention levels and an engagement score of almost 90% in 2023 confirm we are creating a positive and supportive work environment for our people.

9 Diversity and inclusiveness

We celebrate individual differences and have a comprehensive inclusion and diversity policy that sets goals across gender, ethnicity and age. We measure our performance against these targets and have strategies to improve representation over time

We want a positive culture that is free of harassment, victimisation and discrimination and have adopted flexible work practices that help reduce bias and ensure we are an inclusive and progressive organisation.

10 Social equity

It is important that we recruit, engage, develop and retain the best people. A long-term incentive plan gives all our people a stake in the business and helps retain talent.

To encourage wider participation in our industry we provide an annual scholarship for a University of Auckland property student and support the Keystone Trust.

We support our wider community through the Goodman Foundation and are encouraging social procurement in new construction contracts and supplier agreements.

GOOD IS PROVIDING THE TOOLS TO REDUCE EMISSIONS

CUSTOMERS' TOOLS

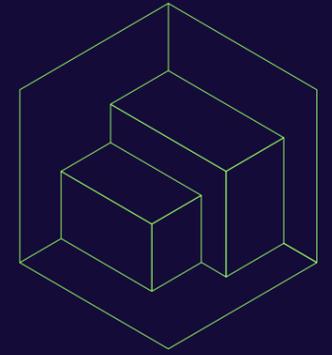
Lighting and HVAC systems are two of the largest contributors to a building's energy consumption. Solar provides an alternative energy source while submetering allows customers to monitor and optimise electricity use, essential steps in reducing emissions.

Hannah Kennedy, Goodman Sustainability Analyst, and Jas Batth, RSM representative, survey the recently installed solar panels on RSM House.

GREAT IS WHAT WE DO FROM HERE



SUSTAINABLE PROPERTIES



Our investment strategy is focused on building a more sustainable business with a resource efficient portfolio that helps our customers achieve their climate goals. The following report card highlights progress toward these objectives.

FOCUS	ACTION	PROGRESS
CORPORATE EMISSIONS	<ul style="list-style-type: none"> + Toitū net carbonzero certified since FY21 + FY24 corporate emissions¹ represent a 40.9% reduction from FY20 base year + FY30 corporate emissions reduction target of 43.0% 	
SUSTAINABLE DEVELOPMENT	<ul style="list-style-type: none"> + 5 and 6 Green Star ratings achieved for developments completed in FY23 and FY24, totalling 82,088 sqm + Estimated 17% reduction in the upfront embodied carbon emissions² compared to a reference building, for projects completed in FY24 + 26,068 tCO₂e of upfront embodied carbon³ in FY24 completed projects, to be independently certified and offset 	
ENERGY EFFICIENCY	<ul style="list-style-type: none"> + 100% of Core Portfolio to feature LED lighting by 2025, 85% installed or planned as at 31 March 2024 + Targeting NABERSNZ ratings for all eligible office buildings at Highbrook by 2025 + Over 69% of the Core Portfolio has customer energy consumption data to be used in comparative benchmarking. Target 80% by 2026 	
RENEWABLE ENERGY	<ul style="list-style-type: none"> + Certified Renewable Electricity⁴ supplied by Meridian Energy + 2.26 MWp of solar energy systems installed with a commitment to a further 0.5 MWp ahead of the 2.0 MWp target set for 2025 	
IMPROVING BIODIVERSITY	<ul style="list-style-type: none"> + Baseline ecological assessment completed at Waitomokia, as part of the masterplanning process + Biodiversity enhanced with over 10,000 native specimens planted at the urban ngahere at the Highbrook and Roma Road estates 	

¹ These are direct emissions from business operations and from the buildings and spaces within the portfolio where the Manager has operational control.
² See page 39 for more information on independent Life Cycle Assessments of new development projects.
³ See pages 39 and 40 for more information on the calculation and offsetting of upfront embodied carbon.
⁴ Through the purchase of Emission Adjustment Certificates (EACs) from Meridian Energy's Certified Renewable Energy product, Goodman is able to utilise a '0' emission factor, reflecting electricity sourced from renewable sources. See page 38 for more information.

GMT's \$4.5 billion urban logistics portfolio features strategically located, sustainably designed, energy-efficient and actively managed properties that meet the operational requirements of our customers.

More sustainable property solutions help these businesses achieve their own climate targets and contribute to lower Scope 3 emissions for GMT.

Investing in a more climate resilient future

Maintaining our properties to a high standard and investing in upgrade projects that improve the operational and environmental performance of these buildings, helps attract and retain customers.

These initiatives include the installation of electrical submetering to provide detailed energy monitoring, customer and public EV chargers, LED lighting upgrades, rooftop solar energy systems, and water saving technologies. Programmed maintenance of building HVAC systems and the replacement of R22 refrigerants with lower GWP alternatives is also a priority, given the climate impacts of fugitive emissions from system failures.

Customers benefit from these initiatives with lower emission, more resource efficient and resilient buildings. The high-quality workspaces they provide can also contribute to greater productivity and reduced operating costs.

Sustainable development solutions

A long-term investment strategy guides our decision making. With around 90% of the Core Portfolio built since 2004, development has been an important driver of our business growth.

Our commitment to sustainable development includes targeting a minimum 5 Green Star rating from the NZGBC for all new projects commenced since 2020. It's a successful strategy with the Tāwharau Lane multi-warehouse project at Highbrook Business Park achieving a 6 Green Star Built rating¹ in February 2024. Representing world leadership standard, it is the first New Zealand industrial building to achieve the certification.

The completion of four fully leased facilities during the year, with a combined net lettable area of 79,452 sqm further improves the quality and efficiency of the Core Portfolio.

By utilising lower emission materials and building systems, we have reduced the intensity of the upfront embodied carbon within these FY24 developments by around 17% when compared to similar sized reference buildings. On a square metre basis, this equates to a reduction from around 510 kgCO₂e per sqm to 422 kgCO₂e per sqm of NLA.



The upfront embodied carbon in these development projects will be offset with globally recognised carbon credits once the independent Life Cycle Assessments are finalised and peer reviewed.

We've also integrated circularity principles into the development process, with careful recycling and repurposing of demolition and construction waste where possible. Brownfield regeneration projects now include a target of diverting at least 90% of demolition waste away from landfill. The Roma Road regeneration project in Mt Roskill helped establish the best practice benchmark for our business.

Extensive landscaping, urban ngahere (urban forests), beehives and other biodiversity initiatives are features of our larger estates, enhancing, and protecting the natural environment.

The commitment to boosting biodiversity and delivering positive ecological outcomes is incorporated into the Waitomokia masterplan. Initial audits have provided a baseline assessment of the natural environment and the protections required, ahead of development commencing.

Climate risk and emissions reporting

The Auckland floods and Cyclone Gabrielle of early 2023 have demonstrated that extreme weather events are already impacting our communities and that the need for collective action on climate change is immediate.

As a business we are committed to playing our part.

Comprehensive greenhouse gas monitoring provides a detailed emissions profile for our business. This knowledge, together with targets for a lower-carbon, more-climate-resilient future is essential for assessing the effectiveness of our sustainability initiatives.

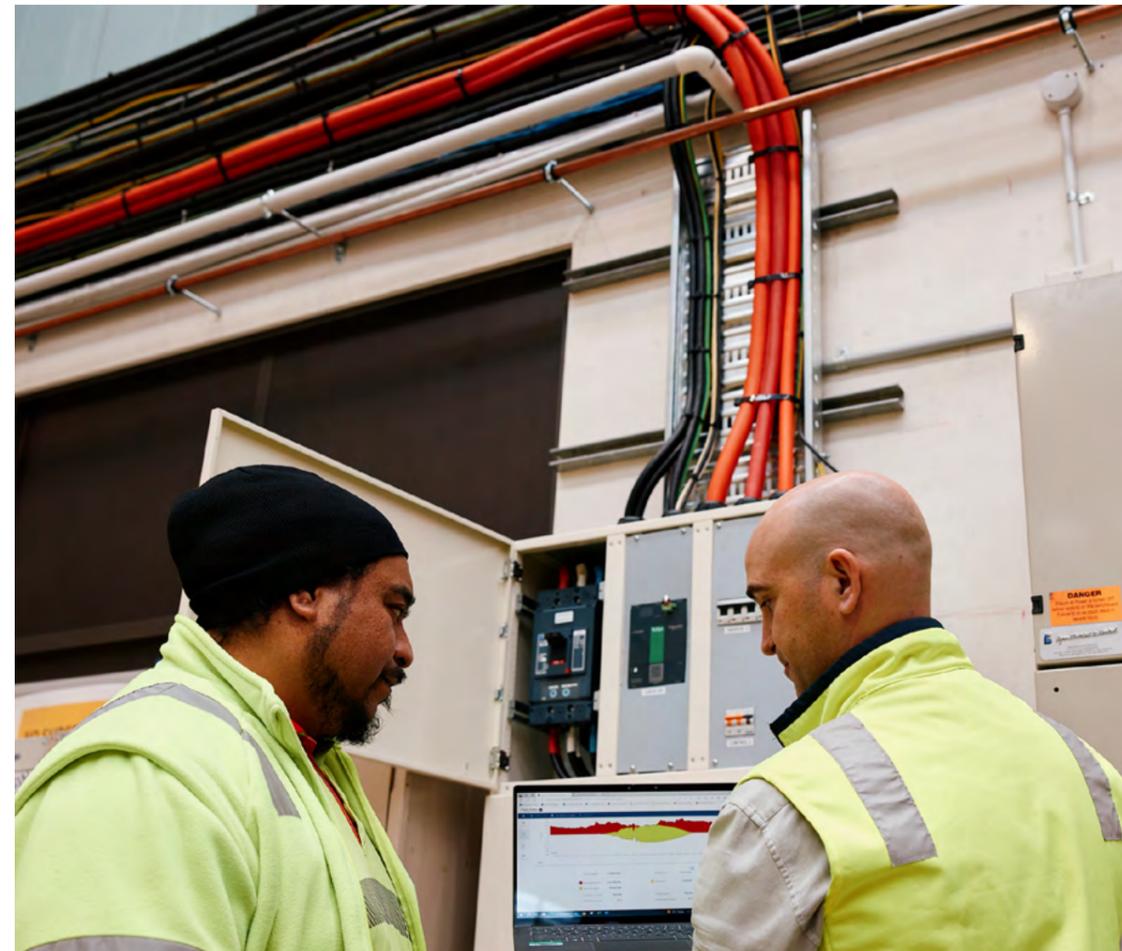
The table below summarises our FY24 emissions. A comprehensive inventory and commentary on the approach taken and its limitations is presented within our climate-related disclosures, see pages 37 to 41.

GHG EMISSIONS tCO ₂ e	FY24
Corporate emissions – Toitū assured	534.4
Scope 3 emissions – upfront embodied carbon from developments	26,067.8
Scope 3 emissions – other	13,327.9
Total emissions	39,930.1

Corporate emissions

Corporate emissions relate to our operational activities and from the buildings and spaces within the portfolio where we have operational control. Toitū net carbonzero certification provides assurance that our corporate emissions have been measured in accordance with the ISO 14064-1:2018 standard and offset with locally sourced carbon credits (Category 1-4), and Certified Renewable Energy certificates (Category 2) from Meridian.

Our Emissions Reduction and Management Plan includes a target to reduce absolute corporate emissions (from our FY20 base year of 903.7 tCO₂e) by 43.0% by FY30, in line with the Paris Agreement's goal to limit global warming to 1.5°C. Our FY24 result, with a 41% reduction in corporate emissions, is consistent with these ambitions.



Sustainability Project Manager, James Campbell (right) demonstrating the features of the solar monitoring system for a customer at Highbrook Business Park.

Scope 3 emissions

Indirect Scope 3 emissions make up almost 99% of our carbon footprint and are the main focus of our sustainability efforts. The largest contributors to these are our development activity, our capital expenditure programme and in use carbon emissions as a result of our customers leasing space within the portfolio.

The upfront embodied carbon from completed developments was 26,068 tCO₂e in FY24 compared to 17,607 tCO₂e in FY23. The increase reflecting a greater volume of new projects, these are lower emission developments with upfront embodied carbon around 17% below standard buildings of a similar size.

