

USE OF PROCEEDS



Existing Green Assets 31/03/2025

Address	Use	Current NabersNZ Rating	Green Star Rating	Current Market Value ² (NZDm)
143 Lambton Quay	Office	4.5 Star Energy Base Build	5 Green Star - Green Star NZ Office Built 2009 Certified Rating	\$7,500,000
15-21 Stout Street	Office	5.0 Star Energy Base Build	5 Green Star - Green Star NZ Office Built 2009 Certified Rating	\$135,000,000
82 Wyndham Street	Office	6.0 Star Energy Base Build	5 Green Star - Green Star NZ Office Built V3 Certified Rating	\$49,750,000
Highgate, Parkway	Industrial	n/a ¹	5 Green Star - Green Star NZ Industrial Built V3 Certified Rating	\$38,000,000
107 Carlton Gore Road	Office	4.5 Star Energy Base Build	5 Green Star - Green Star NZ Office Built V3 Certified Rating	\$43,750,000
23 Customs Street	Office	5.0 Star Energy Base Build	n/a	\$74,000,000
99 Khyber Pass	Office	5.0 Star Energy Base Build	n/a	\$16,200,000
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 / 5 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	\$47,600,000
12-16 Bell Ave	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$37,450,000
18-20 Bell Ave	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$22,600,000
5 Allens Road	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$8,150,000
1-3 Unity Drive	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built NZv.1.0 Built Certified Rating	\$18,450,000
105 Carlton Gore Road	Office	5.5 Star Energy Base Build	6 Green Star - Green Star NZ Office Built V3 Certified Rating	\$49,500,000
				\$695,950,000

Planned Green Assets

Address	Use	Current NABERSNZ Rating	Green Star Rating	Current Market Value (NZDm)
224 Neilson Street (Warehouse A & B)		n/a ¹	Warehouse A - targeting 6 Star Design & Built Warehouse B - achieved 6 Green Star - Green Star NZ Design & As Built NZv1.0 Design Certified Rating	\$89,200,000
				\$89,200,000
TOTAL EXISTING AND PLANNED GREEN ASSETS				\$785,150,000

Value of Green Bonds on Issue:

NZX ticker	Outstanding (NZDm)	Issue Date	Maturity Date
ARG010	\$100.0	27-Mar-19	27-Mar-26
ARG020	\$100.0	29-Oct-19	29-Oct-26
ARG030	\$125.0	27-Oct-20	27-Oct-27
TOTAL	\$325.0		

1. NABERSNZ ratings not available for industrial buildings.
2. Independant valuation as at 31 March 2025.