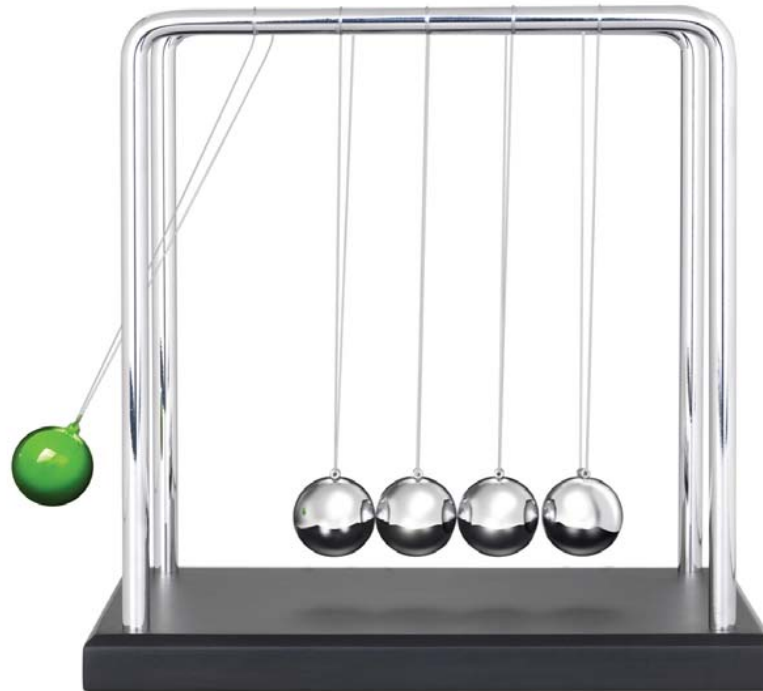


Operational update Q3 – FY2011

4 May 2011



building momentum
+
delivering opportunities

Important notice and disclaimer

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- + This announcement contains certain "forward-looking statements". The words "anticipate", "believe", "expect", "project", "forecast", "estimate", "likely", "intend", "should", "could", "may", "target", "plan" and other similar expressions are intended to identify forward-looking statements. Indications of, and guidance on, future earnings and financial position and performance are also forward-looking statements. Due care and attention has been used in the preparation of forecast information. Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of the Group, that may cause actual results to differ materially from those expressed or implied in such statements. There can be no assurance that actual outcomes will not differ materially from these statements.

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Key achievements

Own	<ul style="list-style-type: none"> + Occupancy maintained at 95% across all markets – up 2% from June 2010 + Retention at 71% and WALE of 5.3 years + ~1.3 million sqm leased for 3 quarters – representing \$124.4 million of net property income across the Group and managed funds
Develop	<ul style="list-style-type: none"> + Development commitments of \$1,142 million to Q3 FY2011 + \$587 million of completions + WIP at \$1.7 billion across 38 projects with a forecast yield on cost of 8.7% + 93% of new projects pre-committed and 96%¹ pre-sold
Manage	<ul style="list-style-type: none"> + External assets under management (AUM) increased to \$14.2 billion (19% increase on a constant currency basis from June 2010) + Successfully completed IIF transaction and launched PEPR initiative + Fund capital management – continue to focus on de-risking fund balance sheets, while enhancing fund flexibility and liquidity
Corporate	<ul style="list-style-type: none"> + US\$500 million (A\$484 million²) senior, unsecured note issue in the US 144A/Reg S bond market with a 10 year tenor at a fixed rate of 6.375% + ¥12.5 billion (A\$146 million²) private placement to a Japanese insurance group through the Group's Euro Medium Term Note (EMTN) programme with a 12 year term + Five year £75 million (A\$117 million²) new facility with international banking group + Moody's Investors Service has affirmed Goodman Group's Baa3 issuer and senior unsecured rating and changed the outlook to positive from stable + Standard & Poor's has assigned Goodman Australia Industrial Fund (GAIF) a 'BBB' corporate credit rating with stable outlook + FY2011 EPS guidance reaffirmed at 5.5³ cents on a fully diluted basis and operating profit after tax of \$380 million