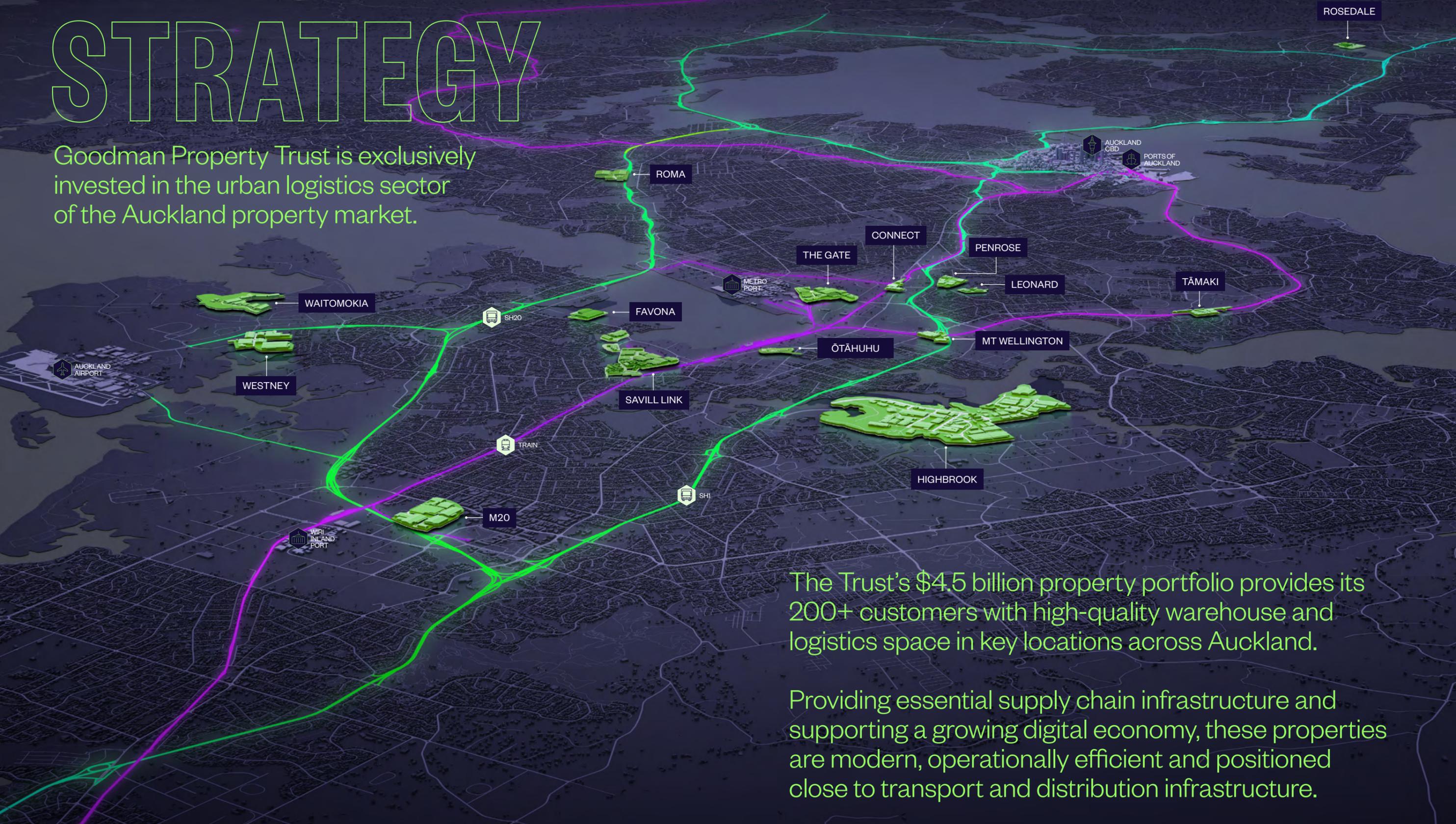
In use carbon emissions from downstream leased assets is the next largest contributor to our carbon footprint. The provision of sustainable property solutions provides our customers with the opportunity to reduce their emissions.

This year we have also included an assessment of the emissions relating to capital expenditure on the Stabilised Portfolio. Given the number and varied nature of these projects, this is an expenditure based assessment.

¹ 6 Green Star Design & As Built NZv1.0 Certified Built Rating

INVESTMENT STRATEGY

Goodman Property Trust is exclusively invested in the urban logistics sector of the Auckland property market.



The Trust's \$4.5 billion property portfolio provides its 200+ customers with high-quality warehouse and logistics space in key locations across Auckland.

Providing essential supply chain infrastructure and supporting a growing digital economy, these properties are modern, operationally efficient and positioned close to transport and distribution infrastructure.

GOOD IS MAINTAINING AND IMPROVING



QUALITY UPGRADES

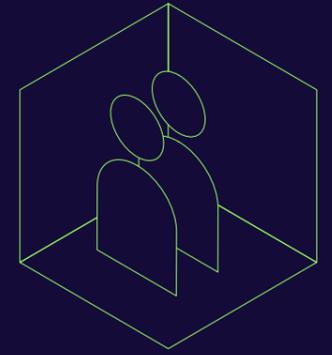
We maintain our buildings to a high standard and continue to invest in new initiatives that improve the resilience and resource efficiency of the existing portfolio. More than \$20 million is allocated to these projects over the next few years.

Regular maintenance of HVAC and solar for long-term cost-efficiency.

GREAT IS WHAT WE DO FROM HERE



PEOPLE AND CULTURE



By investing in our people, our culture and in positive community outcomes we are creating a more sustainable business that benefits all our stakeholders.

FOCUS

ACTION

PROGRESS

SAFETY AT WORK

- + One serious harm injury recorded in FY24
- + Contractor induction and certification on all worksites



DIVERSE AND INCLUSIVE WORKPLACE

- + Our team of 67 includes 13 different ethnicities, with speakers of 15 languages
- + An average inclusive culture score of 87.5% over the last two workplace surveys
- + Board diversity includes 33.3% female representation



SOCIAL PROCUREMENT AND SUPPLY CHAIN ETHICS

- + Abilities Group, an organisation empowering individuals with disabilities contracted to complete recycling of LED lighting upgrade programme
- + Social procurement encouraged in new construction contracts and supplier agreements
- + Team members trained to assess potential risks in our supply chain in relation to money laundering and modern slavery



INVESTING IN OUR PEOPLE

- + 286 training hours completed in FY24
- + 12 team events hosted focusing on diversity, inclusion, wellbeing and workplace culture
- + Around 4.5 million GMT units issued to team members as part of Goodman's long-term incentive scheme



GOODMAN'S BRAND VALUES

Our values are integral to the success of the business. They shape our culture and focus our people on delivering high-quality service, and innovative property and investment solutions over the long-term.

INNOVATION
DETERMINATION
INTEGRITY
SUSTAINABILITY



The Goodman team fundraising at Highbrook for Cancer Society Daffodil Day.

Celebrating diversity

We believe that a diverse team with different backgrounds and identities creates a dynamic work environment with a variety of opinions and approaches. Diversity enhances the way we think and work, contributing to better business outcomes.

We value each person's uniqueness and want our people to experience a sense of belonging. We also want them to feel supported. An average inclusive culture score of 87.5% across the last two surveys, shows that we are delivering on this goal.

We first established diversity targets in 2018 and updated these in 2023. Our refreshed Inclusion and Diversity policy, sets goals for 2030 across gender, ethnicity and age. These targets guide our behaviour and helps ensure we are a representative and inclusive workplace.

Page 92 of GMT's [2024 Annual Report](#) includes more detail of our workforce demographics.

Flexible and progressive employment policies reduce bias and have encouraged a shift in work practices over the last five years, with 55% of our people working flexible hours and 87% choosing to work remotely at least one day a week.

Three team members have also taken parental leave over the last 12 months.

Working together

Internalisation brings management in house, with our team of 67 effectively now employees of GMT. It's a talented team of professionals, committed to delivering the great spaces and dedicated service that helps our customers thrive.

When we recruit, we look for people who will challenge our thinking, drive change and develop new ideas that contribute to sustainable business outcomes. It's a focus that starts with the way we engage, using a variety of channels to ensure we are attracting a diverse group of talent.

To help our people reach their potential we provide pathways that help them grow and thrive. This includes formal induction programmes, regular reviews, career development plans and annual training objectives. Training can be online or through more structured learning, with study grants and leave available for technical or tertiary courses.

A long-term incentive plan helps attract and retain talent. It gives all our people a material stake in the business, aligning their interests with those of our stakeholders.

To encourage wider participation in our industry we provide an annual scholarship for a University of Auckland property student and support the Keystone Trust through the Goodman Foundation.

Workplace wellbeing

Our workplaces support the health, safety and wellbeing of our people while our brand values guide how we interact with each other, represent our business, and engage with stakeholders.

An engagement score of 88% in an internal survey in March 2023 and an employee retention rate of more than 95% over the last year, show we have created a positive and supportive work environment for our people.

We take a holistic approach to wellbeing with a range of initiatives focused on both physical and mental health. Our ongoing partnership with Groov has continued to support our team with Dr Fiona Crichton delivering training on Psychological Safety during the year.

The wellbeing focus was further reinforced with presentations from the Gut Foundation and Breast Cancer awareness. These health initiatives complement the free services offered to our people, such as annual flu vaccinations and skin cancer checks.

If required, independent counselling services and financial planning are available to our people through our Employee Assistance Programme provider.

Sporting and recreational opportunities are also supported and we have hosted and promoted social and cultural events including Chinese New Year, Diwali, International Women's Day, Māori Language Week and Pride Month.

Health and safety first

We are committed to creating a safe working environment for our people and contractors that is free of accidents and other workplace risks. We have established work practices and procedures that ensure our obligations under the Health and Safety at Work Act 2015 are complied with.

We actively monitor safety and track incidents with detailed reporting, including trend analysis used to identify hazards and mitigate risks. It creates a safety conscious culture and positively influences high safety standards in our workplaces and on our sites.

There were 106 health and safety incidents reported in FY24 compared to 67 in FY23. The data includes any incidents involving our people or contractors together with any reported incidents occurring within the public areas of the portfolio. It includes hazard observations, near misses, injuries requiring first aid, injuries requiring medical treatment and serious harm injuries.

Unfortunately, there was one serious harm injury to a contractor recorded in the last financial year. The incident was reported to WorkSafe and prompted a full review into the operation and maintenance of all gates.

We have also recognised the risk that modern slavery presents to those employed in our supply chain. Compulsory training has been undertaken to help our team identify the signs of worker exploitation in their everyday interactions with suppliers.

GOOD IS ADOPTING SUSTAINABILITY TARGETS

GREEN STAR

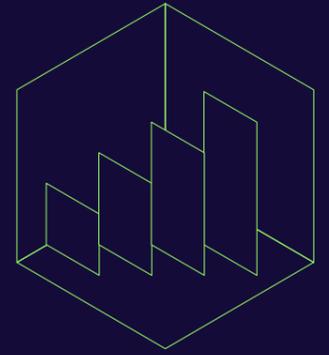
All new development projects are targeting an industry leading, minimum 5 Green Star rating. The certification, from the New Zealand Green Building Council, assesses the sustainability attributes of the project and the quality of the workspaces it provides.

Tom Slade, Goodman Head of Environmental Sustainability, and Andrew Eagles, OE New Zealand Green Building Council, touring New Zealand's first 6 Green Star rated industrial facility, Tāwharau Lane.

GREAT IS WHAT WE DO FROM HERE



CORPORATE PERFORMANCE



A sustainable operating model is essential for an organisation to be successful over the long-term. We have continued to pursue initiatives that extend our reporting and enhance our business.

FOCUS	ACTION	PROGRESS
RETAIN INVESTMENT GRADE CREDIT RATING OF BBB	<ul style="list-style-type: none"> + Portfolio occupancy of 99.5% + Sustainable financial metrics with gearing of 31.5% + Distribution reflecting a payout ratio of 83.3% of cash earnings 	
EXTERNAL CERTIFICATION	<ul style="list-style-type: none"> + Maintained a leadership CDP climate score of A- + Toitū net carbonzero certified¹ since FY21 + Sustainable Finance Framework with \$450 million of Green Bonds and Green Loans 	
GOVERNANCE AND DISCLOSURE	<ul style="list-style-type: none"> + Sustainability committee, reporting regularly to the Board + Continued alignment with the NZX Corporate Governance Code + GRI reporting framework 	
CLIMATE-RELATED DISCLOSURES	<ul style="list-style-type: none"> + Adopted climate scenarios for Construction and Property Sector established by the New Zealand Green Building Council + Comprehensive assessment of climate-related risks and opportunities finalised + GMT's first disclosures under the new Aotearoa New Zealand Climate Standards released 	
COMMUNITY SUPPORT	<ul style="list-style-type: none"> + Around \$0.4 million distributed through the Goodman Foundation + Over 500 volunteering hours completed 	

¹ Certification includes emissions from operational activities and from the buildings and spaces within the portfolio where the Manager has operational control.

Environmental, social and governance

The Board of Goodman Property Services (NZ) Limited is committed to a long-term business strategy that includes the goal of becoming a truly sustainable, resilient, and low carbon real estate provider.

The climate-related disclosures later in this report describe how we govern and manage climate-related risks and opportunities. They form part of a wider enterprise risk management framework that includes compliance, financial, operational, people and strategic risks.

A Sustainability Committee oversees the implementation of our sustainability initiatives, with regular Board reporting providing progress updates against our short and medium-term targets.

Engagement with our stakeholders on environmental, social and governance matters is a priority for our business. Over the last 12 months we have reviewed our material factors, consulted with mana whenua on the development masterplan for Waitomokia, hosted an investor open day at Highbrook Business Park and undertaken an investor perception study.

Transparent and robust governance structures provide stakeholders with confidence in our reporting and market disclosures. The corporate governance section on page 90 of GMT's 2024 Annual Report compares our governance practices against the principles and recommendations of the NZX Corporate Governance Code.

The full suite of governance documents is available online: <https://nz.goodman.com/about-goodman/corporate-governance>.

Corporate leadership

With a market capitalisation of around \$3.2 billion GMT was ranked 13 within the NZ20 on 23 July 2024. As a leading NZX investment entity, we have the responsibility to provide timely, balanced and easily accessible information. We engage with our stakeholders on a regular basis, through a variety of communication channels, including formal reporting, market announcements and briefings, newsletters and more directly through open days, presentations, and meetings.

We also utilise social media to extend our reach and connect with the growing number of digital only and mobile users.

We have adopted the international GRI framework to assist those focused on our sustainability reporting. The index on page 42 links to the key sustainability disclosures and climate-related information in this report, GMT's 2024 Annual Report and on our website, ensuring both transparency and accountability.

We continue to be active industry participants, supporting initiatives that have wider benefits like the establishment of the climate scenarios for the New Zealand Construction and Property Sector.

Our corporate memberships and partnerships include Australasian Investor Relations Association, Diversity Works, Greater East Tāmaki Business Association, NZ Green Building Council, New Zealand Shareholders' Association and Property Council New Zealand.

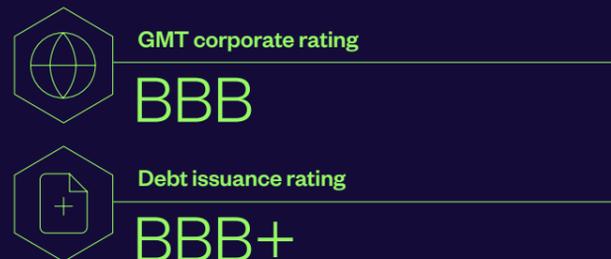
Benchmarking

We undertake regular benchmarking against respected international standards to ensure our sustainability linked business initiatives are consistent with best practice.

A commitment to reducing our carbon footprint has included participation in the annual CDP survey for the last 18 years. The global disclosure system for environmental reporting encourages participants to monitor and reduce greenhouse gas emissions to mitigate the impacts of climate change.

