

Port of Tauranga Investor Day

12 March 2026



Accelerating growth for Aotearoa-NZ



Video

*Click black
area to play*

Who we are



- › One of largest & fastest growing iwi.
- › 92,000 members, 68 marae
- › Settled with Crown in 1995
- › Multi generational horizon for investment and development
- › Current assets ~\$2.4 billion.
- › Commercial entity since 2003
- › Generate intergenerational prosperity for our iwi
- › Diversified portfolio - property, primary industries, direct investments & global equities
- › Grown assets from \$170m to \$2.1b.

*Whakatupu rawa, whakatupu taangata, whakatupuranga
Grow tribal assets to grow our people, for generations.*



1. Superhub snapshot

Ruakura

- a 500+
year journey

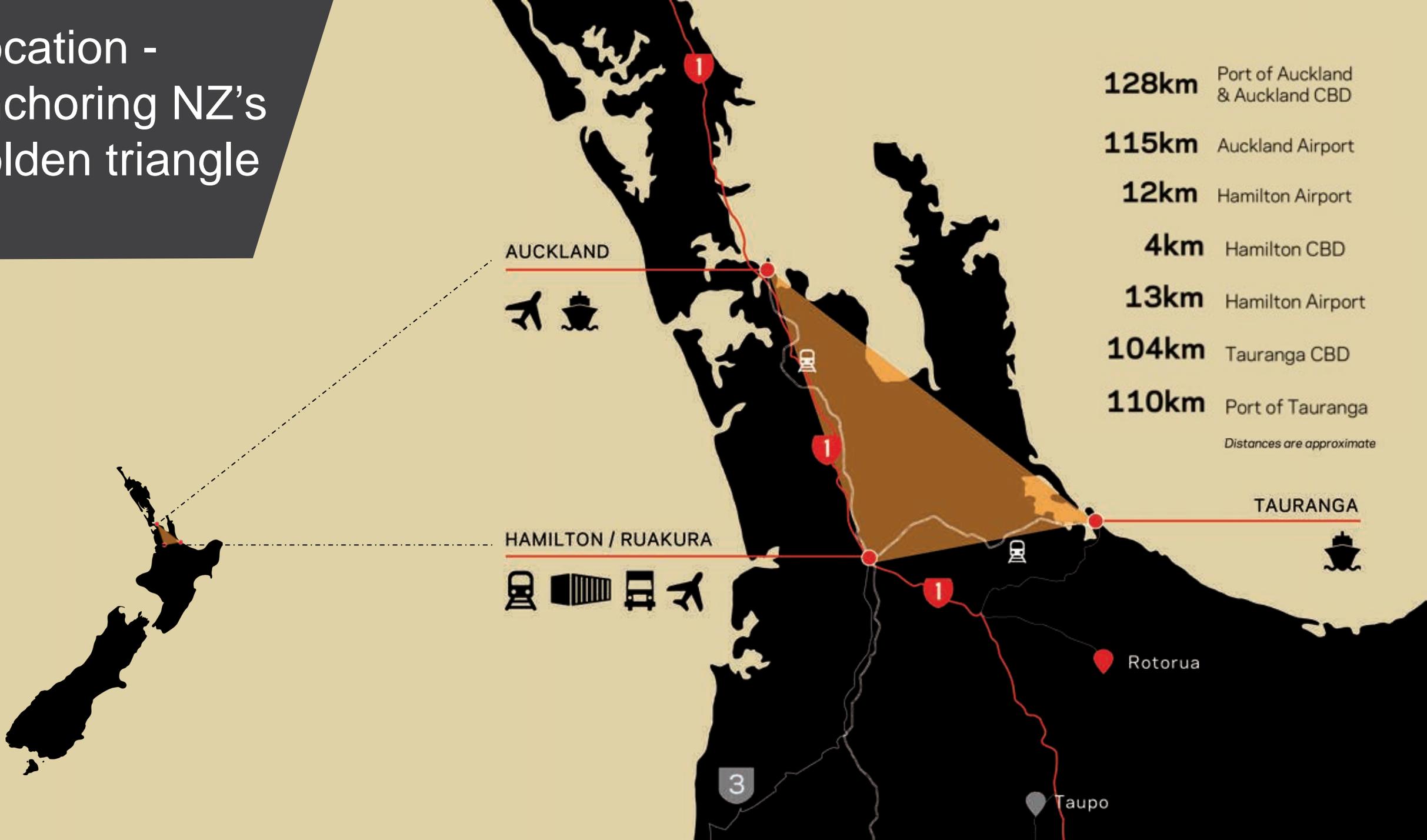
Intergenerational project - deeply significant to Waikato-Tainui