1. Includes projects in negotiations with Third Parties or Funds. Excluding these projects, commitments for Third Parties or Funds reduces to 80%
2. Based on a AUD/USD exchange rate of 1.0334, AUD/JPY exchange rate of 85.6000, AUD/GBP exchange rate of 0.6420 as at 31 March 2011
3. On a fully diluted basis adjusted for the CIC hybrid securities and options

Own: Leasing



Across the Group and Funds platform:

- + ~1.3 million sqm leased year to date¹
- + Like for like NPI growing at ~3% for the 9 months to 31 March 2011
- + Occupancy maintained at 95% across all markets – up 2% from June 2010

Division	Leasing area (sqm)	Net annual rent (A\$m)	Average lease term (yrs)	Occupancy at 31 March 2011 (%)
Australia – Direct	168,007	20.5	4.2	97
Australia – GAIF	284,788	29.4	4.7	96
New Zealand – GMT & HDL	108,035	12.2	4.6	97 ²
Hong Kong – GHKLF	306,452	28.5	2.1	98
UK – ABPP & Colworth	21,399	7.4	6.0	90
Europe – GELF	284,665	16.3	3.8	96
Other	146,694	10.1	2.8	76
Total¹	1,320,040	124.4	3.8	95

1. Excludes 'Australia – GTA'

2. As at 28 February 2011, as disclosed to the New Zealand Stock Exchange on 24 March 2011

Own: Leasing Asia Pacific



Australia

- + Co-ordinated development and property management activity – customers ready to occupy Melbourne facility prior to Kmart's relocation
- + Continued strong demand from retailers



Australia – Kingston Distribution Centre

Customer	Simon National Carriers
Lettable area	31,590 sqm
Lease term	10 years
Contracted owner	GMG

New Zealand

- + Out-of-town Christchurch office properties fully let
- + Overall occupancy increased to 97%¹



New Zealand – Show Place Office Park

Customer	Westpac and AMI
Lettable area	6,253 sqm
Lease term	4 years
Contracted owner	GMT

Hong Kong

- + Hong Kong occupancy up 4% to 98% since June 2010
- + 9% rental growth on new Hong Kong leases



Hong Kong – Tuen Mun Distribution Centre

Customer	Schenker
Lettable area	25,510 sqm
Lease terms	Various
Contracted owner	GHKLF

1. As at 28 February 2011, as disclosed to the New Zealand Stock Exchange on 24 March 2011

Own: Leasing Europe



Germany

- + Continued strong demand from automotive industry and e-commerce retailers



Germany – Kirchheimbolanden

Customer	BorgWarner
Lettable area	19,935 sqm
Lease term	> 4 years
Owner	GELF

United Kingdom

- + Maintained strong retention in existing facilities



United Kingdom – Uxbridge Business Park

Customer	Bristol Myers Squibb
Lettable area	5,913 sqm
Lease term	5 years
Contracted owner	ABPP

Continental Europe - Spain

- + Despite difficult market conditions leasing activity continues



Spain – San Fernando Business Park

Customer	Oxford University
Lettable area	2,949 sqm
Lease term	2 years
Contracted owner	GEBPF

Develop

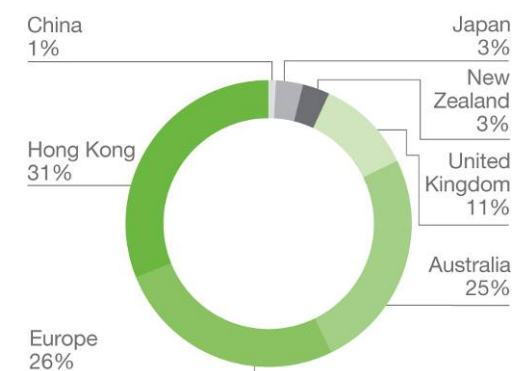


Q3 FY2011 Developments	Completions	Commitments	Work in progress
Value (\$m)	587	1,142	1,729
Area (mil sqm)	0.3	0.9	1.2
Yield (%)	8.8	8.5	8.7
Pre-committed (%)	96	93	78
Weighted average lease term (years)	15.7	10.2	8.6
Development for Third Parties or Funds (%)	94	96 ¹	82 ¹
Asia Pacific (%)	59	53	63
UK/Europe (%)	41	47	37

