

nzx release+

GMT Extending Development Programme To Meet Demand

Date 7 April 2016

Release Immediate

Goodman (NZ) Limited, the Manager of Goodman Property Trust (“GMT” or “Trust”), is pleased to announce the commencement of three new industrial developments with a total project cost of \$32.38 million¹.

The three projects, which are being developed on an uncommitted basis, are expected to generate around \$2.2 million of annual rental income once fully leased and income producing.

Goodman (NZ) Limited's Chief Executive Officer, John Dakin said “Historically low vacancy levels are supporting a heightened level of development activity across all our Auckland estates. With GMT’s industrial portfolio recording an occupancy rate of over 99% these three projects complement the existing development programme, ensuring the Trust has the capacity to meet new demand.”

The new warehouse developments include:

- + The Hill, a 7,500 sqm facility located at the end of Pukekiwiriki Place at Highbrook Business Park in East Tamaki.
- + The Point, a 2,820 sqm facility located at the end of Waiouru Road also at Highbrook Business Park.
- + The Gate, a 4,930 sqm facility located on Church Street, beside the Recall facility at The Gate Industry Park in Penrose.

Commencing a small number of new projects without a customer commitment has been a successful strategy for the Trust with the previous two developments at Highbrook Business Park leased to GWA and Synnex well ahead of completion. These facilities, which are similarly sized to the projects announced today, are expected to record valuation gains of around 20% at 31 March 2016.

John Dakin said “More than 70% of new developments announced by the Trust over the last 12 months have been design built projects undertaken on a pre-committed basis. These three new facilities provide customers seeking high quality business premises with another leasing option. They are of a size and design that is likely to appeal to a wide range of occupiers and we expect them to lease quickly.”

¹ Estimated total project cost including land, construction, leasing and marketing costs and all management and other professional fees.

A schedule listing the 12 development projects announced by GMT over the last 12 months is attached as an appendix to this announcement.

For further information please contact:

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About Goodman Property Trust:

GMT is an externally managed unit trust, listed on the NZX. It has a market capitalisation of around \$1.7 billion, ranking it in the top 15 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 20.62%.

GMT is New Zealand's leading industrial and business space provider. It has a substantial property portfolio with a value in excess of \$2.1 billion that accommodates more than 250 customers. The Trust holds an investment grade credit rating of BBB from Standard & Poor's.

Appendix 1

GMT Development Projects

Development Project	Estate	Completion Date	Total Project Cost \$m	Net Lettable Area sqm	Status
Viridian Warehouse Expansion	Highbrook Business Park	Mar-16	15.5	10,486	Pre-committed
Holden Warehouse Expansion	Savill Link Industry Park	May-16	3.5	2,002	Pre-committed
Orora Warehouse	M20 Business Park	May-16	20.5	11,324	Pre-committed
Adjoining Warehouse	M20 Business Park	Oct-16	6.3	3,300	Uncommitted
Big Chill Cool Store	Highbrook Business Park	Oct-16	26.8	7,458	Pre-committed
Coda Warehouse Expansion and Rail Siding	Savill Link	Dec-16	20.7	11,450	Pre-committed
Scalzo Warehouse Expansion	Highbrook Business Park	Dec-16	9.4	5,530	Pre-committed
Mainstream Logistics Expansion	Savill Link	Aug-16	4.0	2,940	Pre-committed
EDL Fasteners Warehouse	Highbrook Business Park	Dec-16	9.6	4,650	Pre-committed
The Hill	Highbrook Business Park	Mar-17	14.9	7,500	Uncommitted
The Point	Highbrook Business Park	Mar-17	7.3	2,820	Uncommitted
The Gate	The Gate Industry park	Mar-17	10.2	4,930	Uncommitted
Total			148.7	74,390	

These projects, which have a combined total cost of \$148.7 million (including land, construction, leasing and marketing costs and all management and other professional fees), are expected to provide a blended yield of 7.1% once fully leased and income producing.