- › Mana whenua food bowl and crossroads for centuries
- › Name derives from the pits where iron oxide was burnt
- › Taken from iwi - illegal confiscations of late 1860's
- › Returned to iwi in 1995

- › Superhub development - “18 year overnight success”
 - 2005 - identified potential for an inland port
 - 2006-2009 - Planning
 - 2009-2017 - Consenting and design
 - 2021-2023 - Civil construction
 - 2023 - Official opening (August)
 - 2023-2026 - tenanting and growth.



Location - anchoring NZ's golden triangle



Scale play

One of the largest logistics & industrial hubs in Australasia.



610ha

Mixed use precinct



30ha

Port precinct



255ha

Industrial precincts



88ha

Logistics precincts

Embedded infrastructure

Inland Port and embedded electricity network



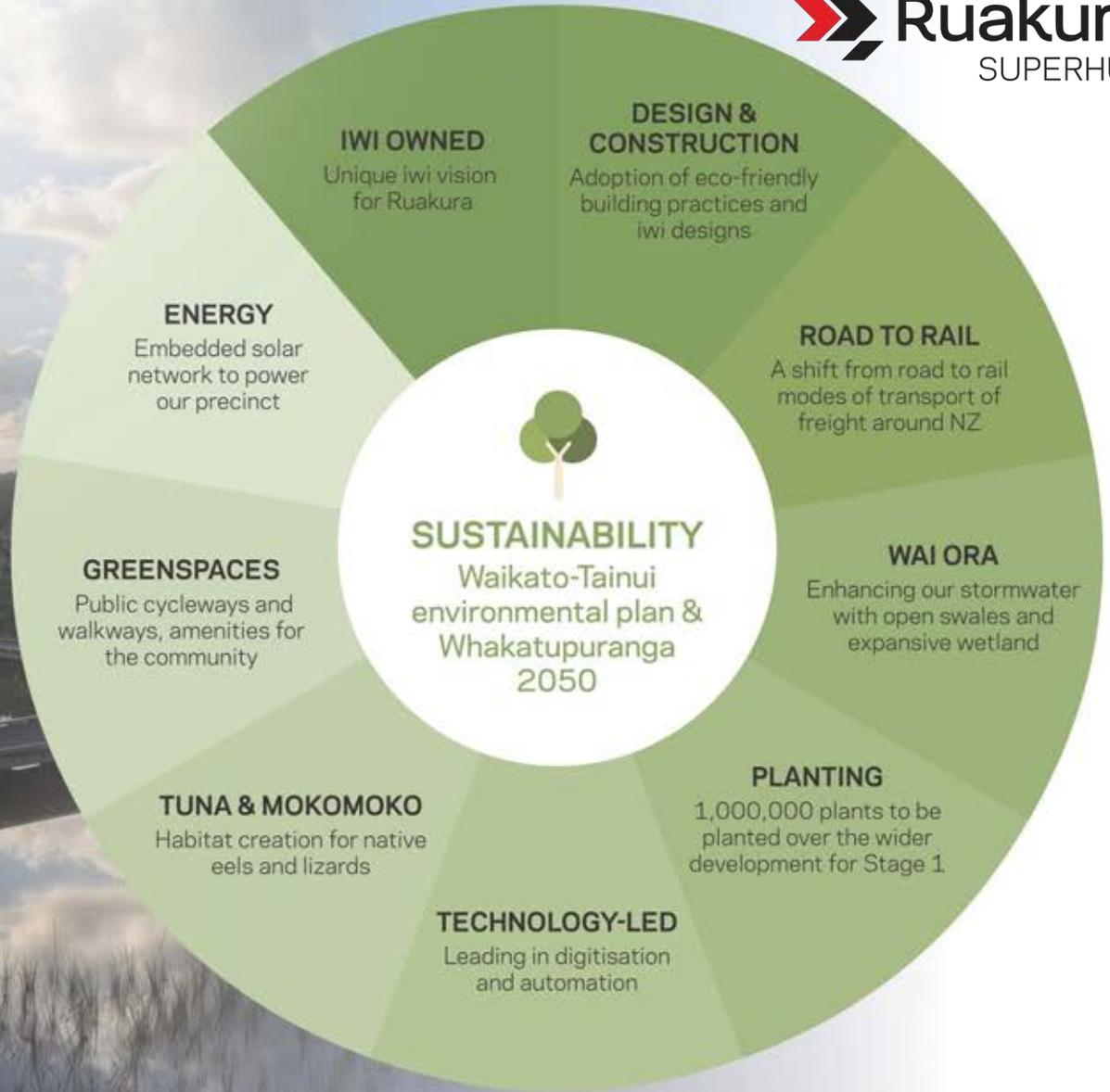
Road x Rail

East Coast Main Trunk Line x Waikato Expressway



Sustainable by design

Environment x Social





2. Who's on board?

Powered by
partnerships

Port of Tauranga x Brookfield Asset Management



- › Feb 2020 - 50:50 JV