GMT's investment grade credit rating of BBB from S&P Global Ratings reflects its financial strength. As a result of the mortgage security held over its property portfolio, GMT's debt issuances are rated one notch higher at BBB+.

Both ratings have remained stable since first assigned in 2009.



Financial sustainability

To build a long-term sustainable business, we need to be financially stable. We achieve this through prudent financial management and by maintaining high occupancy and customer retention rates. The strength of the businesses within the portfolio supports our own financial performance, providing the strong rental cashflows that underpin earnings and distribution growth.

Low gearing and substantial liquidity add resilience to our business, while providing the flexibility to invest in new opportunities as and when they arise. Our Sustainable Finance Framework enables the business to issue bonds and establish loans to support the delivery of sustainable property solutions that help our customers meet their own sustainability objectives.



Goodman team at the Highbrook Fun Run Walk.

Our climate score of A- (for the second year in a row) was the highest rating achieved by a New Zealand organisation. The honour was shared with two other local companies.

CDP evaluated over 12,700 organisations worldwide for climate impacts, with 27 New Zealand organisations contributing to the 2023 survey. Further information about the rating process can be found at www.CDP.net.

The implementation of carbon reduction and management strategies as part of our Toitū net carbonzero certification has also contributed to a reduction in our corporate emissions, with our 2030 carbon reduction target of 43.0% aligned with the 2050 net zero goal of the Paris Agreement.

We have elected to publicly release our CDP and Toitū assessments and carbon reduction plans to assist other organisations in their climate journey.

We support our community partners through the Goodman Foundation, which seeks to provide people with the opportunity to reach their full potential. Our vision is to build inclusive, resilient, and sustainable urban communities.

Community spirited

Supporting and engaging with our local communities and broader stakeholder groups fosters the positive relationships that help earn our social licence.

One of the most important stakeholder relationships we have is with mana whenua. The masterplanning of Waitomokia in Māngere has included a detailed consultation process.

Regular hui have been a feature of the engagement programme with a collaborative approach ensuring areas and features of cultural significance will be preserved and enhanced.

Goodman Foundation



Doing good in the world

The vision of the Goodman Foundation is to build inclusive, resilient, and sustainable urban communities where people have the opportunity to reach their full potential.

Through dynamic partnerships with community organisations, we strengthen communities and enable long-term positive change.

HOW WE HELP

The Goodman Foundation is committed to making a sustained and tangible difference. We partner with organisations that support people with the knowledge, tools and resources they need to navigate and overcome adversity.

Prior to FY25 the costs of the social initiatives supported by the Goodman Foundation were paid by Goodman Group as manager of GMT.

MEETING ESSENTIAL NEEDS



PROMOTING SOCIAL AND MENTAL WELLBEING



ENABLING EDUCATION AND EMPLOYMENT



PROVIDING DISASTER RELIEF





Doing good in the world

We support community organisations that are enabling food and housing security and providing access to household goods and clothing.

KiwiHarvest

As New Zealand's leading food rescue organisation, KiwiHarvest collects nutritious but perishable food that would otherwise go to landfill and redirects it to those in need. It operates local services in Auckland, Dunedin, Queenstown and Invercargill.

In a year when the cost-of-living crisis made fresh food almost unattainable to our most vulnerable, KiwiHarvest redistributed a record 2.7 million kgs of food to around 220 foodbanks and other recipient agencies.

Over 20% more than previous year and equivalent to over 5.9 million meals, it included surplus produce, protein, mislabelled goods, cleaning products and grocery items approaching expiry.

The social good this creates is estimated to have a value of around \$13.8 million. Reducing organic waste otherwise destined for landfill also has a positive environmental impact, with 7,082 tCO₂e of carbon emissions avoided.

A founding partner, the Goodman Foundation has been a financial supporter of KiwiHarvest since 2015. Our support also includes regular volunteering, with team members encouraged to help in the warehouse, processing and packing produce and other food items for distribution.

<https://www.kiwharvest.org.nz/>

Goodman team members volunteering at KiwiHarvest, Highbrook Business Park. From left to right Mary Alice Adair, Bruno Warren, Mike Gimblett, Martine Marshall.



MEETING ESSENTIAL NEEDS



PROMOTING SOCIAL AND MENTAL WELLBEING



Doing good in the world

We focus on initiatives that improve psychosocial wellbeing and create space for people and communities to flourish.

Waka Pacific Climb

Waka Pacific Climb is a high rope climbing course to be developed alongside the Wero Whitewater Park in Manukau, creating a hub for outdoor education and adventure activities in South Auckland.

The Goodman Foundation was a founding partner of the Wero Whitewater facility (established around 2015) and has made a one-off donation to fund the new Waka Pacific Climb initiative.

The proprietary climbing system will feature a galvanised steel structure rising 16 meters above the ground. The course will include 78 climbing elements of varying difficulty to give school children the opportunity to build confidence and develop new skills as they overcome challenges.

In year one, 10,000 South Auckland school children will be hosted on the climbing frame free of charge with another 5,000 children accessing the facility on a subsidised basis.

<https://www.wakapacific.org.nz/waka-pacific-climb>

Orange Sky

Orange Sky offers a unique service that supports those in our community dealing with homelessness. With a team of 400 active volunteers the charity provides mobile laundry and shower services in a safe and positive environment for some of the 41,000 Kiwis struggling without a permanent home.

For people who often feel disconnected from their community, the service offers a chance to refresh, while also making a human connection with the volunteers that support the initiative.

With five custom vehicles, Orange Sky provides two mobile services in Auckland, and one each in Hamilton, Wellington and Christchurch. It has also recently started operating two shifts a week at the indoor laundry and shower facilities at the Auckland City Mission's Homeground building.

The Goodman Foundation has sponsored Orange Sky since 2021, with the charity operating in New Zealand for over 5 years. During this time, it has delivered 21,194 loads of laundry and 11,270 warm showers.

<https://orangesky.org.nz/>

Ongoing support

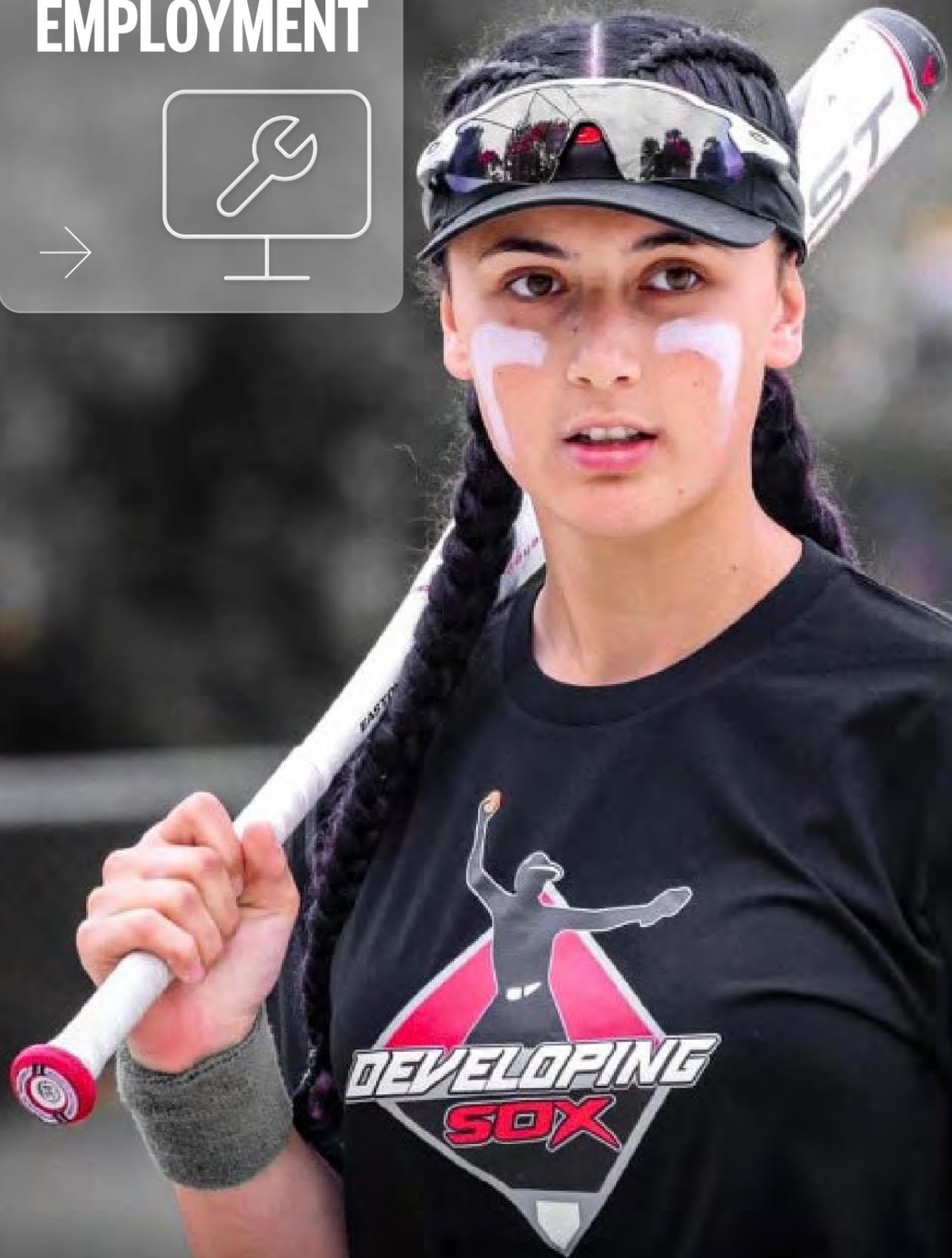
Through the Foundation's Give Back initiative and other fundraising and discretionary grants, financial support was also provided to the following organisations and events last year:

- + 4U Mentoring
- + Ronald McDonald House
- + Starship Foundation
- + Womens Refuge Tāmaki Makaurau
- + IDFNZ The Kids Foundation
- + Circus Quirkus
- + Special Children's Christmas Party



Artist's impression of the new high rope climbing course to be developed alongside the Wero Whitewater facility in Manukau.

ENABLING EDUCATION AND EMPLOYMENT



Doing good in the world

We partner with organisations that offer education and employment pathways in our communities.

Tania Dalton Foundation

The Tania Dalton Foundation (TDF) helps gifted young New Zealanders unlock their sporting talent and become their best selves. TDF awarded 14 scholarships last year and provides recipients with mentoring support and personal development opportunities over the course of the three-year programme.

A wider goal of the TDF is to engage with thousands of young people across the country through a range of initiatives, all aimed at making a positive and measurable impact on their lives.

The Goodman Foundation have been supporting the programme since 2018, with Trinity Waiwiri-Toka its 2024 scholarship recipient. The year 11 student at Rosehill College in Papakura, Auckland is a promising softball player who recently represented New Zealand at the U18 Softball World Championships in Brazil.

www.taniadaltonfoundation.org.nz

Keystone Trust

The Keystone Trust is focused on promoting opportunities and lifting the participation of young people in the New Zealand property industry.

Since 1994, the trust has granted over 200 scholarships and awarded around \$2 million in scholarship funding to help young people who've been held back by inequality, take up tertiary studies in the property and construction sector.

The scholarship recipients also receive broader support including mentoring, networking opportunities, site visits and paid work experience.

There were 29 Keystone Trust scholarships awarded for 2024 (15 school leaver and 14 tertiary scholarships), lifting the number of students currently on the programme to 66.

The Goodman Foundation has been a Keystone Sponsor since FY21.

www.keystonetrust.org.nz

Duffy Books in Homes

Duffy Books in Homes is a literacy programme that aims to break the cycle of booklessness. The scheme was founded in 1994 by author Alan Duff who realised that children who can't read become adults who can't communicate effectively. The national programme encourages reading through book ownership and using role model assemblies to champion the benefits of reading.

Around 100,000 Duffy Tamariki receive up to six free books every year, with over 14 million books being given away since the programme started 30 years ago.

There are over 800 schools and early childhood centres involved, with the Goodman Foundation a Duffy sponsor of three South Auckland primary schools. The three schools have almost 1,200 students in total, they are:

- + Fairburn School, Ōtāhuhu
- + Sir Edmund Hillary Junior School, Ōtara
- + Wiri Central School, Wiri

www.booksinhomes.org.nz



Auckland student Trinity Waiwiri-Toka is Goodman's 2024 Tania Dalton Foundation scholarship recipient.

GOOD IS PREPARING FOR EXTREME EVENTS



CLIMATE CHANGE

With extreme weather events already affecting our communities, the need for collective action on climate change is urgent. Acknowledging our wider responsibilities, we are taking steps toward a more sustainable future with targets to decarbonise, build resilience, and mitigate climate change impacts.

Natasha Artus, Goodman Assistant Project Manager, and Connor Morley, Aspec builder, reviewing progress of the overland flow path during construction at Roma Road Estate.

