



# GOOD RESULTS

Goodman Property Trust Newsletter

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KIA ORA







1-4 TĀWHARAU LANE

# TĀWHARAU LANE DEVELOPMENT ACHIEVES 6 GREEN STAR DESIGN RATING<sup>1</sup>

The recently completed 8,135 sqm multi-warehouse development at Highbrook Business Park provides three contrasting businesses with highly sustainable and energy efficient workspaces.

Chief Executive Officer, James Spence said, "Goodman continues to lead the local market with innovative and sustainable property solutions. A 6 Green Star Design rating represents world leadership and we're extremely proud that the Tāwharau Lane development at Highbrook is among the first New Zealand industrial projects to achieve the standard."

Sharing a prominent site opposite Highbrook Crossing, the three warehouse and distribution facilities have been carefully positioned to maximise exposure to traffic flows along Highbrook Drive while also preserving the

connectivity with the Tāmaki River and esplanade walkway.

The orientation and profile of the three stand-alone buildings optimises the site and also protects view shafts across the water to the city's volcanic cones.

The projects were constructed from lower carbon materials to reduce embodied emissions and the development process was carefully managed to minimise waste and other environmental impacts.

James Spence said, "Originally developed on a built-to-lease basis the three facilities were all

pre-leased with Garmin, pH7 and Chemist Warehouse taking advantage of the opportunity to tailor the buildings to meet their specific business needs. Our delivery team worked with these customers on bespoke solutions to optimise the operational efficiency of the workspaces."

Collaborating with consultants, suppliers, and lead contractor, Goodman's project delivery team extended the original target rating from 5 Green Star to 6 Green Star midway through the development programme.

<sup>1</sup> Green Star – Design & As Built NZv1.0 Certified Design Review Rating



“Our customers shared the vision for lower emission, more resource efficient and resilient buildings. While it required extra design input and the use of more innovative materials and construction techniques the 6 Green Star Design rating from the New Zealand Green Building Council provides independent confirmation that we are developing the very best industrial facilities in the country.”

James Spence



**Key sustainability features of the Tāwharau Lane developments include:**

- + Integration of roof top solar energy systems providing 82.8 kWp of renewable energy, forecast to cover over 50% of the buildings' baseload
- + Electrical submetering to facilitate ongoing energy monitoring and benchmarking
- + Rainwater harvesting, low flow fittings and other water saving technologies
- + Low-E double glazing that improves thermal performance
- + Lower GWP R32 HVAC systems regulating thermal comfort
- + High quality workspaces, utilising natural materials
- + Extensive landscaping and easy access to the Highbrook Park esplanade reserves
- + EV charging stations to promote sustainable commuting and reduce carbon emissions.

The range of green building initiatives incorporated into the projects create a superior working environment, contributing to greater productivity and reduced operating costs for these businesses.

James Spence said, “Delivering highly sustainable property solutions for our customers and achieving the industry leading 6 Green Star Design rating on these projects reinforces our commitment to a low carbon future.”



# BOOSTING ENERGY EFFICIENCY

One of the key objectives of Goodman's sustainability programme is to improve the resilience and resource efficiency of the existing portfolio. More than \$20 million is allocated to these initiatives over the two-to-three years as customers embrace the new technologies that are improving the quality of their workspaces and operational efficiency of their buildings.

