

Kua tiimata te mahi Up & running A guide to Ruakura Superhub



He ihiihi nuku!
He ihiihi rangi!
Pride of place
from land to sky

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Kia whai hua i roto i te whakarato nunui

Delivering supply chain efficiencies at scale

For centuries the whenua (land) at Ruakura has sustained the lives of the people of Waikato iwi. Back in those early days, the area was crossed with walking tracks connecting communities and serving as an early transportation network for travel and communication, food gathering and cultivation.

Today these same elements of infrastructure, transport, and food connection take a contemporary form with the Ruakura Superhub developed by Tainui Group Holdings (TGH). At 610ha, this is Australasia's largest inland port, logistics and industrial hub, growing intergenerational wealth for the 90,000+ members of Waikato-Tainui.

The Superhub sits at the nexus of the golden triangle of Tauranga, Auckland and Hamilton. It's adjacent to the East Coast Main Trunk rail line and the Waikato Expressway. The location provides excellent connectivity to both the Port of Tauranga and Port of Auckland to create an integrated, cost-effective supply chain solution for both importers and exporters.

Sitting at the heart of the Superhub, is Ruakura Inland Port – our joint venture with Port of Tauranga offering rail connectivity to Metro Port in Auckland and Port of Tauranga, and serviced by KiwiRail's longest New Zealand trains via twin 800metre rail sidings on our currently 9ha site (with future stages planned to expand this to 30ha).

The scale of Ruakura reflects the economic growth of the 'Golden Triangle', which already handles about 50% of New Zealand's freight volume. With population growth projected to be another 700,000 people by 2042 and container volumes growing by 60% within the same period to meet new demand, our region needs the additional capacity and increased resilience bought by Ruakura Inland Port.

In short order between late 2020 and 2023 – tenancies were confirmed and major facilities developed for PBT Express Freight, Waitomo Group, Kmart, Big Chill, and Maersk – transforming the urban

landscape with large scale distribution centres. These will soon be added to with new facilities currently in development for Sime Darby and Refrigafreighters.

The Superhub offers compelling environmental benefits – from shifting freight to rail from road, Green Star Design and Built buildings, roof-top solar generation and ecosystem protection measures that include riparian planted swales, a 11.7ha wetland and over one million native plants across the precinct – all contribute to a strong sustainability proposition.

To date, Tainui Group Holdings (TGH) has developed around 20% of the 610ha precinct. Future stages of this growth engine will unlock more housing, high employment industry and logistics to power economic, social and environmental benefits for our iwi, partners, tenants and region for decades to come.