1. Includes projects in negotiations with Third Parties or Funds. Excluding these projects, commitments reduce to 80% and work in progress reduces to 74% for Third Parties or Funds

Work in progress by region	On balance sheet end value \$m	Third party funds end value \$m	Total end value \$m	Third party funds % of total
Asia Pacific	271	814	1,086	75%
Europe	32	612	643	95%
Total	303	1,426	1,729	82%

Work in progress – geographic breakdown



Develop: Project update Asia Pacific

- + Interlink construction progressing ahead of schedule and within budget
- + Strong enquiry levels in both Hong Kong and China – >70% pre-committed at Interlink including signed HOA
- + Development demand continues to be driven by retailers and third party logistic operators
- + 8 development sites with 420,000 sqm of developable GLA in China
- + Capital efficient land procurement a key priority

Australia – Lytton

Customer	Kmart
Lettable area	51,725 sqm
Lease term	15 years
Owner	GMG ¹



Hong Kong – Interlink

Customers	Various - DHL (DESC), Yusen, Bel and Zuellig
Lettable area	224,000 sqm
Lease terms	Various
Owner	GMG / GHKLF



New Zealand – Highbrook Town Centre

Customers	Various
Lettable area	Stage 1 – 9,800 sqm
Lease terms	Various
Owner	GMT/GMG/Third Party



China – Shanghai Pudong Airport Logistics Centre

Lettable area	Phase 1: 42,677 sqm
Timing	Development commenced post 31 March 2011
Owner	GMG



1. In negotiation for sale to a Third Party or Fund

Develop: Project update Europe

- + Across Continental Europe 562,000 sqm of projects underway and in excess of 420,000 sqm of active development enquiry across core markets
- + Land controlled sites within Continental Europe have the ability to deliver 1.8 million sqm of GLA
- + Despite difficult UK market conditions development activity continues and favourable planning outcomes continue to be pursued
- + German development demand continues to be driven by e-commerce retailers and automotive industry

United Kingdom – Oxford Business Park

Customer	GB Gas Holdings (Centrica)
Lettable area	7,520 sqm
Lease term	15 years
Owner	ABPP



Germany – Leipzig

Customers	Schenker
Lettable area	67,951 sqm
Lease term	7 years
Owner	GELF



Germany – Rheinberg

Customer	Amazon
Lettable area	107,814 sqm
Lease term	10.4 years
Owner	GELF



Germany – Graben

Customer	Amazon
Lettable area	107,563 sqm
Lease term	10 years
Owner	GMG ¹



1. In negotiation for sale to a Third Party or Fund

Develop: Completions



United Kingdom - Andover



Customer	Co-op
Lettable area	43,468 sqm
Delivery time	May 2010 – March 2011
Owner	Third Party

Australia - Banfield Distribution Centre



Customer	Kmart
Lettable area	76,735 sqm
Delivery time	March 2010 - February 2011
Owner	GADF

