

DANIEL HENDERSON

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GOVERNANCE STATEMENT

I am an experienced director with a positive attitude and a genuine desire to help businesses achieve their goals and growth, through the establishment and practise of good governance. With over 12 years of board experience and 20 years working in senior management roles across multiple property sectors, I have gained a deep understanding of the risks and rewards of the industry. I am passionate about governance, property, sustainability and building communities. As a board member and property professional, I believe that having a long-term focus drives the best outcome and returns for all stakeholders.

GOVERNANCE EXPERIENCE

Trustee & Director, Alandale Foundation Trust and Alandale Lifecare Limited, 2018 to current
www.alandale.co.nz

The Alandale Foundation purchased the village from Fletcher's in 1996. The trust owns the land and Alandale Lifecare manages the village. The point of difference for the village is that the houses and apartments are all owned on a unit title legal structure. The village is run by a small team and governed by a Board of Trustees made up of resident and non-resident trustees with all profits being reinvested into the community for the benefit of current and future residents. The board were looking for a property specialist to help with the governance and overview of the future development options for the village. In 2020 I was appointed as the Chair of the Property Committee in 2020.

Trustee, Carlaw Heritage Trust & Director of JV Partnerships, 2024 to 2024

Carlaw Heritage Trust (CHT) exists to successfully manage and grow the assets (the majority being property) from Carlaw Park for future generations of rugby league players in Auckland. The Trust has two significant Joint Venture Assets at the former Carlaw Park and an equities portfolio. The objectives of the Trust are to grow the asset base and provide an ongoing revenue stream for the principal beneficiary, Auckland Rugby League. In 2024 I was appointed as the CHT Director representative on the Joint Venture Boards.

Director, New Zealand Green Building Council, 2017 to 2022
www.nzgbc.org.nz

The New Zealand Green Building Council (NZGBC) is a not-for-profit, industry organisation. The vision is that New Zealanders live, work and play in healthy, efficient and productive buildings in a sustainable built environment. While contributing to board strategy and governance I also have the role of representing the commercial investor membership base. My property investment and development experience has been helpful during board discussions, providing a unique point of view. In 2018 I was appointed to the Finance Audit and Risk Committee.

Trustee, Lake House Arts Trust, 2017 to 2022
www.lakehousearts.org.nz

The Lake House Arts Centre is the local arts and heritage learning centre for the North Shore community. The Centre comprises three relocated and renovated historic buildings, Lake House and two Fort Cautley Army Barracks from Narrowneck. In this role I have enjoyed working on the business strategy and helping build a sustainable financial framework. My previous board experience has helped the board focus on governance while providing advice

to enable the setting of clear goals and objectives for management. In 2020 I accepted the role of Deputy Chairperson.

Executive Director, Smales Farm Corporate Services, 2012 to 2016
www.smalesfarm.co.nz

Smales Farm is a private family owned property investment and development company with assets in excess of \$450 million. Smales Farm is an intergenerational, master planned development where placemaking and the development of a unique Shore based community was at its heart. Working with the board of directors over the period of my executive directorship has seen a transformation of the business and company governance structure. During this time the business had appointed independent directors and chairperson along with implementing a new structure and governance to ensure continued intergenerational ownership. The governance journey towards establishing best practise as well as overseeing substantial growth as a director was very rewarding.

BOARD STRENGTHS

Industry/Sector Experience

- Property experience in residential, office, retail, industrial, hospitality, hotel, medical, student accommodation, retirement and aeronautical sectors
- Property development, investment and finance
- Experience in development of workplace practices, culture and the evolution of the modern work environment
- Substantial New Zealand property network and relationships

Functional Skills

- Property marketing, acquisition, sale and leasing
- Property strategy, investment, management, divestment and finance
- Place making and community development

Governance Capability

- Strong relationship building capabilities crucial to good board performance
- Able to communicate and challenge ideas and lead board discussions concerning strategy, risk and reward
- Broad range of governance experience from the NZX listed environment through to family and not for profit

EXECUTIVE EXPERIENCE

General Manager Development & Commercial, 2022 to current
Tamaki Regeneration Limited www.tamakiregeneration.co.nz