Richard Jefferies

**Acting Chief Executive Officer
Tainui Group Holdings**

September 2024

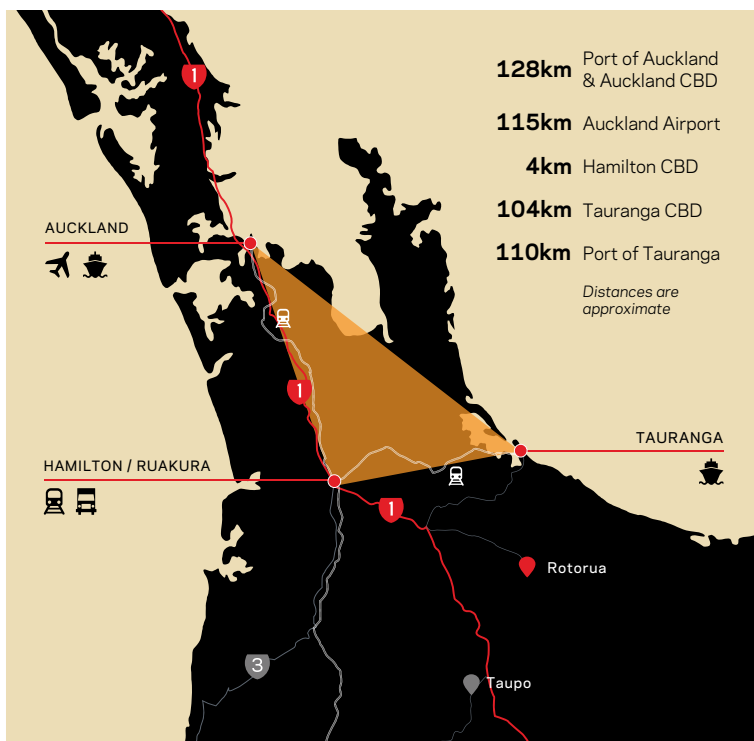


He tirohanga whaanui

The big picture – Superhub overview

Unlocking the golden triangle

The 'golden triangle' of Auckland-Hamilton-Tauranga is home to around half the total population of New Zealand and generates 50% of the total economic activity and 65% of the total freight flows. Ruakura is 4km from the Hamilton CBD and broadly equidistant from the cities and seaports of Auckland and Tauranga.

