

GMT BOND ISSUER LIMITED MEETING OF HOLDERS OF BONDS

31 March 2026



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FORMALITIES

- + Nominated Chair of meeting
- + Notice formally given
- + Quorum confirmed
- + Single Meeting of Holders

BOARD AND EXECUTIVES



John Dakin

Chair and
Non-executive Director



Greg Goodman

Non-executive Director



Leonie Freeman

Independent Director



Steve Jurkovich

Independent Director



David Gibson

Deputy Chair
and Independent Director



Laurissa Cooney

Independent Director



James Spence

Chief Executive Officer



Andy Eakin

Chief Financial Officer

MEETING AGENDA

01

Meeting purpose

02

Consider and vote
on the Special
Resolutions



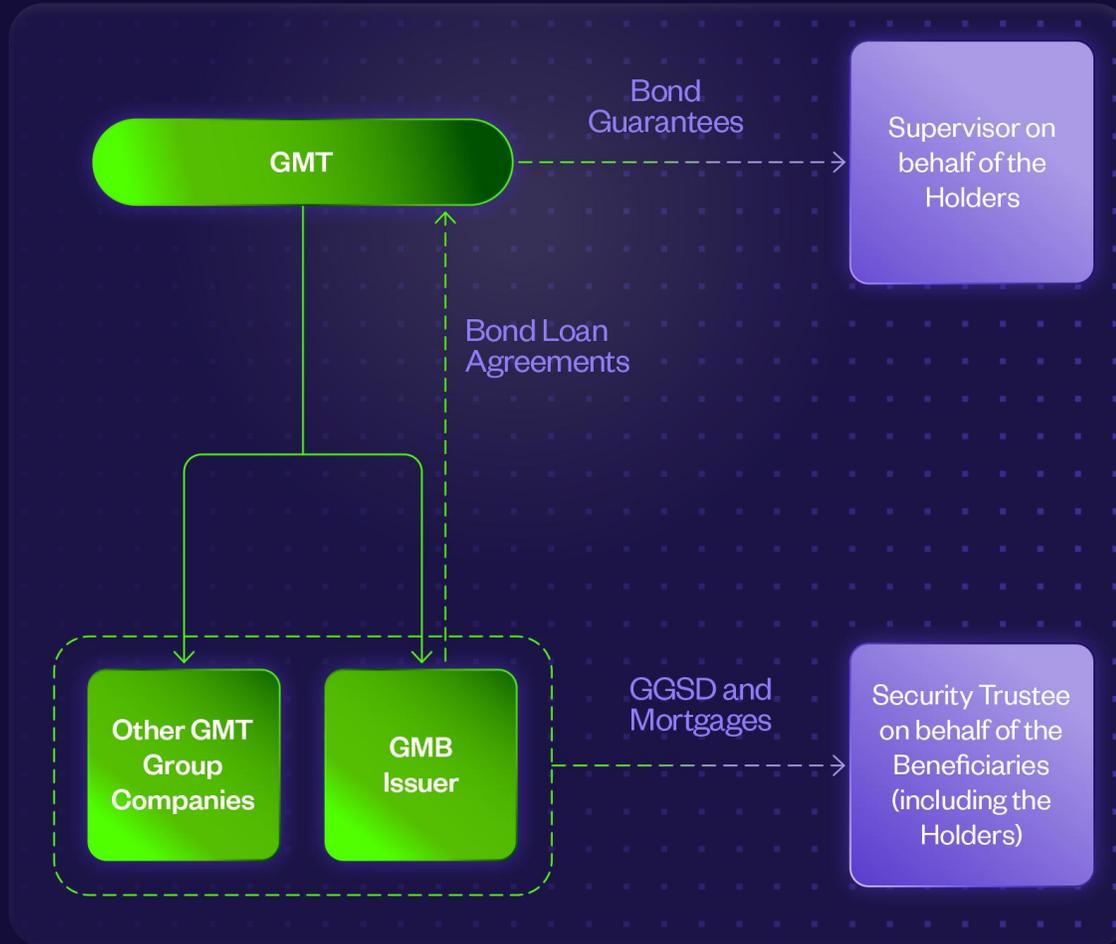
01. MEETING PURPOSE

- + GMT Bond Issuer Limited has convened a meeting of Holders of Bonds issued by it to consider and, if thought fit, pass Special Resolutions to approve certain amendments to the Bond documents for each Series of Bonds.
- + The proposed amendments being sought are in connection with the proposed corporatisation and stapled structure of Goodman Property Trust (“GMT”) announced on 27 February 2026.
- + Importantly, the proposed amendments to the Bonds do not change the term, interest rate, interest payment dates or security of any of the Bonds and, in summary, are limited to those changes needed to reflect the corporatisation and stapled structure proposal.