GREAT IS WHAT WE DO FROM HERE

Goodman Property Trust

CLIMATE-RELATED DISCLOSURES

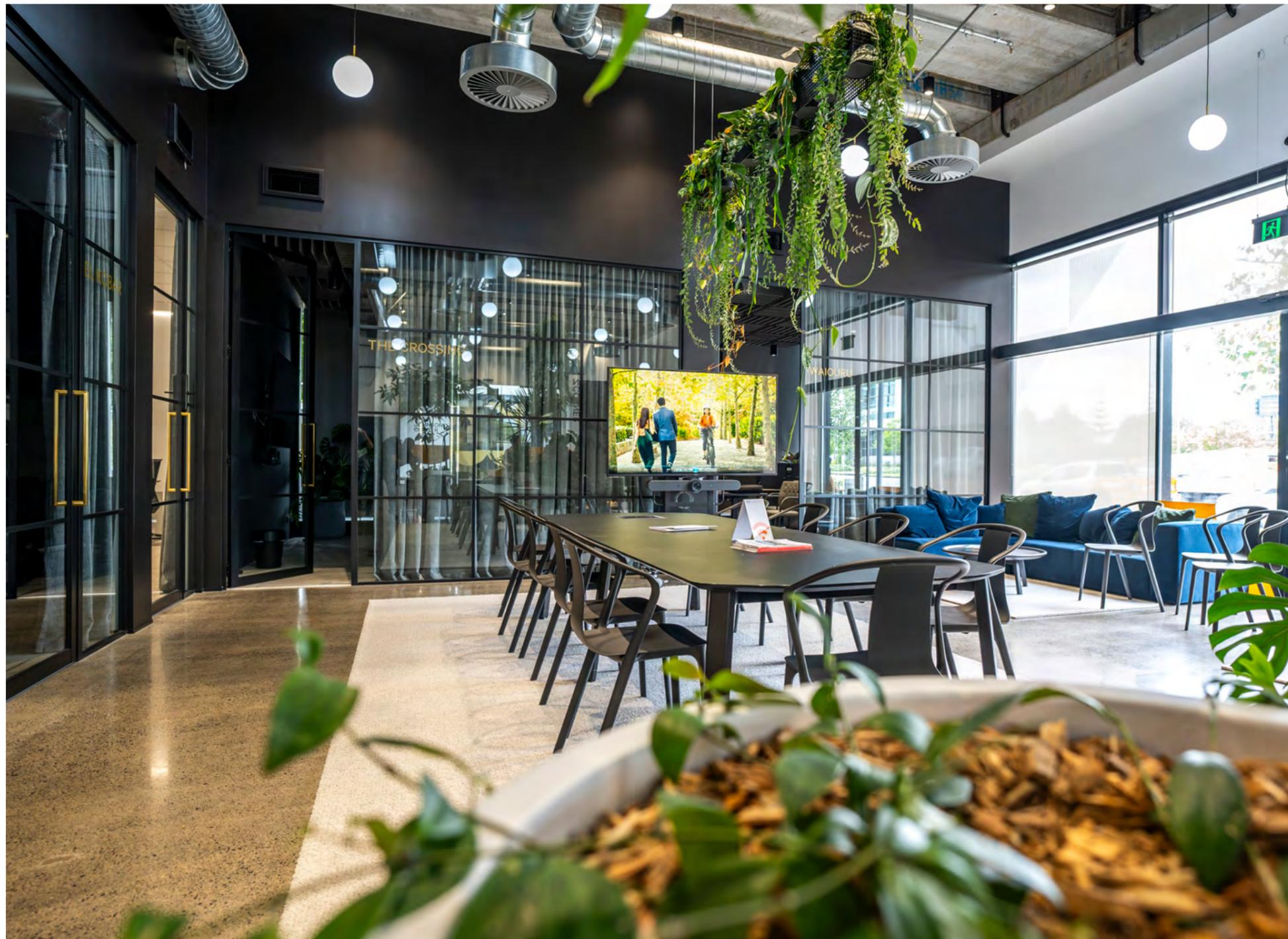


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STATEMENT OF COMPLIANCE

Goodman Property Services (NZ) Limited as Manager of Goodman Property Trust (GMT) and GMT's subsidiary GMT Bond Issuer Limited are both classified as climate reporting entities under the Financial Markets Conduct Act 2013 (FMCA).



GMT Bond issuer Limited has been granted an exemption from the FMCA, the Financial Markets Conduct (Climate-related Disclosures – GMT Bond Issuer Limited) Exemption Notice 2024 (Exemption Notice), which exempts it from preparing a set of Climate-related Disclosures.

These climate-related disclosures comply with the Aotearoa New Zealand Climate Standards (NZ CS 1, 2, and 3) issued by the External Reporting Board, subject to the Exemption Notice.

In preparing this report, Goodman has elected to use the following NZ CS 2 adoption provisions:

- + Adoption provisions 1 and 2, which exempt GMT from disclosing its assessment of the current and anticipated financial impacts of the physical and transition impacts of the climate-related risks and opportunities it has identified.
- + Adoption provision 3, which exempts GMT from disclosing a transition plan with its strategy, noting that climate-related risks and opportunities and measures to address these are integrated into the wider business plan.
- + Adoption provision 4, which exempts GMT from disclosing a selected subset of its Scope 3 GHG emissions sources as set out on page 41, noting that it has disclosed a large proportion of Scope 3 emissions for FY24 where substantial quality data is available.
- + Adoption provision 6 which exempts GMT from disclosing comparative information of each reported metric for two prior periods. GMT is including comparative information for some metrics for one prior reporting period only.
- + Adoption provision 7 which exempts GMT from reporting an analysis of trends for each disclosed metric, as GMT is only reporting trends for some metrics.



BOARD OF DIRECTORS

Director capability

Our Directors have a complementary set of skills, with Board appointments managed to ensure sustainability is one of the core competencies represented on the Board. With climate science constantly evolving and new building and energy technologies being developed, ongoing training and upskilling is strongly encouraged. Directors are also able to request specialist external advice as and when required.

John Dakin

CHAIR AND NON-EXECUTIVE DIRECTOR

Through his extensive property industry experience, John has also become highly skilled in all areas of sustainability. As a member of Goodman Group's global Sustainability and Innovation Committee he is at the forefront of current developments.



Laurissa Cooney

CHAIR, AUDIT COMMITTEE AND INDEPENDENT DIRECTOR

Laurissa has extensive sustainability experience and is a member of the Institute of Directors Chapter Zero Steering Committee as well as a co-chair of The Aotearoa Circle working to restore NZ's natural capital.



Leonie Freeman

INDEPENDENT DIRECTOR

In her executive role with Property Council of New Zealand and through the wider education initiatives of the organisation, Leonie has developed significant skills and knowledge across all aspects of sustainability.



David Gibson

DEPUTY CHAIR AND INDEPENDENT DIRECTOR

David's capital markets experience helps the Board understand investor behaviour, the growing emphasis on green investment and the relevance of internationally recognised sustainability benchmarks.



Keith Smith

INDEPENDENT DIRECTOR

Keith's commercial and governance experience provides the Board with the expertise needed to successfully manage risks and navigate the new regulatory requirements associated with climate change reporting.



Gregory Goodman

NON-EXECUTIVE DIRECTOR

As the CEO of Goodman Group, Greg's knowledge and oversight of global property markets provides a valuable perspective on emerging trends and international best practice.



For full Director profiles please visit: <https://nz.goodman.com/about-goodman/board-of-directors>

This section outlines the Board of Directors' role in overseeing climate-related risks and opportunities and the role management plays in assessing and managing those climate-related risks and opportunities.

Board oversight

The Board of Goodman Property Services (NZ) Limited has ultimate responsibility for the performance of GMT, governing its business operations and strategic direction. This oversight includes ensuring that all commercial activities are aligned with the sustainability objectives and climate-related targets contained in its five-year strategic plan.

Integrating sustainability and climate risk into the wider business planning and budgeting process reflects the high importance the Board places on these matters. The Board considered and approved the current five-year strategic plan in March 2024. This plan included the sustainability objectives and climate-related targets described on page 35.

Progress against these objectives and targets is considered at each regular Board meeting. The Board is also responsible for approving any new sustainability related initiatives or resourcing requirements. Recognising the risks of climate change impacts, all new investment and development approvals require a climate risk assessment as part of the due diligence process.

The Board meets at least four times a year and has overall responsibility for ensuring that all business risks, including climate-related risks are managed effectively. The Audit Committee, a sub-committee of the Board, ensures a comprehensive risk management framework is maintained.

The Audit Committee has overseen the preparation of this inaugural climate report under the new Aotearoa New Zealand Climate Standards. This has included reviewing the risks and opportunities under the three climate scenarios. External advisors have also reviewed these disclosures and the emissions inventory presented on page 38.

The full Board have also reviewed the completed report and approved it for release on 29 July 2024.

John Dakin
Chair

Laurissa Cooney
Chair, Audit Committee

The role of Management

Led by the Chief Executive Officer the executive management group has collective responsibility for the delivery of a business strategy that includes the goal of becoming a truly sustainable, resilient, and low carbon real estate provider.

As Head of Sustainability, the Chief Financial Officer oversees all aspects of the sustainability programme, including climate reporting and the identification and delivery of initiatives that improve the environmental performance and resilience of the business. These initiatives are mainly focused on the reduction of upfront embodied and in use carbon emissions.

The Head of Environmental Sustainability reports directly to the Head of Sustainability. The position is one of four dedicated sustainability roles, with the group responsible for the implementation and delivery of the various projects that make up the sustainability programme. The team includes analytical, biodiversity, corporate reporting, development, finance, and project management skills and expertise.

The broad focus of the sustainability programme extends across all areas of our business operations. A Sustainability Committee made up of senior personnel meets quarterly to discuss emerging trends, monitor progress against targets, review current initiatives and consider new projects. Chaired by the Head of Sustainability the committee directs our actions, with the commitment and effort of the members essential to managing climate risks and achieving our carbon reduction goals.

The Sustainability Committee is also responsible for quarterly Board reporting. This includes progress against carbon reduction targets, updates across all climate-related development and building initiatives, and approval of new investment and financing commitments outside the delegated authority of the Chief Executive Officer.

Selected members of the Sustainability Committee also worked directly with the Audit Committee in the preparation of the climate disclosures contained in this report.

EXECUTIVE MANAGEMENT



James Spence
CHIEF EXECUTIVE OFFICER



Andy Eakin
CHIEF FINANCIAL OFFICER

For full Executive profiles please visit: <https://nz.goodman.com/about-goodman/executives>

RISK MANAGEMENT

This section describes Goodman’s process for identifying, assessing, and managing climate-related risks and how this is integrated into existing risk management processes.

Identifying, assessing, and managing climate-related risks

The business has an existing risk management framework that includes consideration of all climate, compliance, financial, operational, people and strategic risks. Established processes are followed in the identification, assessment and management of these enterprise risks.

In compliance with Aotearoa New Zealand Climate Standards, additional consideration has been given to the identification and assessment of specific climate-related risks, under three climate scenarios and different time horizons. These will be updated regularly to reflect any changes in our business operations or strategic approach, the composition of our portfolio and future updates to the climate scenarios we have adopted.

The timeframes adopted in the assessment of climate change impacts on our business are described in the table below. These align with the Construction and Property Sector Climate Scenarios described in the Strategy section of this report.

Integrating climate-related risks into existing risk management processes

The Audit Committee reviews the effectiveness of the risk identification and assessment process on behalf of the Board.

A detailed risk register is the foundation of the business’s risk management framework. Management is responsible for maintaining this register. Facilitated by a risk specialist, an annual workshop of senior management personnel considers the impact of any changes to the business or operating environment in its review of existing risks and identification of potential new risks.

Lead by the Chief Executive Officer, Chief Financial Officer and Head of Sustainability the extensive business knowledge of workshop participants, their understanding of market trends and potential regulatory changes supports the critical assessment of our enterprise risks.

The outcome of the workshop is an updated risk matrix that quantifies the impact and likelihood of each material risk. The priority placed on each risk reflects the severity of the potential impact, and any change in this assessment where it was previously identified.

This risk framework is reviewed by the Audit Committee before being presented to the Board for approval.

Environmental sustainability and climate change is currently one of 10 areas of risk identified as significant. Annual and longer-term business planning incorporates strategies to manage and mitigate these risks, and to capitalise on any associated opportunities.

The setting of sustainability objectives, including the adoption of carbon reduction targets and minimum 5 Green Star certification for new developments are examples of how the risk management process is integrated into our wider strategic planning.

The risk of climate change impacts on any new investment opportunity is separately assessed as part of the due diligence process, with the Board giving its full consideration to these factors when approving new property acquisition or development initiatives.

The following timeline outlines the steps taken to establish the detailed climate-related risks and opportunities disclosed in the Strategy section of this report. The assessment includes both physical and transition risks and considers all parts of the value chain.

2022

SEPTEMBER

- + Initial list of 18 climate-related risks and opportunities relevant to our business is established by key members of the Sustainability Committee.

DECEMBER

- + First physical risk assessment of the portfolio completed by Aon Global Risk Consultants, with detailed modelling of the potential climate change impacts on these properties.
- + Draft climate scenarios for the construction and property sector released by NZGBC.

2023

JANUARY

- + Goodman provides feedback to the technical working group on draft climate scenarios.

FEBRUARY

- + Board briefed on climate-related disclosures requirements and process ahead of first report.

MAY

- + The finalised Construction and Property Sector Climate Scenarios are adopted by the Board.

OCTOBER

- + External guidance sought on scope of climate reporting obligations and second physical risk assessment undertaken to incorporate portfolio changes and new climate scenarios.
- + Existing list of 18 climate-related risks and opportunities reviewed and updated by key members of the Sustainability Committee.

NOVEMBER

- + Workshop with the wider Goodman management team extends list of climate-related risks and opportunities to 31.
- + Further refinement and amalgamation of similar topic areas reduced the list of climate-related risks and opportunities to 23.
- + Considering the potential financial impacts, Goodman workshop participants are required to rank each of the 23 risks and opportunities in terms of importance.

DECEMBER

- + The top ranked 14 risks and opportunities from the survey were assessed as the most material. More quantitative considerations of these impacts were undertaken, with methodology guidance provided by Aon Global Risk Consultants.

2024

MARCH

- + Specialist internal resource extended the analysis of the potential financial impacts of these risks and opportunities under the three climate scenarios, across each time horizon.
- + Board consultation with a comprehensive briefing paper on climate reporting and sustainability strategy. Seven climate impact areas were considered, including the 11 risks and opportunities presented in this report, together with the robustness of the process undertaken to identify and quantify these impacts.

MAY

- + Board briefed on potential reporting frameworks as a further step in the management and mitigation of climate-related risks.

JUNE

- + Audit Committee established as a due diligence committee to oversee the process and review the content of Goodman’s first Climate-related Disclosures.
- + The strategic response for each climate impact area was considered in line with the Board’s approved environmental sustainability objectives.

JULY

- + Sustainability Report 2024 incorporating the climate-related disclosures is released.

Timeframe	Period	Description
Short-term	Present – 2030	Reflecting the average lease term within the portfolio, and detailed business budgeting timeframes
Medium-term	2030 – 2050	Consistent with longer-term business planning, capital expenditure projects and re-development plans
Long-term	2050+	A future time horizon that represents the economic lifespan of GMT’s industrial portfolio

STRATEGY

This section describes the climate scenario analysis undertaken by Goodman, the key climate-related risks and opportunities including anticipated business impacts and how this has influenced Goodman's actions towards a low-emissions, climate-resilient future.