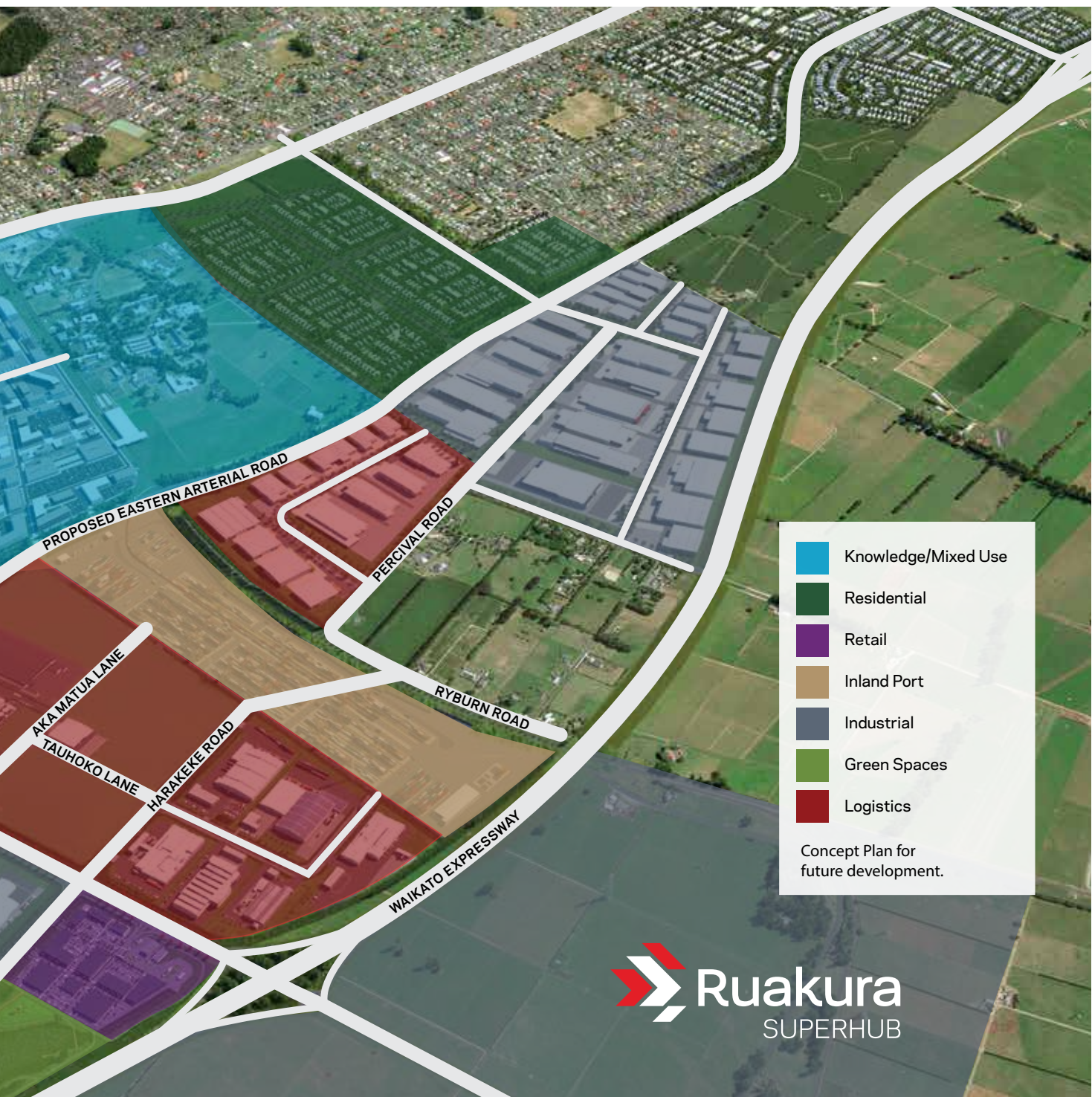


Ruakura Superhub is a 610ha development by TGH on behalf of our iwi, Waikato-Tainui. It offers some of New Zealand's largest flat sites, and the ability to scale for the emerging class of super distribution centres demanded by global supply chains.

Deemed a 'project of national significance', Ruakura Superhub is anchored by an inland port with adjacent logistics, industrial, retail, residential and knowledge zones.

Adjacent 'green' swales and a 10ha wetland will be home to more than two million native plants as part of extensive sustainability features in the Superhub.





He aha i peenei ai? Why we do what we do

The things that matter most to our iwi, Waikato-Tainui, are our people, culture and tikanga, whenua, tupuna awa (Waikato River), environmental sustainability, and the world we are creating today for our mokopuna o aapoopoo (grandchildren of the future).

All profits generated by Tainui Group Holdings fund education, health, kaumaatua (elderly), marae, cultural and language, housing, and environmental programmes, and are reinvested into further growing the commercial assets.



Te Tauranga ki uta o Ruakura – te puumanawa Ruakura Inland Port – at the centre of it all



Ruakura Inland Port is a 50:50 joint venture of Tainui Group Holdings (TGH) and Port of Tauranga.

The first 9ha stage opened in late 2023 with an initial handling capacity of 60,000 TEU per year. From day one, the inland port featured two 800m sidings from the East Coast Main Trunk line, with more than 50 scheduled cargo train movements on the line each week between Metroport in Auckland and Port of Tauranga.

A further 8ha and 90,000 TEU capacity will be added in stage 2. The fully built out inland port will encompass 30ha with a capacity of 1 million TEU per year.

Ruakura Inland Port



Decarbonisation

Based on estimated market demand for intermodal transport in the catchment for Ruakura Superhub and movement of cargoes from road to rail, Castalia estimates total kilometres travelled by road could decrease by approximately 50 million km per year by 2053, accumulating to 847 million km from 2024 to 2053. The reduction in road kilometres travelled drives lower emissions. Castalia estimate

that approximately 890 kt of carbon emission could be reduced by 2053. This represents a present value savings of NZ\$35 million for the transport and logistics industry. The reduction in road freight kilometres travelled drives lower road accidents. They estimate that the net present value of social costs from freight accidents avoided is approximately \$14.2 million from 2024 to 2053.¹

¹ Castalia – Ruakura Inland Port Report for development partners – July 2024

Whakarere rawa me te ahumahi - wahanga 1

Logistics and industrial - stage 1

Stage 1 offers 35ha of logistics space and 37ha of industrial development space close to the inland port.

Ruakura offers space options for businesses looking to scale their capabilities and create sizeable facilities to future-proof their growth strategies. In a rapidly evolving logistics market, many firms are moving to 'just-in-case' rather than 'just-in-time' supply chains, there's more holding of on-shore inventory, e-commerce and last-mile delivery requirements.

