



6 June 2023

[Unitholder Name]
[Address 1]
[Address 2]
[Address 3]
[Address 4]

Dear Unitholder

GOODMAN PROPERTY TRUST (“GMT” and “Trust”)

I’m pleased to advise Unitholders that the fourth quarter distribution, for the period ended 31 March 2023, has now been paid. The distribution includes a cash component of 1.475000 cents per unit with an additional 0.206422 cents per unit in imputation credits.

This is the final quarterly payment relating to FY23 and results in an annual cash distribution of 5.90 cents per unit. Our guidance for FY24 is for a 5% increase in cash distributions to around 6.2 cents per unit.

ANNUAL REPORT

The 2023 Annual Report of Goodman Property Trust and GMT Bond Issuer Limited was released on 18 May 2023. The report is available online and can be accessed by following the link from: www.goodmanreport.co.nz.

For Unitholders who have previously elected to receive a printed report, a hardcopy is enclosed.

BOARD CHANGES

It was announced on 29 May 2023 that Keith Smith had stepped down as Chair. I was appointed by the Board as his successor, with Independent Director David Gibson appointed Deputy Chair. It was also announced that long-standing director Phillip Pryke was retiring, effective from 30 September 2023.

Keith continues as an Independent Director but has restated his intention to retire before his current term expires.

The changes complete the current renewal programme and will result in the Board reducing in size, from seven Directors to six. A majority of Independent Directors is maintained.

ANNUAL MEETING OF UNITHOLDERS

This year’s meeting will be held on Wednesday, 28 June 2023. With no Independent Directors up for election, there is no formal business to be considered. An abbreviated notice of meeting, to reflect that there are no resolutions to be voted on, is enclosed. I hope you can join us for the event, either at the venue or online.

Yours faithfully,

John Dakin
Chair