Our wider business strategy is focused on property investment and development. Exclusively investing in the Auckland industrial market, our warehouse and logistics facilities provide customers with well-located and operationally efficient facilities that provide critical supply chain infrastructure for the New Zealand economy.

We have been monitoring and disclosing our operational greenhouse gas emissions since 2006 and have more recently extended this reporting to include some categories of upstream and downstream Scope 3 emissions.

The potential impacts of climate change are far reaching, with the behaviour and actions of today expected to have significant consequences on the future operating environment. The three climate scenarios we have adopted reflect a range of impacts that help our understanding of the specific risks and opportunities that our business may experience over the short-, medium- and long-term time horizons.

Our 2024 Strategic Plan incorporates sustainability initiatives that support our goals for a lower-carbon, more-climate-resilient future. To ensure these current targets are robust we are reviewing frameworks aligned with the 2050 net-zero goal established by the 2015 Paris Agreement.

The integration of climate-related risks and opportunities into our wider business planning negates the requirement for a standalone climate action plan. However we expect to release a transition plan in FY25, as required by the Aotearoa New Zealand Climate Standards.

Selecting climate scenarios

We have adopted the climate scenarios established by the NZGBC for the Construction and Property Sector.

A technical working group, chaired by GMT's CFO, oversaw the development of these scenarios which were determined by industry experts to be the most relevant for New Zealand domiciled real estate investment entities like GMT. Three scenarios were developed:

- + Orderly
- + Disorderly
- + Hot House World

Orderly and Disorderly both align with RCP2.6, while Hot House World aligns with RCP8.5. The key difference between Orderly and Disorderly is the pace of transition, with Disorderly being delayed and limiting warming to less than 2 degrees, compared to Orderly limiting warming to 1.5 degrees.

The three climate scenarios are summarised in the following disclosures, with the full NZGBC report for the Construction and Property Sector (including all assumptions and limitations) available [here](#).

CLIMATE SCENARIO SUMMARIES

SCENARIO 1 Orderly transition



Long-term physical impacts

Average sea levels	+0.39m
Mean temperature	+1.4°C
Rainfall intensity	+6%
Number of hot days	+40%

Timely policy change prompts organisations to quickly adopt carbon reduction strategies.

In the short to medium-term the shadow cost of carbon rises, driving demand for low carbon building materials. They are in short supply which sees a rise in the cost to build.

Behavioural change and energy caps see demand for more energy efficient buildings. A shortage of energy efficient space drives demand for assets with on-site electricity generation and low carbon technologies, like those found in Green Star rated properties.

The scale of retrofit activities is significant with building upgrades for energy efficiency supporting occupier emissions reduction targets in the short-term. Technology changes quickly and lower carbon materials become more cost and time effective in the medium-term.

The grid becomes fully renewable in the medium-term and buildings become more energy efficient as occupiers and property owners play their part in achieving a Net Zero 2050 outcome.

SCENARIO 2 Disorderly transition



Long-term physical impacts

Average sea levels	+0.60m
Mean temperature	+1.8°C
Rainfall intensity	+6%
Number of hot days	+40%

Policy, technology and behaviour change is slow up until 2030.

Around 2030 there are a series of abrupt and stringent decarbonisation policies. The electricity sector is unprepared for the rapid demand for electrification. Assets with on-site generation surge in demand while New Zealand experiences frequent blackouts and electricity price fluctuations in the medium-term.

The rapid increase in demand for lower carbon materials sees significant disruption for the sector with competition for materials and expertise leading to significant price escalations.

Early movers get the opportunity to access these materials and subject matter experts before others in the sector.

SCENARIO 3 Hot house world



Long-term physical impacts

Average sea levels	+1.08m
Mean temperature	+3.6°C
Rainfall intensity	+26.1%
Number of hot days	+300%

No policies are introduced to curb emissions. Regulatory change is slow with a focus on adaptation and managing climate driven immigration/refugees.

There is limited innovation around lower carbon materials and technologies due to low demand.

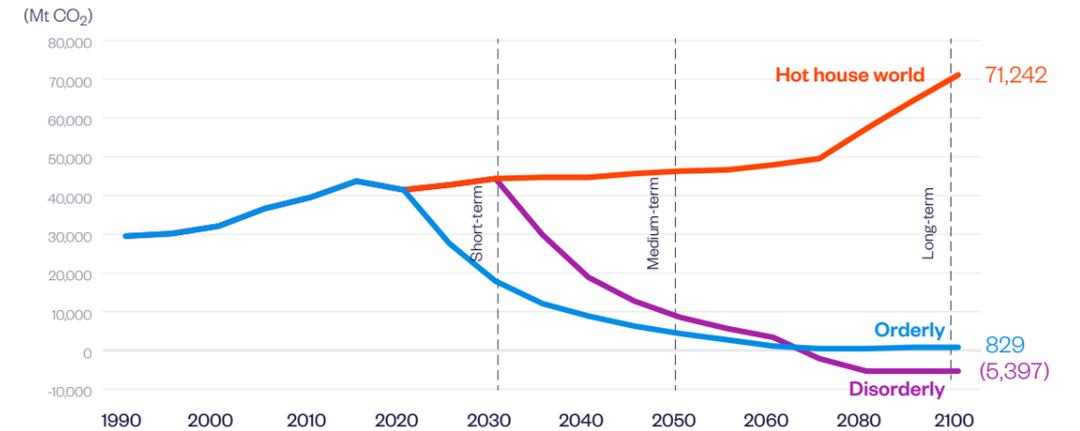
Building codes become more stringent as they look to address the physical impacts of climate change with more frequent storm events, heatwaves, floods and heavier rainfall. Assets that are unable to meet the new codes risk becoming stranded.

Mandates are introduced to conserve energy for critical functions as infrastructure is damaged by climate change. Demand for buildings resilient to direct climate-related physical events and electrical network failures increases.

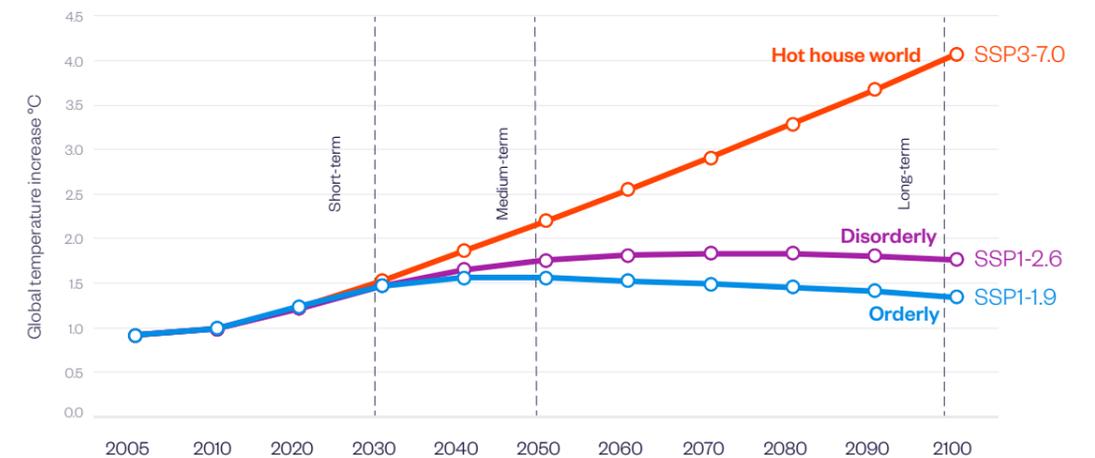
A breakdown in social cohesion occurs with heat stress, mental health impacts and food insecurity from climate change prompting a retreat from Auckland and other cities.

The climate scenarios we have adopted are not intended to be predictive, or to identify the 'most likely' outcomes of climate change. They are intended to provide a picture of multiple challenging, plausible future states that allow us to better understand and prepare for the uncertain future impacts of climate change.

GLOBAL CARBON EMISSIONS TRAJECTORIES



SCENARIO GROUP (MEAN TEMPERATURE RISE °C)



Orderly

- NGFS: 'Net Zero 2050'
- Policy reaction: Immediate and smooth
- Policy ambition: 1.5°C
- Technology and behaviour change: Fast
- Physical risk severity: Moderate

Disorderly

- NGFS: 'Delayed Transition'
- Policy reaction: Delayed
- Policy ambition: <2.0°C
- Technology and behaviour change: Slow/fast
- Physical risk severity: Moderate

Hot house world

- NGFS: 'Current Policies'
- Policy reaction: None
- Policy ambition: >3.0°C
- Technology and behaviour change: Slow
- Physical risk severity: Extreme

The scenarios above are fully described in the NZGBC Climate Scenarios for the Construction and Property Sector. Please review the full report to understand the assumptions and limitations underpinning these scenarios. <https://nzgbc.org.nz/research-and-reports>

CLIMATE-RELATED RISKS AND OPPORTUNITIES

Following a comprehensive assessment process, we have identified seven climate-related impacts as material to GMT's long-term success. The following table presents these impacts in separate columns with the corresponding risks and opportunities listed below.

	EXTREME WEATHER	CUSTOMER PREFERENCES	STRANDED ASSETS	COST OF INSURANCE	COST OF CAPITAL	ENERGY	COST OF DEVELOPMENT
	Physical	Transition	Transition	Transition	Transition	Transition	Transition
RISKS	Pluvial flooding and increasing temperatures Hothouse: Long-term	Properties not suited to customers' sustainability targets Orderly: Short-term Disorderly: Medium-term	Policy change affects leasability of non-compliant properties Orderly: Medium-term Hothouse: Long-term	Insurers apply more scrutiny following climate-related losses Hothouse: Long-term	Failure to meet ESG expectations and climate standards Orderly: Short/Medium/Long-term Disorderly: Medium/Long-term	Not material	Construction sector slow to decarbonise / supply chain disruption Orderly: Short/Medium-term Disorderly: Medium-term
	↑ Customer disruption ↑ Capex	↓ Rental income	↑ Capex	↑ Insurance premiums	↑ Funding costs		↑ Cost of carbon, material & labour
	STRATEGY	Asset selection and adaptation	Energy efficiency upgrade programme	Adapt at risk assets	Adapt at risk assets	Develop and implement sustainability strategy	Solar upgrade programme
These strategic responses are linked to the four key environmental sustainability objectives set out on page 35.							
Building Materials Customer Footprints Climate Resilience Nature Positivity		Building Materials Customer Footprints Climate Resilience Nature Positivity	Building Materials Customer Footprints Climate Resilience Nature Positivity	Building Materials Customer Footprints Climate Resilience Nature Positivity	Building Materials Customer Footprints Climate Resilience Nature Positivity	Building Materials Customer Footprints Climate Resilience Nature Positivity	Building Materials Customer Footprints Climate Resilience Nature Positivity
OPPORTUNITIES	Not material	Collaborating with customers to reduce their operational carbon Disorderly: Short-term Hothouse: Short/Medium-term	Purchasing and redeveloping stranded properties Hothouse: Long-term	Lower insurance cost for assets with lower physical risks Hothouse: Long-term	Increase investment case in GMT Disorderly: Short-term Hothouse: Short/Medium/Long-term	Provide energy efficient and grid resilient properties Orderly: Short-term Disorderly: Medium-term Hothouse: Long-term	Not material
		↓ Opex ↑ Rental income	↑ Revenue from new assets	↓ Opex ↑ Rental income	↓ Funding costs	↑ Leasability ↑ Rental income	

Read on for further details of each risk and opportunity identified under the seven climate-related impacts described above.

CLIMATE-RELATED RISKS AND OPPORTUNITIES

The series of workshops undertaken to establish our climate-related risks also included the consideration of new business opportunities. The six risks and five opportunities identified as the most material are presented together with our strategic response.

CLIMATE SCENARIOS SUMMARIES

The icons shown below represent each of the three climate scenarios and are used in this section to show under which scenario(s) these risks and opportunities are expected to have the most material impact.

-  **Scenario 1:**
Orderly transition 
-  **Scenario 2:**
Disorderly transition 
-  **Scenario 3:**
Hot house world 



EXTREME WEATHER

RISKS

Risk type: Physical (Acute/Chronic)
 GMT has identified this risk to have the most material impact under the following scenarios and timeframes.
Material impact: Hothouse (Long-term)
Scope of impact: Few susceptible assets
Primary impact assessment: Increased customer disruption, Increased capital expenditure

New Zealand's climate is changing, and these trends will continue for the foreseeable future. An increase in the number of very hot days, a reduction in the number of frost days, and more frequent, more extreme rainfall events are some of the main impacts we expect. For locations closer to the coast, sea level rise will pose a significant risk in the future, due to its amplification of coastal flooding exposure, and potential damage from extreme storms. As climate change increases key hazard levels in the Auckland region, the exposure of GMT's assets to such hazards will change, becoming more vulnerable to damage or operational disruption in the exposed areas.

Aon Global Risk Consultants conducted a physical risk assessment using a proprietary modelling platform to understand climate impacts on our portfolio. The assessment aligns with the three adopted sector scenarios and time horizons and primarily concentrates on the physical impact of these scenarios. The key climate-related stressors (e.g. rainfall, temperature) are considered, and the associated hazard (e.g. flooding) reviewed for the 100-year annualised recurrence interval (ARI). The expected hazard level is attributed to each property to evaluate the impact.

Across all physical impacts assessed, 3.6% of the total portfolio by rental income is modelled as having 'moderate' or 'high' potential for damage.

The following table describes the likely damage impact from a 100-year ARI.

Impact Level	Individual Building Impact	
	Damage	Disruption
Very High	>50%	Prolonged disruption
High	Between 25% and 50%	Multi-day disruption
Moderate	Between 10% and 25%	Less than a day disruption
Low	Between 1% and 10%	<12-hour disruption
Very Low	<=1%	<3-hour disruption

STRATEGY

- Adapt our existing assets and development specification to increase resilience.
- Consider redevelopment plans for buildings with higher exposure.
- Intensify development of existing resilient locations.
- Consider and mitigate the physical risks of new investments.
- Prepare and deliver proactive and preventative maintenance plans to mitigate future damage.
- Assess the need for stormwater infrastructure upgrades with redevelopment projects.
- Adopt landscaping practices that enhance asset resilience.