With daily train stops at the Ruakura Inland Port, tenants at the logistics and industrial zones enjoy added access and supply-chain resilience via rail connections to New Zealand's largest international ports: Port of Tauranga and MetroPort Auckland.



Who's on board?

Kmart

Kmart, one of New Zealand's best known retail brands opened their state of the art 40,000sqm distribution centre at Ruakura Superhub to serve the North Island and wider country. The centre employs over 100 people on its 9ha site and incorporates autonomous mobile robot (AMR) technology as part of their operations. The facility has been operational since late 2023, servicing customers for Kmart's 26 New Zealand stores.



"Opening our purpose-built facility at the Ruakura Superhub has been an important part of Kmart's growth story in New Zealand. As we approach one year since we opened the doors, the team are very much enjoying being fully operational, with enhanced productivity and a reliable flow of stock to our stores at the forefront."

Chris Melton, Head of Supply Chain Operations, Kmart

Big Chill

Cold chain specialists Big Chill's 21,200sqm facility at Ruakura Superhub holds up to 16,500 pallets of chilled and frozen food ready for distribution to retail and food service businesses across the country.



"Ruakura has lifted our warehousing capacity by 30 per cent and significantly improved our same-day and overnight delivery capability. We chose the site for its increased access to a comprehensive network of road and rail to increase better the service offerings to our customers and the results are extremely positive."

Phil Clarke, CEO, Big Chill Distribution

PBT

PBT was the first commercial tenant confirmed for Ruakura Superhub. The express freight specialist 2,800sqm building comes with a 1,890sqm loading canopy and 250sqm office. The TGH developed building is certified 4-star Green Star by the New Zealand Green Building Council. The site has been operational since March 2023 and is future proof for PBT's multi-modal operations and optimise connections across its 21 locations nationwide.



"Ruakura Superhub has come a long way since we became its first commercial tenant in 2020. The immediate connections to SH1 via the Waikato Expressway and the Port of Tauranga via the Ruakura Inland Port have provided PBT with the operational efficiencies we were banking on. Moving our people and operations into a modern purpose build facility has also delivered a significantly improved working environment for our staff, contractors and customers."

Dave Lovegrove, CEO, PBT Express Network

Maersk

Global shipping and logistics provider Maersk has opened 16,000sqm of fully convertible temperature controlled space with temperatures ranging from -25°C to 15°C. The facility will provide handling and storage for over 29,000 pallets of cold chain products and offer full blast freezing services. The facility is targeting a 5 star Green Star Built rating and has been operational since late 2023.



"We have seen significant growing demand from exporters, importers and local processors who rely on temperature controlled storage in the region. With the new facility in place and its close integration with Maersk's logistics solutions, we will offer more transparency and visibility of refrigerated cargoes and help customers build more efficient and resilient supply chains."

Tony Mildon, Head of Reefer, Maersk Oceania

New to the Superhub

Refrigafreighters

A leading player in temperature-controlled transport, storage, and distribution, Refrigafreighters Ltd (RFF) will be housed in a new 1,000sqm facility at Ruakura Superhub. The depot sits on a 5,000sqm lot, offering plenty of growing room for RFF's starting fleet of seven new delivery trucks. This is their first depot for the Waikato and Bay of Plenty regions.



"We see having a freight hub in the Waikato region as a necessity, with many of our key customers already have a strong production and delivery presence in the region. Our investment in growth at Ruakura will solidify our network across the North Island and enable the delivery of high-quality service to our customers."

Michael Roberts, CEO, Refrigafreighters

Sime Darby

One of New Zealand's leading suppliers of cars, trucks and transport solutions, Sime Darby Motors NZ has selected Ruakura as the location for a major North Island truck service Centre. With a long-term ground lease on a 2.4ha site with strong road frontage presence, the new facility will include a flagship Volvo showroom, a 14 bay truck service centre, office space and parts storage space - opening in late 2025.