As General Manager Development and Commercial I am responsible for all aspects of the planning, design, procurement and supervision of the development program and infrastructure to deliver 10,500 new healthy, modern homes, upgraded streets, and parks for the Tāmaki regeneration programme over the next 20 years. I am leading a \$870 million development program over the next 4 years, including overseeing the end to end development process which includes the delivery of \$400 million of infrastructure being delivered through Kianga Ora and the Lead Alliance. The role involves developing the strategy, designing the structure and resourcing both internally and externally to execute the development program including managing the interdependencies with Kianga Ora. Tamaki Regeneration is owned 59% by the Government and 41% by Auckland Council. I am currently on the Property Council of New Zealand Judging Panel, reviewing multi-unit residential, retirement and social housing categories.

General Manager C&I North Shore, 2019 to 2022
Bayleys Real Estate Limited www.bayleys.co.nz

My appointment as General Manager was part of the restructure and purchase of the business by Bayleys Real Estate. The office operates across all commercial and industrial asset classes and offers a full range of client services. The team consists of 25 agents and 4 support staff. A major focus has been change management and business transformation, developing a new strategy, vision and structure for the business ensuring alignment and integration across the Bayleys Auckland owned network. A major part of the restructure has been the development of new teams and establishing a new “altogether better” culture. The role included full P&L responsibility and was part of the Bayleys National owners and managers group and Auckland executive.

Property Development Manager, 2016 to 2019
Auckland International Airport Limited www.aucklandairport.co.nz

At Auckland Airport I was responsible to maximise the potential value of the Airport's existing 'landside' portfolio and seeking new design and build opportunities. My primary focus was the further development and marketing of the Airports' business precinct including the master planning of the office and retail uses. The Airport is an emerging southern city with the unique opportunity to design and master plan around airport activities and the growing transport hub with the merger of air, road and future rail. I also assisted the property management team with development opportunities within the existing portfolio and worked to recycle and upgrade existing assets.

General Manager, 2006 to 2016
Smales Farm Corporate Services Limited www.smalesfarm.co.nz

General Manager and Executive Director responsible for all aspects of the Smales Farm property business and joint ventures including the management of Smales Farm Corporate Services which provides the management of those investments. Assets under management included the 10.8ha Smales Farm, future development and strategic planning for the 4.8ha Smales Quarry in Takapuna and other property assets in Albany and Takapuna. Assets and developments under management totalled approximately \$450 million. Reporting directly to the board of directors and being responsible for the management of finance, property industry, local authority and community relationships. Highlights included developing the business from \$100 million in 2006 to \$450 million in 2016, through acquisitions and development including securing Vodafone on a new long-term lease and the development of the B:Hive, New Zealand's largest purpose built co-working building. The development of B:Hive was part of the evolution from the “best place to work and do business” to a “vibrant mixed use community”. Planning for the introduction of mixed use residential development was underway in 2015 with a private plan finally completed in 2020.

Property Consultant, 2003 to 2006
Krukziener Properties Limited

Providing property advice and development services working on specific development projects. Duties also included management of asset sales and joint venture, finance and industry relationships.

General Manager, 2000 to 2003
Axis Property/Hanover Property Limited

Management and supervision of all aspects of the company's property operations and direction including budgeting, staff, key client management, setting and achieving business targets. Key developments included Matarangi Beach Estates in the Coromandel. Reporting to the group CEO and company owners.

Various roles, 1991 to 2000

Upon graduating from University of Auckland in 1990, I held a number of property management roles for AMP, CBRE and Trans Taman Properties then moved into property development with Krukziener Properties which included the development and leasing of 1 Queen Street Auckland which is now part of the Commercial Bay complex.

PROFESSIONAL MEMBERSHIPS

Member of the Institute of Directors

EDUCATION

CoreNet Global Education - Master of Corporate Real Estate MCR 2016

Massey University, Auckland - Master of Business Administration MBA (Distinction) 2013

University of Auckland, Auckland - Bachelor of Property Administration BPA 1991

REFEREES

Available upon request