

nzx release+

GMT Invests Additional \$107 million into Auckland Industrial

Date 10 August 2017

Release Immediate

Goodman (NZ) Limited, the Manager of Goodman Property Trust ("GMT" or "Trust"), is pleased to announce a package of six new industrial development projects totalling \$107.0 million¹.

Goodman (NZ) Limited's Chief Executive Officer, John Dakin said "The Auckland industrial market is the strongest it's ever been with historically low vacancy creating significant opportunity for our business. We're intensifying GMT's development programme to help meet customer demand and the commencement of these new projects means the Trust will have over \$170 million of building work underway in Auckland."

The six new projects, which utilise over 10 hectares of development land, will add 58,368 sqm of warehouse and office space to GMT's 1,000,000 sqm portfolio.

The package includes a combination of build-to-lease and pre-committed industrial facilities that are expected to generate around \$8.9 million of additional revenue once fully leased.

John Dakin said "We're executing a development led growth strategy that is converting GMT's land holdings into high quality, income producing properties. Funded through asset sales it's transforming the portfolio and focusing our investment in the preferred Auckland industrial sector."

Following completion of all current and proposed projects, GMT's Auckland industrial weighting will have increased to over 78.0% of its total portfolio, while its remaining land holdings will represent just 5.1%.

John Dakin said "The greatest level of development activity is being undertaken at Highbrook Business Park with \$70.5 million of new investment. It continues the recent momentum at this key estate which is expected to be over 90% complete within three years."

The Trust is also re-developing the Concourse Industry Park in Henderson. A multi-unit development on the former boat building facility on the Selwood Road site will modernise the property and extend the range of options available to businesses wanting to access the improved motorway links provided by the new Waterview tunnel.

A new warehouse at Savill Link in Otahuhu and an extension of the existing Fliway facility at Westney Industry Park in Mangere complete the development package.

¹ Additional Development Spend, including all construction costs, management and other professional fees. Final costs to be determined by formal tender process.

John Dakin said “Positive market fundamentals and limited leasing options within our own portfolio mean it is the right time to be intensifying the development programme. The volume of new building activity should also ensure we receive the most competitive construction pricing.”

A schedule of the new development projects announced today is included as an appendix to this release.

For further information please contact:

John Dakin
Chief Executive Officer
Goodman (NZ) Limited
(09) 375 6063
(021) 321 541

James Spence
Director Investment Management
Goodman (NZ) Limited
(09) 903 3269
(021) 538 934

About Goodman Property Trust:

GMT is an externally managed unit trust, listed on the NZX. It has a market capitalisation of around \$1.6 billion, ranking it in the top 20 of all listed investment vehicles. The Manager of the Trust is a subsidiary of the ASX listed Goodman Group, Goodman Group are also the Trust's largest investor with a cornerstone unitholding of 21%.

GMT is New Zealand's leading industrial and business space provider. It has a substantial property portfolio, with a value in excess of \$2.4 billion, which accommodates around 240 customers. The Trust holds an investment grade credit rating of BBB from Standard & Poor's.

Appendix 1

GMT Development Projects

Development Project	Estate	Location	Net Lettable Area sqm	Additional Development Spend \$m	Project Announced	Expected Completion
Gateway Warehouse Developments	Highbrook Business Park	East Tamaki, Auckland	21,470	46.14	August 2017	September 2018
Parade Multi-Units	Highbrook Business Park	East Tamaki, Auckland	5,770	10.97	August 2017	July 2018
Spicers (NZ) Limited Warehouse	Highbrook Business Park	East Tamaki, Auckland	9,800	13.39	August 2017	March 2018
Selwood Road Multi-Units	Concourse Industry Park	Henderson, Auckland	10,933	22.22	August 2017	October 2018
Savill Drive Warehouse	Savill Link	Otahuhu, Auckland	8,500	11.68	August 2017	July 2018
Fliway Warehouse Expansion	Westney Industry Park	Mangere, Auckland	1,895	2.65	August 2017	February 2018
Total			58,368	107.05		

Appendix 2

Highbrook Site Plan showing location of new developments



Appendix 3

Highbrook Aerial



For further information on the GMT's development programme at Highbrook please visit:

https://www.youtube.com/watch?v=F1EeGsf_oRc

Appendix 4

Concourse Industry Park showing multi-unit development