"With 40% of the country's total freight movement in the 'Golden Triangle' between Hamilton, Auckland and Tauranga, Ruakura's location is strategically important for Sime Darby Motors and our transport industry customers. This new facility will become our largest truck service centre in the North Island and is part of an ongoing programme of growth and investment in New Zealand."

Pat McKenna, Managing Director, Sime Darby Motors NZ

Ruakura Energy – hei whakahohe i a Ruakura

Ruakura Energy – powering the Ruakura Superhub



In mid-2024, TGH launched Ruakura Energy, enabling resilient power supply to logistics and industrial tenants at Ruakura Superhub.



The Ruakura Energy network draws electricity from nearby Transpower national electricity assets. It includes a substation with 2 x 30mva transformers and an underground cable network to the tenants who include a number of cold-storage operators with significant energy needs. Ruakura Energy has appointed one of the country's largest electricity management companies, PowerNet Ltd to manage the network which is targeted to commence operations in late 2024.

Energy demand is expected to grow as stage 1 of the Superhub (93ha) is fully developed and tenanted. During the 20 to 30-year process to develop the full 610ha Ruakura Energy has the potential to expand its operations as a critical component of

the Superhub's infrastructure, integrating energy solutions that will potentially include roof-top and solar array generation for on-site consumption or sale of energy back to the national grid.



Tauhokohoko me te waahi maatauranga

Retail facilities and Knowledge Zone



Retail Amenities

As a master-planned community, Ruakura will offer residents, business owners and the workforce access to a wide range of amenities. This will include retail, with several carefully curated retail precincts incorporated in our master plan.



“Our new service centre development will reflect the scale and quality expected from a project of national significance such as Ruakura Superhub.”

Jimmy Ormsby

Town centre type retailing is proposed adjacent to transportation hubs, serving the local community and commuter traffic, and suburban centre retail (including supermarkets) are also included within the master plan for Ruakura.

First mover, Waitomo Group has opened a 1.6ha service centre. It will incorporate alternative energy options including hydrogen refuelling and EV charging stations as well as commercial truck refuelling lanes, a touch-free carwash, two quick-service restaurants, a café and a convenience store.

Jimmy Ormsby, MD of **Waitomo Group**, says the flagship Waitomo site at Ruakura cements the company’s commitment to the region it calls home.



Knowledge Zone

The 108ha Knowledge Zone at Ruakura Superhub is currently zoned for research, education and innovation purposes. It is already home to Crown Research agency AgResearch and Waikato Innovation Park, a commercial hub where businesses

and research organisations collaborate to drive commercial growth. The University of Waikato is located nearby and together these organisations anchor what will be a significant knowledge and innovation cluster.



The area is also close to a Transpower Grid Exit Point making it attractive to large-scale data centres and there is zoning in place for future development of up to 5ha of retail amenities to serve the many knowledge workers in the precinct.

Kaainga moo aapoopoo

Homes for the future



TGH is a highly experienced residential developer, with a track record that includes around 4,000 sections developed over a two-decade period. Ruakura Superhub includes potential for a further 1,500 sections.



Tuumata Rise

The name Tuumata means to lift one's eyes above the horizon and onto a new future.

Already underway, Tuumata Rise is a 10ha block located on Powells Rd which will include mixed density housing with a range of freestanding homes and townhouses.

This is a 131-house-section subdivision. Tuumata Rise is in close proximity to the Hamilton CBD, Five Crossroads, Chartwell Square, Claudelands Park, AgResearch, the University of Waikato, a range of quality schooling options and of course Ruakura Superhub.

The use of Design Guidelines and a Design Review Panel will ensure a consistent, high-quality approach is taken to the design and construction of houses and gardens fronting public areas, supporting the growing of a quality neighbourhood.

Tramway Block

Tramway Block is located south of Powells Road Block and includes the potential for 1,015 sections developed in line with new guidelines for intensive urban development, and subject to zoning changes currently being sought.

