

**Disclosure of movement of 1% or more in substantial holding  
or change in nature of relevant interest, or both**

*Sections 277 and 278, Financial Markets Conduct Act 2013*

**TO:** NZX Limited

**AND TO:** Goodman Property Trust ("**GMT**")

Relevant event being disclosed:	Movement of 1% or more in a substantial holding and change in nature of relevant interest
Date of relevant event:	1 June 2021
Date this disclosure made:	1 June 2021
Date last disclosure made:	14 December 2015

**Substantial product holder(s) giving disclosure**

Full name(s):	Goodman Investment Holdings (NZ) Limited (" <b>GIHNZ</b> ")
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**Summary of substantial holding**

Class of quoted voting products:	GMT units (" <b>Units</b> ")
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Summary for	GIHNZ
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For **this** disclosure, –

(a) total number held in class:	304,050,730
(b) total in class:	1,397,303,338
(c) total percentage held in class:	21.760%

For **last** disclosure, –

(a) total number held in class:	262,447,211
(b) total in class:	1,273,070,920
(c) total percentage held in class:	20.615%

**Details of transactions and events giving rise to relevant event**

Details of the transactions or other events requiring disclosure:

On 30 May 2016 GIHNZ being part of Goodman Group (consisting of Goodman Limited, Goodman Industrial Trust, Goodman Logistics (HK) Limited and their controlled entities), was issued 3,219,812 Units at a price of \$1.348 per Unit pursuant to amendments made to the GMT trust deed on 5 August 2014 ("**Trust Deed Amendment**"), which requires Goodman (NZ) Limited as manager of GMT ("**GNZ**"), to use its base management fee to subscribe for new Units.

On 1 June 2016 GIHNZ transferred 1,429,769 Units to several Goodman Property Services (NZ) Limited ("**GPS**") employees pursuant to a long-term incentive plan (nil consideration).

On 24 November 2016 GIHNZ was issued 3,932,153 Units at a price of \$1.24 per Unit pursuant to the Trust Deed Amendment which requires GNZ to use its base management fee to subscribe for new Units.

On 1 June 2017 GIHNZ transferred 2,479,715 Units to several GPS employees pursuant to a long-term incentive plan (nil consideration).

On 6 June 2017 GIHNZ was issued 3,879,785 Units at a price of \$1.276 per Unit pursuant to the Trust Deed Amendment which requires GNZ to use its base management fee to subscribe for new Units.

On 29 November 2017 GIHNZ was issued 3,679,267 Units at a price of \$1.3566 per Unit pursuant to the Trust Deed Amendment which requires GNZ to use its base management fee to subscribe for new Units.

On 1 June 2018 GIHNZ transferred 3,117,081 Units to several GPS employees pursuant to a long-term incentive plan (nil consideration).

On 11 June 2018 GIHNZ was issued 3,641,451 Units at a price of \$1.4284 per Unit pursuant to the Trust Deed Amendment which requires GNZ to use its base management fee to subscribe for new Units.

On 26 November 2018 GIHNZ was issued 3,477,157 Units at a price of \$1.5154 per Unit pursuant to the Trust Deed Amendment which requires GNZ to use its base management fee to subscribe for new Units.

On 4 June 2019 GIHNZ transferred 3,665,417 Units to several GPS employees pursuant to a long-term incentive plan (nil consideration).

On 4 June 2019 GIHNZ was issued 7,557,428 Units at a price of \$1.834873 per Unit pursuant to the Trust Deed Amendment which requires GNZ to use its performance fee to subscribe for new Units.

On 24 September 2019 GIHNZ was issued 15,418,226 Units at a price of \$2.10 per Unit. These were issued as proceeds from the Placement undertaken on 18 September 2019 raising \$150m of new equity to fund current commitments and future investment opportunities.

On 2 June 2020 GIHNZ transferred 4,021,811 Units to several GPS employees pursuant to a long-term incentive plan (nil consideration).

On 30 June 2020 GIHNZ was issued 5,436,690 Units at a price of \$2.094087 per Unit pursuant to the Trust Deed Amendment which requires GNZ to use its performance fee to subscribe for new Units.

On 1 June 2021 GIHNZ transferred 1,912,144 Units to several GPS employees pursuant to a long-term incentive plan (nil consideration).

On 1 June 2021 GIHNZ was issued 6,075,343 Units at a price of \$2.249723 per Unit pursuant to the Trust Deed Amendment which requires GNZ to use its performance fee to subscribe for new Units.

#### Details after relevant event

Details for:	GIHNZ
Nature of relevant interest(s):	GIHNZ holds the Units the subject of this notice on its own behalf.
For <b>that</b> relevant interest,—	
(a) number held in class:	304,050,730
(b) percentage held in class:	21.760%
(c) current registered holder(s):	GIHNZ
(d) registered holder(s) once transfers are registered:	GIHNZ
For a derivative relevant interest, also—	
(a) type of derivative:	Not applicable

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| (b) | details of derivative:   | Not applicable |
| (c) | parties to the derivative:   | Not applicable |
| (d) | if the substantial product holder is not a party to the derivative, the nature of the relevant interest in the derivative: | Not applicable |

### Additional information

Address(es) of substantial product holder(s):	For GIHNZ KPMG Centre Level 2, 18 Viaduct Harbour Auckland New Zealand
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Contact details:	Anton Shead Ph: +64 9 375 6072 <a href="mailto:anton.shead@goodman.com">anton.shead@goodman.com</a>
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Nature of connection between substantial product holders:	GIHNZ holds the Units the subject of this notice on its own behalf.
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Name of any other person believed to have given, or believed to be required to give, a disclosure under the Financial Markets Conduct Act 2013 in relation to the financial products to which this disclosure relates:	Not applicable
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### Certification

I, Anton Shead, certify that, to the best of my knowledge and belief, the information contained in this disclosure is correct and that I am duly authorised to make this disclosure by all persons for whom it is made.