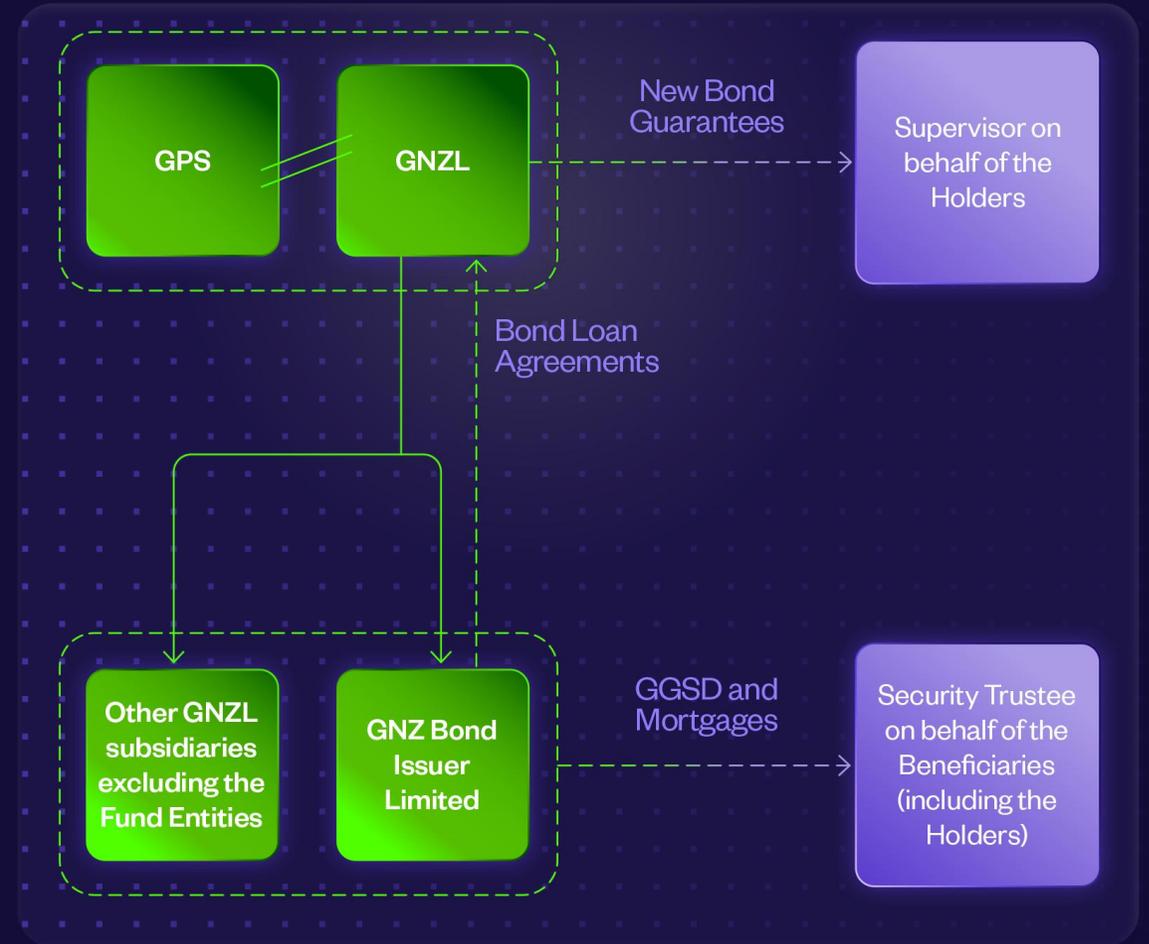


BOND STRUCTURE

CURRENT BOND STRUCTURE



COMPLETION BOND STRUCTURE



SUMMARY

The Directors unanimously encourage you to vote in favour of the Special Resolutions.

- + The proposed amendments to the Bonds are limited to those changes needed to reflect GMT's corporatisation and stapled structure proposal.
- + If the proposed corporatisation and stapling proposal does not proceed, GMT will continue to operate under its current trust structure which will restrict certain strategic opportunities.



02

**FORMAL
BUSINESS**

SPECIAL RESOLUTION 1

Trust Deed Amendments

RESOLVED by the Holders of the Bonds that:

- a) the amendments to the Master Trust Deed and the Supplemental Trust Deed for each Series of Bonds described in Section 3 of the Booklet, copies of which amendments were made available to the Holders on <https://nz.goodman.com/investor-centre/bonds-overview> (“**Trust Deed Amendments**”), are approved and are to take effect on Completion of the Transaction; and
- b) the Supervisor is directed to enter into an amendment deed on Completion of the Transaction which implements the Trust Deed Amendments for each Series of Bonds and take any other action necessary or desirable to carry out and give effect to the changes described in this Resolution.

SPECIAL RESOLUTION 2

GGSD and Security Trust Deed Amendments

RESOLVED by the Holders of the Bonds that:

- a) the amendments to each of the Security Trust Deed and GGSD described in Section 3 of the Booklet, copies of which were made available to the Holders on <https://nz.goodman.com/investor-centre/bonds-overview> (“**Security Document Amendments**”), are approved and are to take effect on Completion of the Transaction; and
- b) the Supervisor is directed to:
 - i. instruct the Security Trustee to approve the Security Document Amendments by signing an instruction letter to that effect (such instruction letter to be in the form agreed by the Supervisor, the Security Trustee and GMB Issuer); and