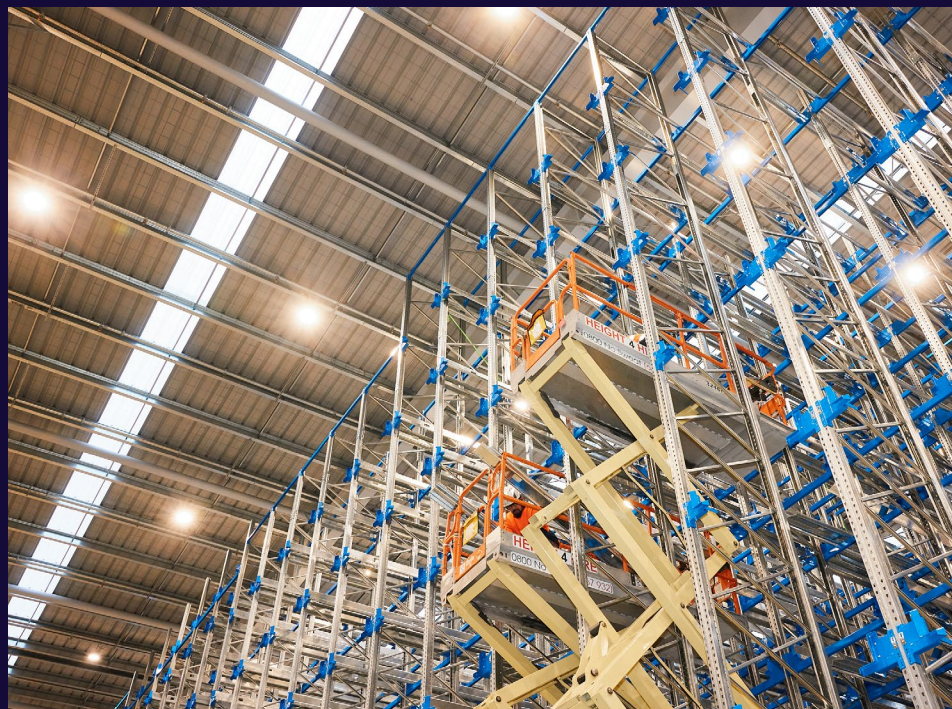
While solar energy is the highest profile of the new energy saving technologies being retrofitted into the portfolio, the initiative having the greatest positive impact is the upgrade of older lighting systems.

Tom Slade, Head of Environmental Sustainability said, "Audits of the core portfolio identified 62 buildings that would benefit from an upgrade to LED lighting. We have upgraded 77,700 sqm to date, and expect to have completed all these projects by the end of 2025."

LED lighting technology is now in its second generation and is more energy efficient, brighter and puts out less heat than metal halide, halogen or fluorescent lighting solutions that have traditionally been used in warehousing.

Tom Slade said, "New generation LED fittings are around 75% more efficient than incandescent bulbs and can be automated with occupancy sensors and sophisticated controllers linked by a wireless mesh network to further reduce energy consumption and significantly lower occupancy costs for our customers."

With lower energy requirements they also have a much longer operational life, up to 25 times that of traditional lighting solutions."



➤ High performance LED lighting is specified for new developments and is being retrofitted to existing warehouses.

Goodman is working with lighting consultant Signify on the delivery of the new systems. Around 6,000 individual fittings are expected to be replaced with new GreenPerform Highbay Elite units. The older light fittings are also being carefully recycled, consistent with the business's wider sustainability commitments.

With each light separated into its component parts Interwaste is recycling the bulbs and tubes while Abilities Group are breaking down the fittings and recovering around 98% of the metal and plastic for further processing.

Tom Slade said, "Sustainability and circularity principles underpin this investment programme and we are proud to be working alongside customers and other organisations that share these values."

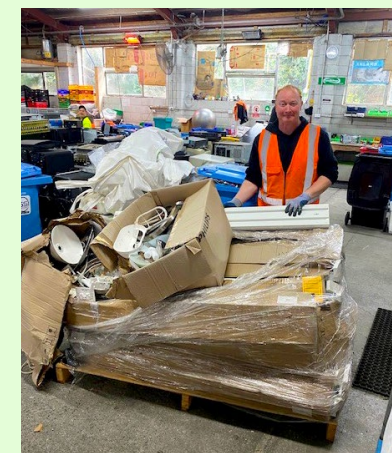
The resource recovery team at Abilities expect to process around 24 tonnes of fittings as part of the Goodman lighting upgrade project. It's a small part of the 1,275 tonnes of waste recycled through its North Shore facility last year.