Taapapa

Taapapa is a medium-density zoned 3ha block, proposed to accommodate 100 apartments and town houses. It is located at the south-east end of the Superhub opposite the University of Waikato.



He manawa-aa-whenua, he wairepo Sustainability and wetland



Ruakura Superhub has a wide range of features to support cleaner waterways, increased native habitat, improved air quality, and reduced carbon emissions.

Local nurseries, including a number that are iwi-owned, are cultivating an initial one million native plants for the 11.7ha wetland and the swales which convey storm water across the site, and act as a natural filtration system to ensure that water leaves the site in a better state than it arrived.

Consultancy firm Beca has calculated an overall 10% improvement in ecological values within the development area after 20-30 years. It has modelled the environmental impact of installing a microgrid of up to 5MW of solar photovoltaics at Ruakura Superhub, which is an active part of our energy planning with the potential to reduce CO₂ by 600 tonnes per year.

Green spaces to provide recreational amenities and nature walks, protect the local ecology, and ensure efficient management of storm water have been designed into Ruakura Superhub. Stage 1 includes three reserves.

Castalia estimates that moving cargoes off road and on to rail could decrease truck movements by a cumulative 847m km from 2024 to 2053 with an associated 890kt reduction of carbon emissions and much reduced social costs from accidents caused by trucks on roads.

Green spaces to provide recreational amenities and nature walks, protect the local ecology, and ensure efficient management of storm water have been designed into Ruakura Superhub. Stage 1 includes three reserves.

Te Wairepo Reserve

Te Wairepo Reserve is a 11.7ha reserve located on the south eastern corner of Ruakura Superhub. Currently under construction, Te Wairepo will be open for public use and will include 2.2km of board walks and walking and cycling tracks

Designed in consultation with local hapuu, Te Wairepo will reflect the historic lowland forest and wetland landscape of Ruakura with extensive native planting including; tiitoki, makomako, toetoe, kiokio, mingimingi, karamu, kahikatea, wheki, rewarewa, kanuka, pukatea, manuka, mahoe, totara, nikau, koowhai, miro, horoeka and kawakawa.



Taunui Reserve

Taunui Reserve is located on Silverdale Rd opposite the University of Waikato. This 1ha park will feature a large grassed area and native trees, shrubs and plants. Taunui is a koha (gift) from Waikato-Tainui for the community to enjoy.

Tauti Reserve

Tauti Reserve is located alongside Taunui Reserve. At half a hectare Tauti Reserve is a smaller park area offering a place of respite, relaxation and play. It too is provided for the community.



Photo: Stuff Limited

Nurseries are cultivating millions of eco-sourced plants for Ruakura Superhub.

TGH wishes to acknowledge key investment partners for the Ruakura Superhub.



New Zealand's largest port operator and TGH's JV partner for Ruakura Inland Port.



Proudly Supported by

New Zealand Government
Te Kāwanatanga o Aotearoa

Supporting development with funding of public infrastructure through the Provincial Growth Fund and Crown Infrastructure Partners.



Hamilton City Council
Te kaunihera o Kirikiriroa

Providing funding for transport infrastructure and is leading public road construction within the Superhub.

Ruakura Superhub is also supported by many local, national and iwi businesses spanning civil engineering, earthworks, plant nursery, environmental management, project management, and planning, design and construction.

We also worked closely with Waka Kotahi which has delivered the Waikato Expressway.

About Tainui Group Holdings

Tainui Group Holdings is the wholly-owned commercial entity of Waikato-Tainui – one of the largest iwi (tribal) groups in New Zealand with around 91,000 members. We protect and grow our commercial assets with a diverse portfolio which spans commercial, retail, and residential property, hotels, farming, fishing and forestry, infrastructure, equities and direct investment. We are deeply committed to the development, sustainability and prosperity of our region and take a disciplined, long-term view to delivering commercial leadership with an iwi worldview for a prosperous iwi today and for generations to come.

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