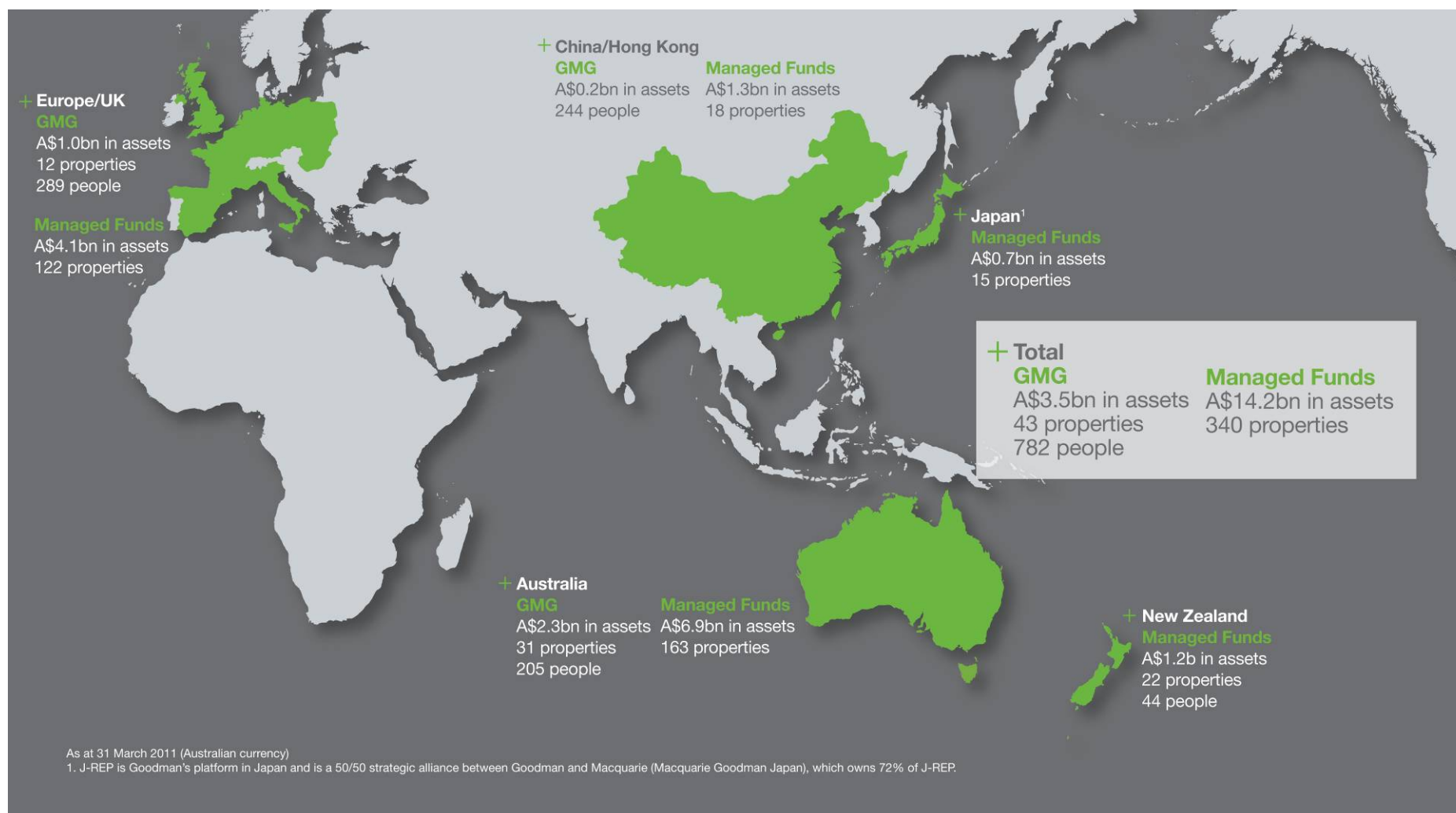
New Zealand - M20 Business Park



Customer	Kmart
Lettable area	13,394 sqm
Delivery time	March 2010 - February 2011
Owner	GMT

Manage: Increasing size and scale







- + Formation of Goodman Trust Australia increases AUM to \$14.2 billion (19% increase on a constant currency basis from June 2010)