- › Port operation experience and networks
- › 50 year groundlease

- › April 2025
- › 4 assets moved into JV
- › Capital and commitment to develop 70ha

Home to global players



- › 40,000sqm national DC
- › 9ha site
- › Green Star 5



- › 18,000sqm coldstore
- › 4.5ha site
- › Green Star 6



- › 2,600sqm, 2.4ha site
- › 14 bay truck service centre
- › Showrooms
- › Green Star 4



- › 500sqm workshop and offices
- › 8,000sqm industrial gases depot
- › Green Star 5 (target)



And local legends



Big Chill

- › 13,000sqm coldstore
- › 2.2ha site
- › Green Star 4



Refrigafreighters

- › 1,000sqm coldstore
- › 5,000sqm site
- › Green Star 4



PBT

- › 2,800sqm logistics facility
- › 5ha site
- › Green Star 4



Container Co

- › 34,000sqm container terminal
- › Approved transitional facility



Waitomo Group

- › 1.6ha service centre – fuel, convenience food, charging



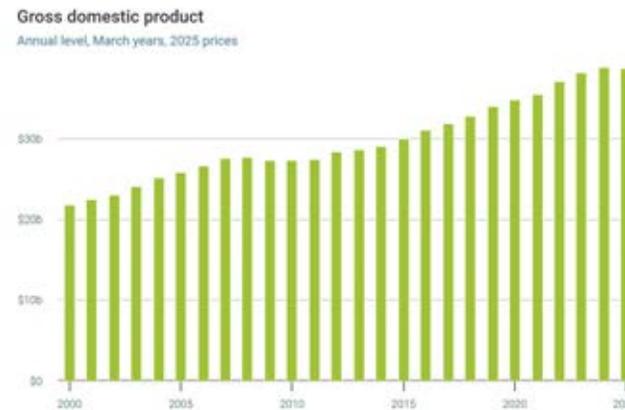
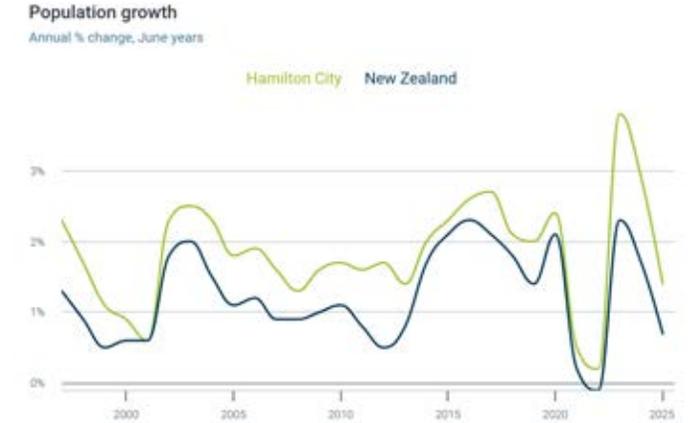
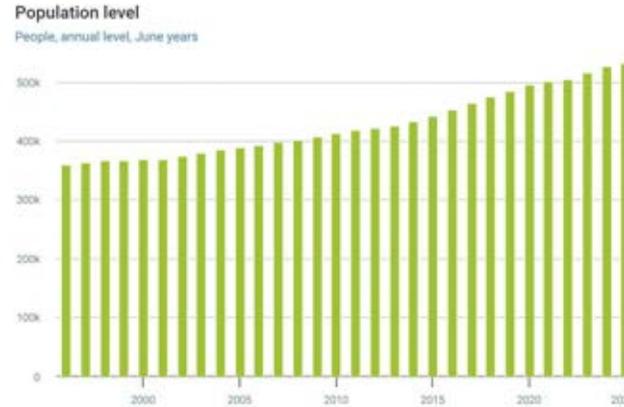
3. Drivers of growth