OPPORTUNITIES

We do not consider opportunities arising from more extreme weather to be material to GMT.

Anticipated impact

Pluvial flooding (acute):

This is GMT's most significant physical risk with 50% of existing buildings exposed to potential pluvial flooding under the Hothouse scenario. However, 97% of the Core Portfolio is deemed, at most, 'low' potential for damage with minimal change in the severity of exposure across all three scenarios and timeframes. One property in Ōtāhuhu is modelled as 'high' damage expectancy under all scenarios, posing a risk to the operability of this building. Classified as a value-add opportunity, we expect to redevelop this property within the medium-term, enabling GMT to develop a new property that mitigates the impact of future pluvial flooding risk.

Fluvial flooding (acute):

Only one estate in Wiri is found to be at risk to fluvial flooding. Two buildings at this estate are modelled to be exposed to 'moderate' flood inundation depths.

Coastal erosion (chronic):

Under the most extreme scenario, 7% of our buildings are identified as exposed to coastal erosion out to 2100. Although these properties are exposed to this physical risk, the impact is very low with exposure less than 1% of the land parcel area and buildings unaffected. Thus, the risk of coastal erosion is considered 'very low' impact across our portfolio.

Extreme temperatures (chronic):

Expected increases in air temperatures and the frequency of hot days may affect the operability of our assets. It is plausible GMT may see an increase in requests for cooling systems in warehouses to combat rising interior temperatures as well as more environmental control systems to protect technology equipment from increasing humidity levels over the long-term. Rising temperatures and humidity is expected to shorten the lifespan of current HVAC equipment.

Other (acute/chronic):

There are no properties impacted by sea-level rise alone, with up to 1m of sea-level rise. Three land parcels are exposed to coastal flooding, but the exposed areas are very small with no structures impacted. Wind damage is considered 'low' for all properties across the portfolio.

CLIMATE-RELATED RISKS AND OPPORTUNITIES



CUSTOMER PREFERENCES



STRANDED ASSETS



COST OF INSURANCE

RISKS	CUSTOMER PREFERENCES	STRANDED ASSETS	COST OF INSURANCE
STRATEGY	<ul style="list-style-type: none"> → Engage with customers on carbon reduction initiatives – use data from building submetering to support customers to measure and reduce their operating emissions. → Build energy efficient, high-quality workplaces with Green Star certifications. → Implement green leases to improve alignment between GMT and customers. → Prepare assets for increasing electrification including electric vehicle infrastructure. → Focus construction procurement on reducing embodied carbon. 	<ul style="list-style-type: none"> → Adapt existing assets and development specification to increase resilience to increasing frequency and severity of extreme weather events. → Prepare and deliver proactive and preventative maintenance plans to mitigate physical impacts. → Consider and mitigate the physical and transition risk of new investments. → Invest in resource flexible buildings that will be more readily repurposed at end of economic life. → Prepare assets for increasing electrification including electric vehicle infrastructure. → Invest in resource efficient buildings and systems that reduce reliance on community infrastructure. 	<ul style="list-style-type: none"> → Consider and mitigate the physical and transition risks of new investments. → Adapt our existing assets and development specification to increase resilience to increasing frequency and severity of extreme weather events.
OPPORTUNITIES	<p>Opportunity type: Transition (Markets)</p> <p>Material impact: Disorderly (Short-term), Hothouse (Short/Medium-term)</p> <p>Scope of impact: Core Portfolio & developments</p> <p>Primary impact assessment: Reduced customer opex, Rental uplift</p> <p>With supply limited by delayed or no transition, it is expected that leading occupiers will prefer high-quality, energy efficient properties in climate-resilient locations. Supporting customers to meet their carbon targets through greater investment in more resilience and efficient buildings is also expected to improve the rental growth profile of these assets.</p>	<p>Opportunity type: Transition (Markets/Resilience)</p> <p>Material impact: Hothouse (Long-term)</p> <p>Scope of impact: Value-add assets</p> <p>Primary impact assessment: Increased revenue</p> <p>Slow policy change means more buildings are unsuitable for occupiers in the long-term. This may result in rents repricing and increased repositioning, purchasing, and redevelopment opportunities for GMT, ultimately increasing revenue through access to new assets.</p>	<p>Opportunity type: Transition (Markets)</p> <p>Material impact: Hothouse (Long-term)</p> <p>Scope of impact: All lower-risk properties</p> <p>Primary impact assessment: Relatively lower insurance premiums</p> <p>With premiums re-pricing according to levels of physical risk exposure, a multi-tier insurance market is expected to result in lower insurance costs for assets with lower physical risks. This would result in relatively lower operating expenses for customers in those buildings, ultimately improving the outlook for rental growth in those lower-risk assets.</p>

CLIMATE SCENARIOS SUMMARIES

The icons shown below represent each of the three climate scenarios and are used in this section to show under which scenario(s) these risks and opportunities are expected to have the most material impact.

- Scenario 1: Orderly transition**
- Scenario 2: Disorderly transition**
- >3.0°C icon"/> **Scenario 3: Hot house world**

CLIMATE-RELATED RISKS AND OPPORTUNITIES



COST OF CAPITAL



ENERGY



COST OF DEVELOPMENT

	RISKS	STRATEGY	OPPORTUNITIES
	<p>Risk type: Transition (Reputation)</p> <p>Material impact: Orderly (Short/Medium/Long-term) Disorderly (Medium/Long-term)</p> <p>Scope of impact: Whole portfolio</p> <p>Primary impact assessment: Increased funding costs</p> <p></p> <p>Investors are increasingly assessing public companies based on ESG factors with some using these scores as a factor in determining WACC and target price. Failing to meet ESG expectations as we transition to more stringent energy and carbon requirements may result in an increase in funding costs.</p>	<ul style="list-style-type: none"> → Utilise our Sustainable Finance Framework to invest in more sustainable property solutions. → Build energy efficient, high-quality workplaces with Green Star certifications. → Consider site specific nature targets. 	<p>Opportunity type: Transition (Markets)</p> <p>Material impact: Disorderly (Short-term), Hothouse (Short/Medium/Long-term)</p> <p>Scope of impact: Whole portfolio</p> <p>Primary impact assessment: Decreased funding costs</p> <p></p> <p>Develop a strong sustainability strategy, that guides our business to a low-emissions climate-resilient future that aligns with investors' ESG mandates.</p>
	<p>While there are energy-related risks to our customers operations, we do not consider these to be a material risk to GMT.</p>	<ul style="list-style-type: none"> → Build energy efficient, high-quality workplaces with Green Star certifications. → Installation of solar to suit customer energy use. → Prepare assets for increasing electrification including electric vehicle infrastructure. 	<p>Opportunity type: Transition (Resilience/Energy Source)</p> <p>Material impact: Orderly (Short-term), Disorderly (Medium-term), Hothouse (Long-term)</p> <p>Scope of impact: Core Portfolio & developments</p> <p>Primary impact assessment: Improved leasability of assets</p> <p></p> <p>Blackouts resulting from failing energy infrastructure will see an increasing demand for more energy efficient and grid resilient property. Assets with onsite renewable energy generation will see less disruption to their operations, ultimately improving the leasing demand for these properties.</p>
	<p>Risk type: Transition (Market)</p> <p>Material impact: Orderly (Short/Medium-term) Disorderly (Medium-term)</p> <p>Scope of impact: Developments</p> <p>Primary impact assessment: Increased cost of carbon material & labour</p> <p></p> <p>It will be challenging for the construction sector to rapidly decarbonise. As new climate resilient building products and designs are developed and adopted to meet increasingly stringent carbon regulation, material and labour costs are expected to increase with limited and slow supply. Lack of access to low carbon building materials and products may see increases to the cost of carbon offsetting.</p>	<ul style="list-style-type: none"> → Work with the construction sector to understand, test and select lower carbon alternatives to conventional building materials. → Focus on brownfield asset opportunities: Conserve, reuse and recycle materials. Identify more circular economy opportunities in value-add properties ahead of deconstruction. → Invest in resource flexible buildings that will be more readily repurposed at end of economic life. → Consider an alternative approach to the cost of carbon applied to all developments where carbon offsets are replaced with lower carbon innovation investment. 	<p>We do not consider opportunities relating to development costs to be material to GMT.</p>

CLIMATE SCENARIOS SUMMARIES

The icons shown below represent each of the three climate scenarios and are used in this section to show under which scenario(s) these risks and opportunities are expected to have the most material impact.

-  **Scenario 1:** Orderly transition 
-  **Scenario 2:** Disorderly transition 
-  **Scenario 3:** Hot house world 

ENVIRONMENTAL SUSTAINABILITY OBJECTIVES

Our ambition of becoming a truly sustainable, low-carbon and more resilient business is reflected in the objectives of the five year strategic plan adopted by the Board in March 2024.

The climate-related objectives within the plan can be segmented into four focus areas, these are described below. Our response to the climate-related risks and opportunities we have identified are also summarised here. It includes initiatives that are a proactive response to expected increases in building and land-use regulation, and changes to customer preferences as we transition to a low carbon future.

CONSERVING



BUILDING MATERIALS

- Lower embodied carbon
- Minimise waste to landfill
- Promote a circular economy

Acknowledging that embodied carbon is our largest emissions source we have been prioritising work streams to reduce the emissions intensity of our development activity.

This includes the identification and substitution of alternative building materials and construction techniques.

Construction waste is also carefully managed to conserve valuable resources and minimise landfill.

Selecting lower carbon steel and concrete products in the procurement process is already contributing to an average 15% reduction in embodied carbon within our Green Star development programme.

Promoting a circular economy by reusing and recycling building materials on value-add opportunities is also a priority. We have adopted a waste diversion from landfill target of 90% for brownfield regeneration projects.

All development feasibilities include allowances for carbon offsets, to reflect the full economic cost of the project. Reallocating this contribution to innovation projects is an alternative approach being explored, that could drive wider industry benefits.

MINIMISING



CUSTOMER FOOTPRINTS

- Measure customer emissions
- Energy efficient workplaces
- Minimise potable water use

Customers who lease our buildings are increasingly aware of their own climate-related obligations with many adopting carbon reduction targets. This is driving demand for well-located, operationally efficient facilities that minimise emissions.

Green Star certified property solutions meet this requirement and are the focus of our development programme.

Retrofitting new technologies to our Core Portfolio improves energy efficiency and reduces emissions for customers. A 3-year, \$30 million building upgrade programme is underway, it includes:

- + Rooftop solar energy systems
- + LED and lighting control upgrades
- + Submetering to optimise energy use and facilitate data sharing and performance benchmarking
- + Renewal of HVAC systems with lower GWP alternative

Green leases provide for data sharing and performance benchmarking on energy and water.

The location of our estates, close to transport infrastructure and large consumer catchments also provides logistical benefits with reduced emissions for businesses focused on last mile delivery.

BUILDING



CLIMATE RESILIENCE

- Invest in low risk locations
- Mitigate climate risks
- Adapt at risk assets

Building a business that is resilient to the varied impacts of climate change is a key objective of our investment strategy.

Expectations around AI, growth in the digital economy and the greater electrification of warehousing are expected to drive greater energy demands for buildings in the future.

Our development activity and portfolio upgrade initiatives are delivering more sustainable and resource efficient property solutions for customers.

Funded through our Sustainable Finance Framework this focus is improving the quality of the assets and helping future proof the portfolio.

Physical risks can be reduced with careful site selection and engineering solutions that lower the impact of extreme weather events.

Alternative energy solutions, more efficient electrical fittings, rainwater harvesting and waste minimisation initiatives increase resilience and reduce reliance on existing utility infrastructure.

We are also increasing our expertise and evaluating carbon reduction pathways that align with the goals of the Paris Agreement.

A formal commitment to net zero 2050 is a growing expectation of our stakeholders as climate change impacts become more apparent.

DEVELOPING



NATURE POSITIVITY

- Brownfield over greenfield
- Biodiversity restoration
- Improve ecological value

Extensive native landscaping and biodiversity initiatives such as urban ngahare and beehives enhance the ecological value of our larger estates.

End of trip facilities reduce congestion and pollution while investment in recreational areas and public spaces encourages activity and wellbeing.

Future development activity is focused on brownfield redevelopment opportunities. These regeneration projects make up around 75% of GMT's total future pipeline.

Biomarkers are used to assess the ecological value of sites pre and post development.

Significant new projects feature a monitoring programme that encompasses flora & fauna and waterways.

Nature positive outcomes are being targeted for these projects, restoring biodiversity to a better than equilibrium state.

A commitment to offsetting corporate emissions and embodied carbon includes the prioritising of nature-based credits.

GOOD IS WORKING TO IMPROVE BIODIVERSITY



BIODIVERSITY

Boosting biodiversity at certain estates is an important objective of GMT's sustainability programme. This includes native plantings, beehives, monitoring waterways, native species counts and pest control.

Shane Everett, Goodman Landscape and Compliance Manager, surveying the growth of the Roma Road ngahere which was planted in 2022.

GREAT IS WHAT WE DO FROM HERE

This section enables stakeholders to understand how GMT measures and manages its climate-related risks and opportunities.

CARBON EMISSIONS

A summary of Goodman's FY24 Greenhouse Gas Emissions (GHG) is presented below, together with our current reduction targets.

39,930
TONNES CO₂e



Utilising the GHG Protocol the full inventory is presented in the table below, it includes prior year and FY20 base year comparisons where applicable.

Exclusions are noted at the end of this section.

