

NZX release+

GMT Bond Issuer Green Bond Offer – Interest Rate Set

Date 7 April 2022

Release Immediate

GMT Bond Issuer Limited (a wholly owned subsidiary of Goodman Property Trust) today announced that, following the bookbuild process for its offer ("Offer") of 5 year fixed rate, senior secured green bonds ("Green Bonds"), NZ\$150 million of Green Bonds have been allocated to participants in the bookbuild process. There was no public pool for the Offer.

The interest rate for the Green Bonds has been set at 4.74% per annum. This reflects a margin of 1.10% per annum over the base rate.

The Green Bonds will be issued on Thursday, 14 April 2022 and will mature on Wednesday, 14 April 2027.

The Green Bonds are expected to be quoted on the NZX Debt Market under the ticker code GMB060 on 19 April 2022.

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.

A copy of the final terms sheet (updated for the interest rate set out above) will be provided to the NZX.

Arranger, Green Bond Co-ordinator and Joint Lead Manager



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Joint Lead Managers



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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.