



Existing Green Assets 31/03/2026

Address	Use	Current NabersNZ Rating	Green Star Rating	Current Market Value ² (NZD)
15-21 Stout Street	Office	5.0 Star Energy Base Build	5 Green Star - Green Star NZ Office Built 2009 Certified Rating	\$152,000,000
82 Wyndham Street	Office	6.0 Star Energy Base Build	5 Green Star - Green Star NZ Office Built V3 Certified Rating	\$50,400,000
Highgate, Parkway	Industrial	n/a ¹	5 Green Star - Green Star NZ Industrial Built V3 Certified Rating	\$37,400,000
107 Carlton Gore Road	Office	5.5 Star Energy Base Build	5 Green Star - Green Star NZ Office Built V3 Certified Rating	\$43,100,000
23 Customs Street	Office	5.0 Star Energy Base Build	n/a	\$75,500,000
99 Khyber Pass	Office	5.0 Star Energy Base Build	n/a	\$16,100,000
8-14 Willis Street / 360 Lambton Quay	Office	5.5 Star Energy Base Build / 5.5 Star Energy Base Build	6 Green Star - Green Star NZ Office Built V3 Certified Rating / 4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$148,000,000
8 Nugent Street	Office	5.0 Star Energy Base Build	n/a	\$46,000,000
12-16 Bell Ave	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$37,900,000
18-20 Bell Ave	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$23,000,000
5 Allens Road	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$8,450,000
1-3 Unity Drive	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$18,750,000
105 Carlton Gore Road	Office	5.5 Star Energy Base Build	6 Green Star - Green Star NZ Office Built V3 Certified Rating	\$49,750,000
224 Neilson Street (Warehouse A & B)	Industrial	n/a ¹	Warehouse A - achieved 6 Green Star - Green Star Design and As-Built NZv1.0 Certified Built Rating Warehouse B - achieved 6 Green Star - Green Star NZ Design & As-Built NZv1.0 Built Certified Rating	\$109,500,000
101 Carlton Gore Road	Office	4.0 Star Energy Base Build	n/a	\$29,000,000
				\$844,850,000

Planned Green Assets

Address	Use	Current NABERSNZ Rating	Green Star Rating	Current Market Value (NZD)
8-14 Mount Richmond Drive	Industrial	n/a ¹	Warehouse 6 - 6 Green Star Design & As Built NZv1.0 Certified Design Rating	\$33,900,000
TOTAL EXISTING AND PLANNED GREEN ASSETS				\$878,750,000

Value of Green Bonds on Issue:

NZX ticker	Face Value (NZD)	Issue Date	Maturity Date
ARG020	\$100,000,000	29-Oct-19	29-Oct-26
ARG030	\$125,000,000	27-Oct-20	27-Oct-27
TOTAL	\$225,000,000		

1. NABERSNZ ratings not available for industrial buildings.
2. Independant valuation as at 31 March 2026.