



18 September 2025

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

Dear Unitholder

GOODMAN PROPERTY TRUST (GMT)

I'm pleased to advise investors that the first quarter distribution, for the period ended 30 June 2025, has now been paid. The distribution includes a cash component of 1.70625 cents per unit, there are no imputation credits attached.

If you have any questions about your distribution payment please contact our registrar, Computershare, by telephone 0800 359 999 or +64 9 488 8777 (outside New Zealand).

2025 Annual Report

Unitholders are also reminded that GMT's 2025 Annual Report, including its Sustainability Report, Climate-related Disclosures and Remuneration Report was released on 24 June 2025.

We encourage you to view the report online at <https://www.goodmanreport.co.nz>. It highlights the strength of our recent financial performance and provides further insight into our development-led growth strategy and the opportunities provided by the establishment of a complementary property funds management business.

Thank you for your continued support.

Yours faithfully,

John Dakin
Chair