Scope	Scope 1 and 2 emissions	Toitū assurance ¹	ABSOLUTE tCO ₂ e			INTENSITY kgCO ₂ e / psm NLA			
			FY24	FY23	FY20	FY24	FY23	FY20	
1	Direct emissions ²	Includes stationary diesel, refrigerants	✓	255.0	233.9	596.0	0.22	0.22	0.56
2	Purchased electricity	Location-based method	✓	159.2	234.8	199.2	0.14	0.22	0.19
2	Purchased electricity	Market-based method	✓	2.4	3.3	n/a	0.00	0.00	n/a
Total location-based Scope 1 & 2 emissions				414.2	468.6	795.3	0.36	0.43	0.75
Total market-based Scope 1 & 2 emissions				257.4	237.2	n/a	0.22	0.22	n/a
Cat	Scope 3 emissions								
1	Purchased Goods and Services	Operating expenses across the Stabilised Portfolio		1,236.7	n/a	n/a	1.07		
2	Capital goods (stabilised)	Capital expenditure across the Stabilised Portfolio		5,882.7	n/a	n/a	5.10		
3	Transmission and distribution losses		✓	18.4	21.5	0.0	0.02	0.02	0.00
5	Waste generated in operations		✓	33.9	49.6	40.6	0.03	0.05	0.04
6	Business travel ²	Includes flights, taxis, car hire	✓	67.9	17.4	67.9	0.06	0.02	0.06
7	Employee commuting			104.3	n/a	n/a	0.09		
13	Downstream leased assets ³	Customer consumption across GMT's Stabilised Portfolio		6,104.2	n/a	n/a	5.30		
Total Scope 3 emissions excluding upfront embodied carbon on developments				13,448.1			11.67		
2	Capital goods (developments)	Upfront embodied carbon for development completions		26,067.8	17,607.0	n/a	422.24	459.20	
Total Scope 3 emissions				39,515.9					
Total emissions (location-based)				39,930.1	n/a	n/a			
Basis for calculating intensity measures – Net lettable area (NLA) sqm									
	Total portfolio NLA	For emissions excluding upfront embodied carbon		1,152,546	1,077,473	1,059,263			
	Development completions NLA	For upfront embodied carbon for development completions		61,737	38,343	n/a			

¹ Assured by Toitū and certified net carbonzero. <https://nz.goodman.com/sustainability/reports>

² The inventory includes a reclassification between reporting years of employee travel emissions from Scope 1 (in FY20-FY23) to Scope 3, category 6 (on FY24). This totalled 44.2 tCO₂e in FY24.

³ Downstream leased assets includes customer consumption of gas and electricity. 3,962.7 tCO₂e is based on real data with 2,141.6 tCO₂e based on estimated data.

MARKET-BASED vs. LOCATION-BASED METHODOLOGIES

- + Following GHG Protocol Guidance, Category 2 electricity emissions results are now shown using both the location-based method and market-based method; this is known as dual reporting.
- + Goodman Property Services (NZ) Limited consumed 2,138,459 kWh of electricity in FY24. Through its purchase of Emission Adjustment Certificates (EACs) from Meridian Energy's Certified Renewable Energy product, it is able to utilise a '0' emission factor, reflecting electricity sourced from renewable sources. According to this market-based method, electricity emissions totalled 2.4 tCO₂e. Alternatively, using the location-based method (grid average emissions factor) for all electricity would result in emissions of 159.2 tCO₂e.

Scope 3 emissions make up almost 99% of GMT's 39,930 tCO₂e total emissions in FY24. The largest sources being our development activity (65.3%), customer energy consumption (15.3%) and capital expenditure initiatives on the Stabilised Portfolio (14.7%).

Directing our efforts toward more sustainable property solutions that reduce the intensity of these emissions provides the greatest opportunity for our business.

CORPORATE EMISSIONS

Scope 1 and Scope 2 emissions

Prior to FY22, our GHG emissions monitoring focused on corporate emissions, with Toitū net carbonzero certification providing independent assurance of all Category 1-2 and mandatory Category 3-4 emissions. This certification confirms our emissions are measured in accordance with the ISO 14064-1:2018 standard and offset with locally sourced carbon credits (Category 1-4) and Certified Renewable Energy certificates (Category 2) from Meridian.

In FY24, we achieved a 41% reduction in corporate emissions from our FY20 base year, resulting in total gross emissions of 534.4 tCO₂e¹ – a 4% decrease compared to FY23. This surpasses our target of a 21.5% reduction from our FY20 base year by 2025, which aligns with the goals of the 2015 Paris Agreement.

A comprehensive operational GHG inventory for FY24, outlining all assumptions, methodologies and year-on-year emissions can be found at Greenhouse Gas Emissions Inventory Report and Management Plan (goodman.com).

UPFRONT EMBODIED CARBON

Scope 3 Category 2 emissions (development)

Undertaking independent Life Cycle Assessments of new development projects has enabled upfront embodied carbon to be more accurately measured, with upstream Scope 3 Category 2 emissions first included in Goodman climate reporting in FY22.

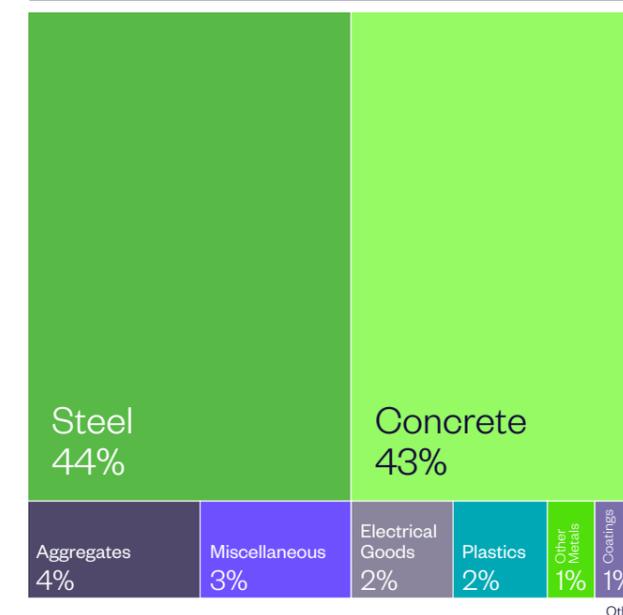
The use of lower carbon building materials and construction practices is consistent with our commitment to a 5 Green Star minimum building standard for all new projects. It also supports our target of reducing the intensity of upfront embodied carbon in our developments by between 10% and 20% (compared to a reference building of a similar size and use) which aligns with the minimum requirements for a 5 Green Star certification. For the three projects that completed in FY24 the upfront embodied carbon is estimated to total 26,068 tCO₂e, averaging an intensity of 422 kgCO₂e per square metre of NLA. Totalling 61,737 sqm these projects are estimated to achieve an average upfront embodied carbon reduction of 17% compared to the reference building.

The graphic alongside presents the sources of upfront embodied carbon within GMT's FY24 completed developments. The relative size of the various segments reflecting the proportion of total emissions attributable to these construction elements.

We've been engaging with our contractors and material suppliers to identify and achieve lower carbon development options. The emergence of new technologies including low carbon steel and cement substitutes give us confidence that there is a credible pathway to reducing carbon in future projects.

In FY24, we have added a separate Category 2 disclosure for emissions relating to capital expenditure on the Stabilised Portfolio. Given the number and varied nature of these projects, this is an expenditure based assessment.

UPFRONT EMBODIED CARBON BY MATERIAL



IN USE CARBON

Scope 3 Category 13 emissions

This year, we are disclosing our downstream Scope 3 Category 13 emissions for the first time. These emissions are generated by customers occupying leased spaces outside of our operational control.

The intensity of our customers' energy emissions varies based on the nature of their businesses and their operational hours. If a customer use changes to a higher energy intensity, our emissions will increase on an absolute and intensity basis.

Data collection involves tracking gas and electricity consumption from sites through customer utility invoices and direct measurements based on readings from electrical submetering. 69% of portfolio energy use has been based on actual consumption data. Where actual consumption data is unavailable, we estimate consumption using energy benchmarks from the NZGBC. In cases where these benchmarks are not applicable, we use survey data on commercial building energy consumption from the U.S. Energy Information Administration. This approach ensures a comprehensive estimation of our portfolio's emissions.

For FY24, our reporting focuses on electricity and gas emissions. In future years, we aim to broaden our reporting scope to encompass detailed data on water and waste.

The table below summarizes our Scope 3 Category 13 emissions by property type, and overall:

	NLA	Electricity MWh	Gas MWh	tCO ₂ e	kWh/sqm	kgCO ₂ e/sqm	% CO ₂ e	% NLA
Warehousing	987,364	43,631	715	3,375	45	3.4	55.3%	85.6%
Manufacturing	86,201	12,142	2,346	1,354	168	15.7	22.2%	7.5%
High intensity	25,350	12,647	-	938	499	37.0	15.4%	2.2%
Office	34,746	3,999	-	297	115	8.5	4.9%	3.0%
Other	18,886	1,875	4	140	99	7.4	2.3%	1.6%
Total	1,152,546	74,294	3,065	6,104	64	5.3		

The lighting upgrade programme is expected to reduce customers' energy consumption by 8,400 MWh per annum, representing a 10.2% reduction for carbon emissions from downstream leased assets.

¹ Location-based emissions

OTHER CLIMATE-RELATED METRICS

GHG emissions intensity

Our FY24 operational emissions (Scope 1 and Scope 2) equates to 0.4 kgCO₂e psm of net lettable area. Adopting an intensity target based on the rentable area of the portfolio is consistent with our Emission Reduction and Management Plan and allows for changes in the size of the portfolio, which an absolute target does not account for.

The intensity of our Scope 3 Category 2 upfront embodied carbon emissions was 422 kgCO₂e psm of the new facilities net lettable area, which represents around a 17% reduction on comparable reference buildings.

Assets or business activities vulnerable to physical risks

Climate change will increase key hazard levels, which is expected to increase the exposure of some Goodman properties and operations to climate hazards. Aon Global Risk Consultants have assessed pluvial (rainfall induced) flooding as the most widespread physical risk for GMT's portfolio. Across all physical hazards, four assets are modelled susceptible to damage impacts with 'moderate' or 'high' exposure under the most extreme scenario.

These assets represent 3.9% of the current portfolio by NLA, and 3.6% by rental income.

Risk management and mitigation measures include comprehensive building and income protection insurance, programmed maintenance, and future building upgrade and redevelopment plans. It is important to note that this exposure can never be fully mitigated due to the uncertain nature of climate change and other contributing factors, such as the performance of critical infrastructure.

A more detailed analysis of GMT's physical risk exposure can be found in the strategy section of this report under the climate-related risks and opportunities disclosures.

Assets or business activities vulnerable to transition risks

The nature and extent of the risks identified in the strategy section of this report show that all our main business activities are exposed to climate-related transition risks to some extent.

Market risks and regulatory risks are emerging as the most significant of these, impacting the type of properties we invest in,

the way we design, build and construct our developments and the way we manage our portfolio and supply chain.

Our investment decisions reflect these changes with a commitment to Green Star rated developments and a building upgrade programme that is improving the energy efficiency and resilience of the Stabilised Portfolio.

At 31 March 2024, 85% of the Core Portfolio had energy efficient LED lighting installed or planned, with 100% targeted for 2025.

Climate-related opportunities

The identification of climate-related risks for our business also highlighted corresponding opportunities to build a more resource efficient and resilient property portfolio, boost customer productivity and grow our business sustainably through green financing initiatives. These are all strategic objectives, that if achieved would make GMT a leader in sustainable warehouse and logistics property solutions.

With a significant development pipeline, that is expected to support almost 400,000 sqm of new Green Star rated space over time, one of the largest opportunities for our business is to reduce the embodied carbon within these development projects. We will continue to prioritise this work stream, working with suppliers and consultants on lower carbon materials and alternative building solutions.

Internal emissions price

Toitū net carbonzero certification includes the offsetting of GMT's Category 1-2 and mandatory Category 3-4 with 378 carbon credits. The cost of these New Zealand Permanent Forest Sink Initiative carbon offsets in FY24 was \$89.22 per tCO₂e.

We are also offsetting the upstream Scope 3 emissions attributable to our developments. The cost of these is incorporated into our feasibilities, with the Board approving a budgeted amount that is calculated using an internal emissions price. The price adopted for the last three years is \$50 per tCO₂e.

The actual cost of the carbon credits that are acquired on completion of the development project, once independent Life Cycle Assessments are finalised, may differ from the budgeted amount due to market movements. For the projects that have been finalised in FY24, the actual cost of the 3,148 carbon credits¹ purchased averaged A\$37.74 per tCO₂e.

FY24 capital deployed in relation to GMT's targets and climate-related risks and opportunities			
	FY24 Spend	Our target	Response to climate-related risks and opportunities and progress on targets
Green Star development programme	\$155.9m	Minimum 5 Green Star rating for all new developments	These developments form part of the eligible asset pool for GMT's \$450m Sustainable Finance Framework, which provides the Trust with an improved cost of funding. The Green Star rated assets' lower In Use emissions will support customers' expected preference for more energy efficient, lower emission buildings. This gross spend includes all development costs, including those that are not directly climate-related.
Lighting upgrade programme	\$3.4m	LED lighting for 100% of Core Portfolio by 2025	By ensuring that the Core Portfolio is more energy efficient, customers can reduce their operational emissions. Over 170,000 sqm of space had been upgraded at 39 properties by 31 March 2024.
Submetering programme	\$0.4m	Submetering for 100% of the Core Portfolio by 2026	The submetering programme will help customers measure energy use and identify opportunities for emission reduction. Including completed developments, over 140,000 sqm of space is now submetered, equating to 14% of the Core Portfolio.
Solar installations	\$1.1m	2.0 MWp by 2025	Over 260,000 sqm of GMT's portfolio now benefit from over 2.3 MWp onsite renewable generation, ensuring reduced reliance on the grid and more energy resilience for customers.
HVAC Renewal programme	\$2.5m	Replace 100% of R22 HVAC systems with lower GWP alternatives by 2025	Removal of higher-GWP HVAC systems reduces the risk of assets becoming stranded. Over 28 upgrades have completed, representing 60% of the renewal programme.
Other	\$0.7m	n/a	Includes providing EV charging for customers, biodiversity initiatives at GMT estates and preparing Highbrook office buildings for NABERSNZ ratings.
Combination of different initiatives (from those above)	\$3.8m	Combination of targets (from above)	These projects included a combination of initiatives (e.g. a project that featured both a lighting upgrade and submetering).

