

NZX release+

GMT Bond Issuer Green Bond – Revised Indicative Margin

Date 6 April 2022
Release Immediate

On 24 March 2022, GMT Bond Issuer Limited ("Issuer") (a wholly owned subsidiary of Goodman Property Trust ("GMT")) announced an offer ("Offer") of up to NZ\$100 million (with the ability to accept oversubscriptions of up to NZ\$50 million at its discretion), of 5 year fixed rate, senior secured green bonds ("Green Bonds").

Following this, on 4 April 2022, the Issuer announced an indicative margin and minimum interest rate for the Green Bonds.

Subsequent to that announcement, the Issuer has today revised the indicative margin to 1.10% to 1.20% per annum over the base rate. The minimum interest rate remains unchanged at 4.50% per annum.

The Green Bonds have a credit rating of BBB+ from S&P Global Ratings Australia Pty Limited ("S&P"). GMT has a long-term credit rating from S&P of BBB (stable outlook).

The margin and interest rate for the Green Bonds will be set following a bookbuild process, which is expected to be completed on 7 April 2022 and announced via NZX.

Full details of the Offer are contained in the product disclosure statement dated 24 March 2022 ("PDS"). The PDS is available at www.goodmangreenbonds.co.nz or by contacting a Joint Lead Manager or your usual financial advice provider, and must be given to investors before they decide to acquire any Green Bonds.

Arranger, Green Bond Co-ordinator and Joint Lead Manager



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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 \$3.3 billion, ranking it in the top 20 of all listed investment vehicles. GMT is New Zealand's leading warehouse and logistics space provider. It has a substantial property portfolio, with a value of \$4.3 billion at 30 September 2021. GMT also holds an investment grade credit rating of BBB from S&P Global Ratings.

The Manager of GMT is Goodman (NZ) Limited, a subsidiary of the ASX listed Goodman Group. Goodman Group is a A\$68.2 billion specialist global manager of warehouse and logistics real estate.