 - ii. enter into amendment deeds on Completion of the Transaction which implement the Security Document Amendments and take any other action necessary or desirable to carry out and give effect to the changes described in this Resolution.

SPECIAL RESOLUTION 3

Entry into New Bond Guarantee and Discharge of Bond Guarantees

RESOLVED by the Holders of the Bonds that, in relation to each Series of Bonds, the Supervisor be directed to:

- a) enter into each New Bond Guarantee for that Series of Bonds on Completion of the Transaction;
- b) upon receipt of the duly executed New Bond Guarantee for that Series of Bonds, unconditionally discharge the guarantee granted by Covenant Trustee Services Limited as trustee of the Goodman Property Trust under the Bond Guarantee relating to that Series of Bonds; and
- c) sign any release deed or take any other action necessary or desirable to carry out and give effect to this Resolution.

SPECIAL RESOLUTION 4

Novation of each Bond Loan Agreement

RESOLVED by the Holders of the Bonds that:

- a) the novation of each Bond Loan Agreement from Covenant Trustee Services Limited as trustee of the Goodman Property Trust to Goodman New Zealand Limited is approved and is to take effect on Completion of the Transaction; and
- b) the Supervisor is directed to:
 - i. enter into a deed of novation and amendment to give effect to the novation described in this Resolution and the changes to each Bond Loan Agreement described in Section 3 of the Booklet, copies of which were made available to the Holders on <https://nz.goodman.com/investor-centre/bonds-overview>; and
 - ii. take any other action necessary or desirable to carry out and give effect to this Resolution.

VOTING AND CLOSE

+ We will now proceed to the polls and conclude the meeting

+ The result of the polls will be announced to the NZDX

THANK YOU



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