Manage: Fund summary

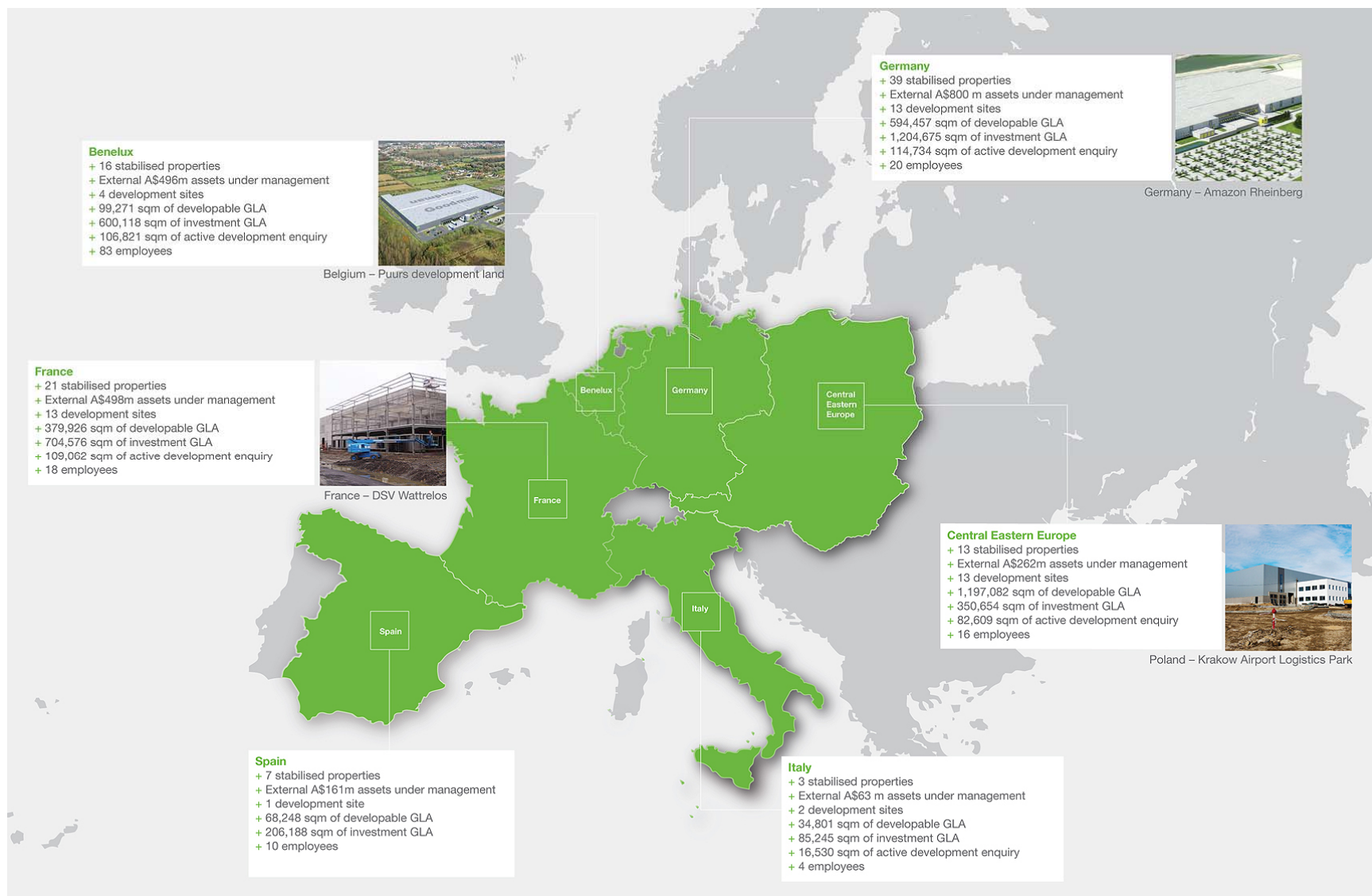


- + Six largest managed funds comprise 94% of the Group's assets under management

Goodman's six largest Fund cornerstones						
	GAIF	GTA	ABPP	GELF	GHKLF	GMT
						
Total assets	\$4.4bn	\$2.5bn	\$2.0bn	\$1.9bn	\$1.3bn	\$1.2bn ²
GMG co-investment	43.7%	19.9%	35.7%	30.4%	20.0%	16.7% ¹
GMG co-investment	\$1.1bn	\$0.3bn	\$0.3bn	\$0.4bn	\$0.2bn	\$0.1bn ¹
Number of properties	106	57	28	83	13	22
Occupancy	96%	96%	90%	96%	98%	97% ³
Weighted average lease expiry	6.6 yrs	4.3 yrs	7.6 yrs	4.8 yrs	2.8 yrs	5.6 yrs ³

1. As at 31 March 2011
2. As at 31 March 2011, as disclosed to the New Zealand Stock Exchange on 18 April 2011
3. As at 28 February 2011, as disclosed to the New Zealand Stock Exchange on 24 March 2011