Servicing a growing region

Waikato and Hamilton



- › 9.0% of national GDP in 2025
- › Population 532,100 (2025), with 1.5m within 90 mins of Ruakura
- › Population growth (region) averaged 1.4%pa over 5 years to 2025. NZ average 1.0%
- › Population growth in Hamilton (City) averaged 1.8%pa over 5 years to 2025 NZ average 1.0%
- › Waikato economy average growth of 2.6%pa growth over 10 years to 2025 (compared to 2.5%pa in New Zealand.)
- › Export big hitters (2024):
 - Dairy - \$6.2b
 - Meat - \$1.17b
 - Forestry - \$0.52b



Supply chain efficiencies

Lower total logistics network costs*



Lower inbound primary freight transport costs (import container moves from sea port to Ruakura or reverse for exports)



Reduced container demurrage costs via Ruakura inland Port



Lower warehouse land & lease costs in the Waikato



Lower outbound secondary freight transport costs (distribution from Ruakura to locations across NZ)

Case study example for business relocating from Auckland to Ruakura:

- 5,000sqm warehouse, with 2027 occupation date
- 1,000 FEU imported p.a. and products then distributed across New Zealand

Projected annual transport savings:

For both inbound and outbound transport costs comparing transport costs from Ruakura vs two industrial logistics areas in Auckland.



Delivering savings of **\$50m** per year to importers and exporters by 2053 based on forecast Waikato demand of 500,000 TEU for intermodal logistics.

Castalia - April 2024

*Compared to alternate Auckland locations

Growing property footprint

TGH-Brookfield commitment to growth



- › JV now owns 5 properties
- › Land + Infra + Capital
- › Build out next 70ha over 7 years
- › 35ha logistics + 37ha industrial
- › Forecast completion value \$1b+

