

Existing Green Assets

Address	Use	Current NabersNZ Rating	Green Star Rating				
143 Lambton Quay	Office	4.5 Star Energy Base Build	5 Star Office Built				
15-21 Stout Street	Office	5.0 Star Energy Base Build	5 Star Office Built				
82 Wyndham Street	Office	6.0 Star Energy Base Build	5 Star Office Built				
Highgate, Parkway	Industrial	n/a ¹	5 Star Industrial Built				
107 Carlton Gore Road	Office	4.5 Star Energy Base Build	5 Star Office Built				
23 Customs Street	Office	4.0 Star Energy Base Build	n/a				
99 Khyber Pass	Office	5.0 Star Energy Base Build	n/a				
8-14 Willis Street / 360 Lambton Quay	Office	Targeting 5 Stars	6 Star Office Built				
8 Nugent Street	Office	5.0 Star Energy Base Build	n/a				
12-16 Bell Ave	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built v.1.0 Built Certified	\$45.9	\$9.1	\$0.3	
18-20 Bell Ave	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built v.1.0 Built Certified	\$45.9	\$9.1	\$0.3	
5 Allens Road	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built v.1.0 Built Certified	\$7.0	\$1.5	\$0.0	
1-3 Unity Drive	Industrial	n/a ¹	4 Green Star – Green Star NZ Design & As Built v.1.0 Built Certified	\$14.9	\$4.1	\$0.0	
105 Carlton Gore Road	Office	Targeting 5 Stars	6 Star Office Built	\$27.6	\$28.6	\$5.9	

Current Market Value ² (NZDm)
\$9.0
\$134.0
\$49.3
\$36.4
\$42.0
\$72.3
\$16.2
\$143.0
\$47.5
\$37.4
\$22.0
\$7.4
\$17.9
\$49.1
\$683.4

Planned Green Assets

Address	Use	Current NABERSNZ Rating	Green Star Rating	Original Refinanced Asset Value (NZDm)	To 30 Sep Capital Spend (NZDm)	Cost to Complete (NZDm)	
224 Neilson Street		n/a ¹	Targeting 6 Star				
				\$49.5	\$34.2	\$5.9	

Current Market Value (NZDm)
\$39.1
\$39.1
\$722.5

TOTAL EXISTING AND PLANNED GREEN ASSETS
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. Independent valuation as at 31 March 2024.

3. 360 Lambton Quay is targeting 5 Green Star Office Built Rating