Manage: Continental Europe logistics overview*



*Based on a AUD/EUR exchange rate of 0.74

Corporate



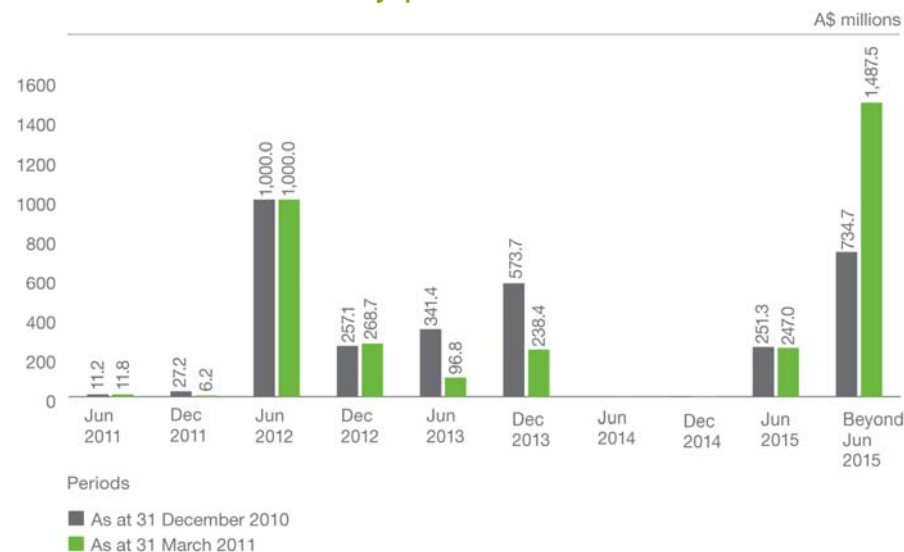
Group debt and refinance diversification strategy remains on track

- + **US\$500 million senior, unsecured note issue**
 - Successfully priced US\$500 million (A\$484 million¹) debt issue in the United States 144A/Reg S bond market
 - Effective fixed interest coupon of 6.375% for a term of ten years
- + **Private placement**
 - ¥12.5 billion (A\$146 million¹) private placement of notes to a Japanese insurance group through the Group's EMTN programme with a 12 year term
- + **Bank facility**
 - Five year £75 million (A\$117 million¹) new facility with international banking group
- + **Moody's Investors Service has affirmed Goodman Group's Baa3 issuer and senior unsecured rating and changed the outlook to positive from stable**
- + **Standard & Poor's has assigned GAIF a 'BBB' corporate credit rating with stable outlook**

Key outcomes:

- + Debt capital markets now represent 60% of debt allocation (from 37%)
- + Weighted debt maturity profile extended to 5 years (from 3.7 years)
- + The Group has sufficient liquidity to repay all outstanding maturities to FY2014

Debt maturity profile



Diversified sources of drawn funding



1. Based on a AUD/USD exchange rate of 1.0334, AUD/JPY exchange rate of 85.6000, AUD/GBP exchange rate of 0.6420 as at 31 March 2011

Outlook and summary



Strategy	<ul style="list-style-type: none"> + Maintain position as a leading industrial property and business partner + Plan to leverage off our business capabilities, not the Group's balance sheet, is unchanged and execution is on track + Deliver on opportunities to the benefit of our capital partners, customers and securityholders
Outlook	<ul style="list-style-type: none"> + Opportunities for asset recycling with capital to be employed for higher and better use projects + Anticipate new capital and development inflows to grow AUM + Scale in markets remains a key objective – opportunistic approach to large scale transactions + Market evidence of firming cap rates and increasing occupancy + Development and Management activities growing to 40 – 50% of EBIT contribution over the medium-term + Offshore businesses growing to over 50% in the short-term
Capital management	<ul style="list-style-type: none"> + Group continues to diversify funding sources and extend its debt maturity profile + Continue to focus on Fund capital management to diversify funding sources, extend maturity and strengthen balance sheets + Group has sufficient liquidity to repay all outstanding maturities to FY2014 + Minimal financial impact of firming A\$ given capital hedges
Summary	<ul style="list-style-type: none"> + Proven capability, global operating platform, extensive relationships with investment partners and customers, provides leading market position and strong platform for growth + Benefitting from global equity partners investing with specialised property operating businesses + Full year earnings guidance of 5.5¹ cents per security and operating profit after tax of \$380 million

1. On a fully diluted basis adjusted for the CIC hybrid securities and options

thank+you