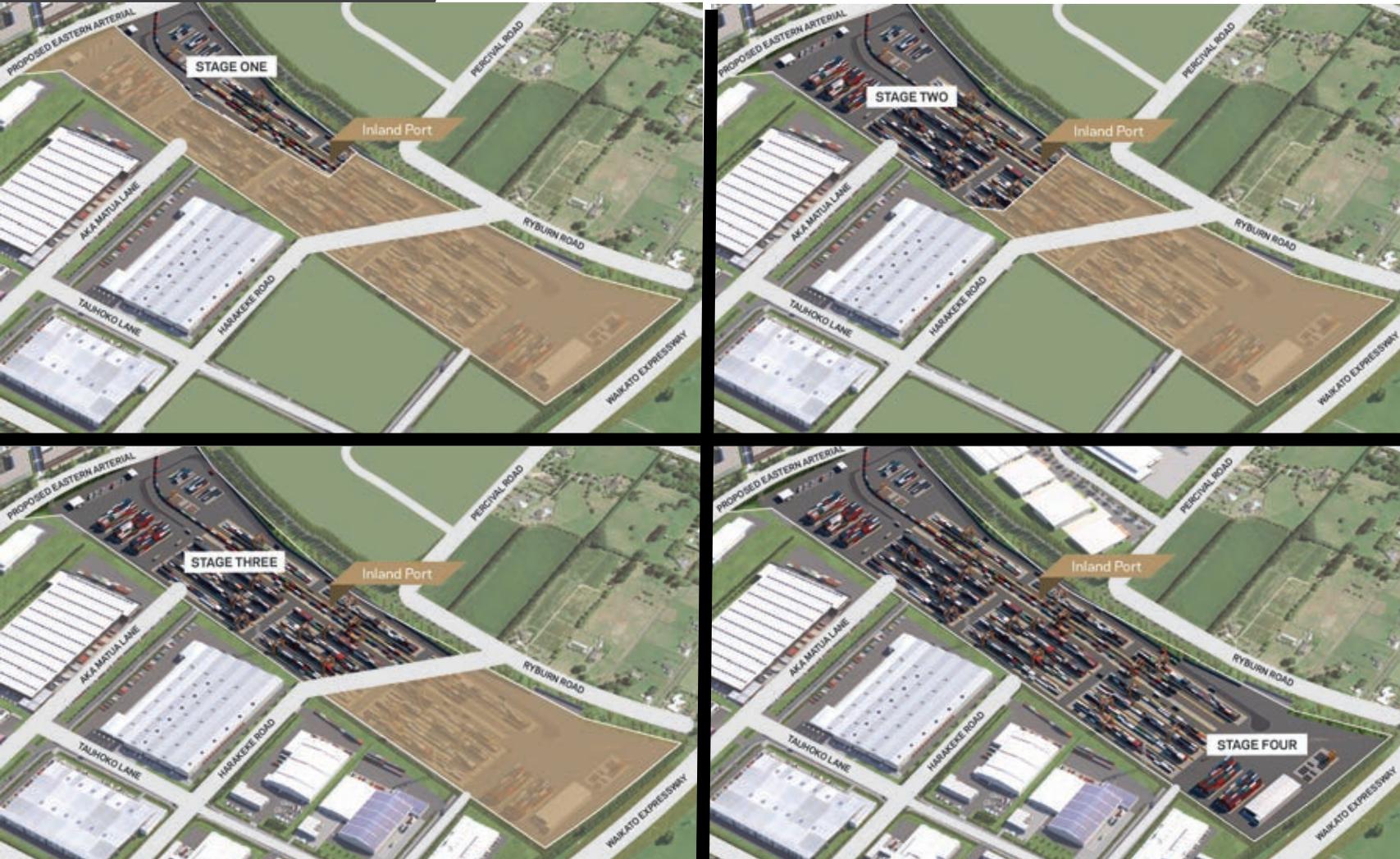


e.g.

- › 2-4 Te Ipukura Street
- › 7 warehouse units - 14,500sqm
- › Completion - April 2027

Growing port footprint

TGH-PoT commitment to growth



Projected growth plans:

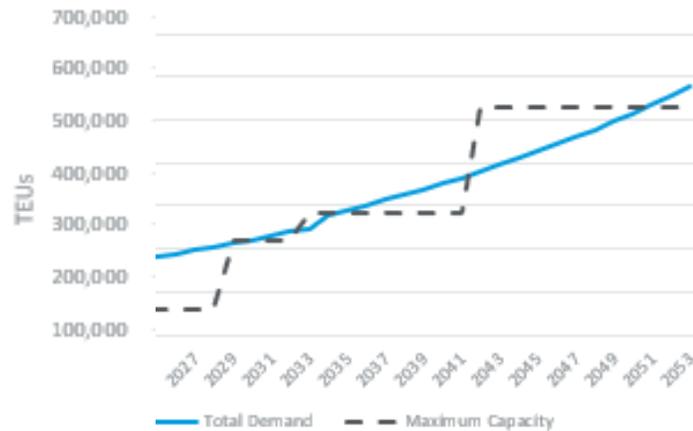
- › Stage 2: 2028-2030
- › Stage 3: 2032-2034
- › Stage 4: 2040-42 (30ha)
~500,000 TEU p.a.
pre-any automation.

Ruakura port growth forecasts

Forecasted Port throughput, '000 TEUs, 2024-2053

Year	2029	2034	2039	2044	2049	2053
Throughput (BAU) ¹	217	262	317	383	464	538

Ruakura IMT demand vs Maximum Capacity



Summing up

- Strategic golden triangle location
- Quality partners and tenants
- Land + infrastructure + capital
- Poised for continuing growth.