Performance linked remuneration

Sustainability is one of our core values as a business and an area of individual and collective responsibility. All 67 employees have an element of their total remuneration linked to their work performance and behaviours, relative to these values.

There are 15 individuals within the business (including five managers and executives) that have specific sustainability responsibilities assigned to their roles. A proportion of each individual's performance-based remuneration is contingent on achieving the objectives linked to these business outcomes.

Delivering the annual business plan, which includes sustainability and climate linked targets, is the responsibility of the Chief Executive Officer. The remuneration of this role and that of the Chief Financial Officer also includes performance related components linked to these business plan objectives.

Capital deployment

GMT has completed seven Green Star rated developments since the 5 Green Star rating target for all new developments was introduced in FY21. These properties had a value of \$424.6 million at 31 March 2024. Three projects targeting a 5 Green Star rating were under development at year end, these have a total project cost of \$209.7 million.

Once current projects complete, GMT's Green Star development programme will represent around 14.1% of the total portfolio by value and 12.5% by NLA.

The creation of our Sustainable Finance Framework in FY22 has facilitated the issue of a \$150 million Green Bond and the establishment of \$300 million of Green Loans. These green financing initiatives support our investment in sustainable property solutions, summarised in the table above.

¹ Credits were sourced from Tasman Environmental Markets. They included a combination of Sumatra Merang Peatland Restoration and Conservation, Indonesia (VCU), Darling River Conservation Initiative, Australia (ACCU) and New Zealand Forestry (NZU) credits.

GHG emissions and assurance

An operational control consolidation approach was used to account for emissions. Toitū's net carbonzero certification provides a reasonable level of assurance that our Category 1-2, and mandatory Category 3-4 emissions are measured in accordance with ISO 14064-1:2018.

The assurance encompasses 1.3% of the total emissions disclosed in the Emissions Inventory on page 38. They are also summarised below.

FY24	tCO ₂ e		Assurance level
	Location-based	Market-based	
Category 1	255.0	255.0	Reasonable
Category 2	159.3	2.4	Reasonable
Category 3 (mandatory)	67.9	67.9	Reasonable
Category 4 (mandatory)	52.3	52.3	Reasonable
Total gross emissions	534.4	377.6	

Toitū's proprietary Emanage application is used to store data and calculate our emissions, with emissions factors and associated GWP rates provided within the software. These are sourced from:

- + Ministry for the Environment's 2023 'Measuring Emissions: A guide for organisations'¹
- + Consumption Emissions Modelling 2023 prepared for Auckland Council²

There is no assurance of the remaining 98.7% Scope 3 emissions disclosed in our Emissions Inventory. The largest contributor is Category 2 with upfront embodied carbon from our development activity contributing 65.3% of our total emissions in FY24.

Independent practitioners provide Life Cycle Assessments for all our new developments applying the EN 15978 and ISO 14040 standards. This analysis provides independent confirmation of the embodied carbon within our development projects with this disclosed in our Emissions Inventory.

Ministry for the Environment emissions factors were adopted for the calculation of our downstream Scope 3 Category 13 emissions.

Auckland Council emissions factors were adopted for the calculation of our upstream Scope 3 Category 1 and 2, spend based assessments.

¹ <https://environment.govt.nz/publications/measuring-emissions-a-guide-for-organisations-2023-detailed-guide/>

² <https://www.knowledgeauckland.org.nz/media/2593/consumption-emissions-modelling-market-economics-march-2023.pdf>



Holly Mace, Sustainability Analyst, and the Viridis ecology team measuring and bench-marking biodiversity at Waitomokia.

The following categories are excluded from our Emissions Inventory in FY24:

GHG emissions source	Scope/Category	Reason for exclusion
<i>Included in other categories</i>		
Upstream transportation and distribution	Scope 3 – Category 4	Related to development activity contained within Category 2 (Upfront embodied carbon for development completions)
Upstream leased assets	Scope 3 – Category 8	Electricity use contained within Scope 2
Development gas and electricity	Scope 1 & 2	Related to development activity contained within Category 2 (Upfront embodied carbon for development completions)
Development waste	Scope 3 – Category 7	No demolition waste to landfill projects fell within the reporting period
<i>Excluded</i>		
Other Scope 3s – outside of business activities	Scope 3 – Categories 9, 10, 11, 12, 14, 15	Not applicable to GMT business activities
Waste and recycling generated and disposed of by tenant	Scope 3 – Category 5	Reliable customer data not available
Staff working from home	Scope 3 – Category 7	Immaterial

GRI INDEX

Goodman has chosen to prepare its 2024 Annual Report and 2024 Sustainability Report in accordance with the Global Reporting Initiative (GRI) Universal Standards.

The GRI Standards are the world's most widely used sustainability reporting standard. The GRI INDEX shows where information can be found about the indicators that are relevant to our business operations.

General disclosures

Disclosure title	GRI	Location or reference
Organisational details	2-1	Goodman Property Trust Annual Report 2024 Pages 34, 105
Entities included in the organisation's sustainability reporting	2-2	Pages 3, 44
Reporting period, frequency and contact point	2-3	1 April 2023 to 31 March 2024 Annual info-nz@goodman.com
Restatements of information	2-4	None
External assurance	2-5	None
Activities, value chain and other business relationships	2-6	https://nz.goodman.com/who-we-are/about-us Pages 3, 13 Goodman Property Trust Annual Report 2024 Pages 60-63
Employees	2-7	Pages 15-16 Goodman Property Trust Annual Report 2024 Page 92
Workers who are not employees	2-8	All staff are employees on individual contracts
Governance structure and composition	2-9	Goodman Property Trust Annual Report 2024 Pages 20-21, 90-93, 101
Nomination and selection of the highest governance body	2-10	Goodman Property Trust Annual Report 2024 Page 93 Trust Deed, https://nz.goodman.com/-/media/project/goodman/new-zealand/files/corporate-governance/supplemental-trust-deed-2024.pdf
Chair of the highest governance body	2-11	Page 27
Role of the highest governance body in overseeing the management of impacts	2-12	Pages 27-28
Delegation of responsibility for managing impacts	2-13	Pages 27-28
Role of the highest governance body in sustainability reporting	2-14	Pages 27-28
Conflicts of interest	2-15	Goodman Property Trust Annual Report 2024 Pages 91, 94, 101
Communication of critical concerns	2-16	Regular Board reporting from the Sustainability, and Health and Safety committees
Collective knowledge of the highest governance body	2-17	Pages 11-12
Evaluation of the performance of the highest governance body	2-18	Pages 11, 15, 18 Goodman Property Trust Annual Report 2024 Pages 91-93
Remuneration policies	2-19	Page 40 Goodman Property Trust Annual Report 2024 Pages 94-97
Process to determine remuneration	2-20	Page 40 Goodman Property Trust Annual Report 2024 Pages 94-97
Annual total compensation ratio	2-21	Goodman Property Trust Annual Report 2024 Pages 94-97
Statement on sustainable development strategy	2-22	Pages 11-12, 35
Policy commitments	2-23	Pages 28-35 Goodman Property Trust Annual Report 2024 Pages 91-94
Embedding policy commitments	2-24	Pages 15-16, 27
Processes to remediate negative impacts	2-25	Pages 11-12, 35
Mechanisms for seeking advice and raising concerns	2-26	Ethical Concerns (Whistleblower) Policy: https://www.goodman.com/-/media/project/goodman/global/files/about-goodman/corporate-governance/policies/2023/ethical-concerns.pdf
Compliance with laws and regulations	2-27	No non-compliance
Membership associations	2-28	Page 19
Approach to stakeholder engagement	2-29	Pages 9, 18 - 19
Collective bargaining agreements	2-30	No collective agreements, individual employment contracts

Topic specific disclosures

Disclosure title	GRI	Location or reference
Material Topics		
Process to determine material topics	3-1	Page 9
List of material topics	3-2	Page 9
Biodiversity		
Disclosure on management approach	3-3	Pages 26 - 29, 2023 Greenhouse Gas Emissions Inventory and Management Report
Management of biodiversity impacts	101-2	Page 11
Energy		
Disclosure on management approach	3-3	Pages 11-12, 37-41
Energy intensity	302-3	Pages 37-41
Emissions		
Disclosure on management approach	3-3	Pages 30 - 31, 117 - 118
GHG emissions intensity	305-4	Pages 37-41
Occupational health & safety		
Disclosure on management approach	3-3	Pages 30 - 32, 113
Goodman Property Trust Annual Report 2024 Page 97		
Work related injuries	403-9	Pages 15-16
Diversity and equal opportunity		
Disclosure on management approach	3-3	Pages 15-16
Goodman Property Trust Annual Report 2024 Page 92		
Diversity of governance bodies and employees	405-1	Goodman Property Trust Annual Report 2024 Page 92
Sustainable design and management - non GRI		
Disclosure on management approach	3-3	Pages 9, 11-12
Customer attraction and retention - non GRI		
Disclosure on management approach	3-3	Pages 9, 11-12
Flexible, adaptable and resilient properties - non GRI		
Disclosure on management approach	3-3	Pages 9, 11-12, 35
Social equity - non GRI		
Disclosure on management approach	3-3	Pages 9, 15-16, 20-23
Sustainable structure, operations and results - non GRI		
Disclosure on management approach	3-3	Pages 9, 18-19
Responsible and environmentally sensitive investment - non GRI		
Disclosure on management approach	3-3	Pages 9, 18-19, 35
ESG reporting and stakeholder engagement - non GRI		
Disclosure on management approach	3-3	Pages 9, 18-19

GLOSSARY

\$ and cents

New Zealand currency

Balance date

31-Mar-24

Board

the Board of Directors of the Manager and GMT Bond Issuer Limited.

CEO

Chief Executive Officer

CFO

Chief Financial Officer

Chair

the Chair of the Board of the Manager.

Core Portfolio

those estates within the portfolio which largely consist of modern, high-quality warehouse and logistics properties.

Director

a director of the Manager.

ESG

Environmental, Social, Governance

Executives or Management

the senior executives of the Manager

FMCA

Financial Markets Conduct Act 2013

FY

Financial Year

GHG Protocol

a Corporate Accounting and Reporting Standard and Greenhouse Gas Protocol: Corporate Value Chain (Scope 3) Accounting and Reporting Standard.

Goodman

meaning Goodman Property Trust, its subsidiaries (including GMT Bond Issuer Limited) and all other property owning and management related entities included in the organisational boundaries of this report.

Green Star

Green Star is a voluntary sustainability rating system for non-residential buildings, fitouts and communities. Administered by the NZGBC the system provides a rating of up to six stars based on a building's key sustainability credentials.

GWP

Global Warming Potential

HVAC

Heating, Ventilation and Air Conditioning

Independent Director

has the meaning given to that term in the Listing Rules which, for the Manager are those persons listed on the following page.

Internalisation

means the internalisation of the rights to manage GMT approved by Unitholders at the Special Meeting held on 26 March 2024 and settled on the 28 March 2024.

ISO

International Organisation for Standardisation

ISO 14064-1:2018

standard for quantification and reporting of greenhouse gas emissions and removals.

kgCO₂e

Kilogrammes of Carbon Dioxide Equivalent

KPI

Key Performance Indicators

LED

Light Emitting Diode

Manager

the Manager of the Trust, Goodman Property Services (NZ) Limited. Prior to internalisation on 28 March 2024 the Manager was Goodman (NZ) Limited, a subsidiary of ASX listed Goodman Group.

MWh

Megawatt hours

MWp

Megawatt peak

NGFS

Network for Greening the Financial System

NLA

Net Lettable Area

NZGBC

New Zealand Green Building Council

NZX

means NZX Limited

NZX Code

means the NZX Corporate Governance Code 17 June 2022.

RECs

Renewable Energy Certificates

SBTi

Science Based Targets initiative

Stabilised Portfolio

includes the properties or estates within the portfolio that are developed and able to be leased, ie not under active development

sqm

square metres

tCO₂e

Tonnes of Carbon Dioxide Equivalent

Toitū

Toitū Envirocare, is a provider of carbon management and neutral certifications for New Zealand businesses. Its certification programmes ensure that companies benefit from international best practices, applied science, and effective tools.

The organisation is a subsidiary of Crown Research Institute, Manaaki Whenua – Landcare Research.

Trust or GMT

Goodman Property Trust and its controlled entities, including GMB, as the context requires.

Value-add

those properties or estates within the portfolio which generally consist of older improvements, offering future redevelopment opportunity.

WACC

Weighted Average Cost of Capital

DIRECTORY

DIRECTORS OF GOODMAN PROPERTY SERVICES (NZ) LIMITED AND GMT BOND ISSUER LIMITED

Chair and Non-executive Director
John Dakin

Independent Directors

Laurissa Cooney
Leonie Freeman
David Gibson
Keith Smith

Non-executive Director

Gregory Goodman

EXECUTIVES OF GOODMAN PROPERTY SERVICES (NZ) LIMITED AND GMT BOND ISSUER LIMITED

Chief Executive Officer
James Spence

Chief Financial Officer
Andy Eakin

General Counsel and Company Secretary
Anton Shead

General Manager – Property Services
Evan Sanders

General Manager Development
Mike Gimblett

Director Investment Management and Capital Transactions
Kimberley Richards

Head of Corporate Affairs
Jonathan Simpson

Marketing Director
Mandy Waldin

Human Resources Business Partner
Sophie Bowden

MANAGER OF GOODMAN PROPERTY TRUST

Goodman Property Services (NZ) Limited
Level 2, 18 Viaduct Harbour Avenue
Auckland 1010
PO Box 90940
Victoria Street West
Auckland 1142
Toll free: 0800 000 656
Phone: +64 9 375 6060
Email: info-nz@goodman.com
Website: <https://nz.goodman.com>

ISSUER OF BONDS

GMT Bond Issuer Limited
Level 2, 18 Viaduct Harbour Avenue
Auckland 1010
PO Box 90940
Victoria Street West
Auckland 1142
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Email: info-nz@goodman.com
Website: <https://nz.goodman.com>