## Abilities Group

Established as a not-for-profit charity in 1959, Abilities Group has grown to become a leader in the New Zealand waste management industry. The organisation offers a comprehensive range of services including, secure document destruction, e-waste recycling, and packaging waste management, while promoting recycling and being sustainability advocates.

With a workforce of over 100, Abilities Group have been empowering individuals with disabilities through meaningful employment and training opportunities for over 60 years. It is a unique and inclusive business that is changing attitudes and delivering outstanding social and environmental outcomes for our community.

<https://abilities.co.nz/>





**Portfolio size**

# 1.1 million sqm

Exclusively invested in the urban logistics segment of the Auckland industrial market the portfolio is equivalent in size to around 150 football fields.

**Asset value**

# \$4.7 billion

The estimated value of the Trust's portfolio at 30 September 2023. Rising interest rates have impacted property values with the portfolio capitalisation rate softening 40bps to 5.6%, since 31 March 2023.

**Local ownership**

# 55.2%

GMT is mainly owned by local retail and institutional investors. Goodman Group, The Trust's Manager, has a 25.2% cornerstone while other offshore investors hold around 20%.

**Project completions**

# 61,445 sqm

With a total project cost of \$228 million, the recently completed developments at Highbrook Business Park, Roma Road and Favona will generate almost \$12.3 million of annum rental income.

**Work in progress**

# \$324.5 million

Includes four active developments, providing 63,712 sqm of new warehouse and logistics space over the next 13 months. These projects are 92% committed.

**Future capacity**

# 390,000 sqm

Greenfield and brownfield sites within the portfolio are expected to support almost 400,000 sqm of future development.

**Dedicated Team**

# 60+ staff

An inhouse team of 69 professionals provide a comprehensive range of property, finance, and other corporate services to support GMT's business functions.

**Customer relationships**

# 220 approx

Over 200 leading businesses lease space in the portfolio. These customers represent a range of industries but are predominantly freight and distribution focused.

**New leasing**

# 38,522 sqm

Around 3% of the investment portfolio has been leased on new or revised terms over the last five months. The new leasing has maintained portfolio occupancy at 99% and the weighted average lease term at more than 6 years.



# BOARD CHANGES

Recently announced Board changes complete a renewal programme that has included the appointment of Independent Directors Laurissa Cooney and David Gibson.

After leading the Board for the last 13 years and overseeing the successful repositioning of GMT as an industrial property specialist, Keith Smith stepped down as Chair on 29 May 2023. He continues on the Board as an Independent Director but has restated his intention to retire before his current term expires in July 2025.

The Board unanimously appointed John Dakin as the new Chair and David Gibson to the newly created role of Deputy Chair.

At the same time, it was also announced that Phil Pryke would be retiring from the Board. His departure at the end of September 2023 will result in the Board reducing in size, from seven Directors to six. A majority of Independent Directors is maintained.

The immense contribution from Keith and Phil to the ongoing success of GMT was acknowledged at the Annual Meeting in June 2023. Both Directors have contributed to the strong governance that has delivered positive and sustainable business growth for the Trust over many years.

FROM 1 OCTOBER 2023 THE BOARD WILL COMPRISE ↘



**John Dakin**  
Non-executive Director (Chair)



**Laurissa Cooney**  
Independent Director



**Leonie Freeman**  
Independent Director



**Gregory Goodman**  
Non-executive Director



**David Gibson**  
Independent Director (Deputy Chair)



**Keith Smith**  
Independent Director

Director biographies can be found online: <https://nz.goodman.com/about-goodman/board-of-directors>



## Annual Meeting

The 2023 annual meeting was held at the Park Hyatt Hotel, Auckland on 28 June. The hybrid event was webcast for Unitholders who were unable to attend the physical meeting.

With no Independent Directors up for re-election and no resolutions to be voted on, the meeting format was simplified.

Presentations were made by John Dakin as the new Chair, CEO James Spence and CFO Andy Eakin. The focus of these presentations was the FY23 financial result, the strong operating performance of the Trust and the outlook for FY24.

If you'd like to view these presentations, the webcast of the meeting is still available online. Follow the link below and login to watch.

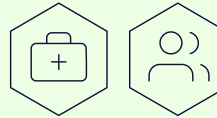


<https://myevents.nz/Goodman/AnnualMeeting2023>





## Daffodil Day and Pink Ribbon Breakfast



With most New Zealand families having some connection to, or experience with cancer, Goodman team members were motivated to fundraise during the recent Daffodil Day and Pink Ribbon appeals.

A team morning-tea in the Goodman city and Highbrook offices were promoted for the Pink Ribbon appeal on 23 May 2023. The donate what-you-can events were well attended with staff providing an extensive morning tea for colleagues as part of the breast cancer fund-raising initiative.

To extend the education message Goodman has also facilitated Pink Caravan visits to Highbrook Business Park in East Tāmaki. Our Cancer Society Daffodil Day fundraiser on 25 August was also held at the estate. With a daily work force of over 5,000, visiting the

business park is an effective way of reaching a large number of people in a single day.

The Highbrook Crossing Plaza was the venue for the Daffodil Day event, with those making a gold coin donation getting a free cupcake or small bunch of daffodils. With some workplaces unable to make the morning event, the Goodman team members visited a number of the larger businesses to fundraise directly.

Supported by the Goodman Foundation, the Daffodil Day and Pink Ribbon events have raised almost \$4,500 to help fund cancer education and research, and to also support patients and their families.

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

<https://daffodilday.org.nz>

## MAINFREIGHT SUPERSITE BLESSING

The completion and commissioning of the new 35,860 sqm logistics facility for Mainfreight at Favona Road Estate in Māngere was marked with a blessing ceremony on 21 July 2023.

Representatives from Goodman, Mainfreight, and the wider project team were all in attendance as Jeff Lee and David Wilson from Te Ākitai Waiohū, and Stuart Renata from Ngaati Whanaunga lead the karakia.

Designed to be highly sustainable and resource efficient, the new twin-warehouse facility incorporates lower carbon and renewably sourced building materials. The development process was carefully managed to reduce environmental

impacts and the building is expected to achieve a 5 Green Star Built rating from the New Zealand Green Building Council when the project is certified.

Its sustainability features include a rooftop solar energy system, automated LED lighting, low flow water fittings and rainwater harvesting. These features reduce operational emissions, provide lower demands on Auckland's infrastructure, and are also expected to deliver lower occupancy costs for Mainfreight.







# FREQUENTLY ASKED QUESTIONS

## My contact details have changed, who do I notify?

Computershare Investor Services acts as Registrar for GMT and maintains the Trust's Unitholder Register. It is important that this register is up to date as it includes important information such as an investors postal address, bank account details for distribution payments, IRD number, email and communication preferences.

The easiest way to update personal details is through the [Computershare Investor Centre](#). The online portal allows Unitholders to manage their investment directly.

They also have the option of making these changes for all other investments where Computershare acts as Registrar.

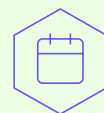
Alternatively, you can contact Computershare directly:

- + by phone, on their toll-free number 0800 359 999 (+64 9 488 8777 from outside New Zealand)
- + by email, to [enquiry@computershare.co.nz](mailto:enquiry@computershare.co.nz)
- + by mail, to Computershare Investor Services Limited, Private Bag 92119, Auckland 1142

## GMT ONLINE

The Trust's website [www.goodman.com/nz](http://www.goodman.com/nz) enables Unitholders to check the current stock price and view publications and announcements.

With additional focus and resource being committed to the business' sustainability programme the website also includes case studies and further information on the initiatives underway to reduce our emissions and lower our carbon footprint.



## KEY DATES

DATES BELOW ARE INDICATIVE ONLY AND REMAIN SUBJECT TO CHANGE.

26 September 2023	First Quarter Distribution Payment
November 2023	FY24 Interim Result Announcement
December 2023	Second Quarter Distribution Payment

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