

Goodman Group
June 2010



Direct property portfolio+





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Warehouse/Distribution centres

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Notes:

- + Properties are 100% owned, unless otherwise stated.
- + Book values are as at 30 June 2010 and in Australian currency.

Australia

Warehouse/ Distribution centres+

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Greystanes Park East

2 Foundation Place and 1-5 Butu Wargun Drive, Greystanes, NSW



Property Description

+ Greystanes Park East consists of multiple warehouse and distribution facilities constructed in stages since 2002. The property is located 30 kilometres west of the Sydney CBD with direct connection to the M4 Motorway providing access to the Sydney CBD, Sydney Airport and Sydney Ports via the M7 Motorway.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 February 2005
Lettable area	69,352 sqm
Book value	\$121.3 million

GreystanesPark West

8-16 Picrite Close, Pemulwuy, NSW



Property Description

+ Greystanes Park West consists of three warehouse and distribution facilities which were constructed over stages since 2004. The property is located 30 kilometres west of the Sydney CBD with direct connection to the M4 Motorway providing access to the Sydney CBD, Sydney Airport and Sydney Ports via the M7 Motorway.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 February 2005
Lettable area	49,509 sqm
Book value	\$64.0 million

Kingston Distribution Centre

90-110 Mills Road, Braeside, VIC



Property Description

+ Kingston Distribution Centre comprises a free standing industrial facility constructed in the early 1990's. The property is located in Braeside, an established south eastern industrial precinct 25 kilometres southeast of Melbourne CBD. The property has multiple access points and is in close proximity to major arterials in the Lower Dandenong and Boundary Road.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 February 2005
Lettable area	40,043 sqm
Book value	\$24.5 million

MFive Industry Park

1 Moorebank Avenue, Moorebank, NSW



Property Description

+ MFive Industry Park comprises five modern office and warehouse facilities. The property is located in Moorebank 25 kilometres west of the Sydney CBD. The property is within two kilometres of the M5 Motorway providing access to both Sydney Ports and west to the Hume Highway.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 February 2005
Lettable area	81,043 sqm
Book value	\$133.4 million

Perth Airport – Amerind

Abbott Road, Perth Airport, WA



Property Description

+ The Amerind facility at Perth Airport is a free standing distribution building constructed in 2008. It is located 10 kilometres north-east of the Perth CBD and is in close proximity to major infrastructure including the Perth Airport and Tonkin Highway.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 December 2007
Lettable area	5,633 sqm
Book value	\$6.3 million

Perth Airport – ITT Flygt

Tarlton Crescent, Perth Airport, WA



Property Description

+ The ITT Flygt facility at Perth Airport is a free standing distribution building constructed in 2007. It is located 10 kilometres north-east of the Perth CBD and is in close proximity to major infrastructure including the Perth Airport and Tonkin Highway.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	Leasehold
Lettable area	2,951 sqm
Book value	\$4.1 million

Perth Airport – Toll Transport

Horrie Miller Drive, Perth Airport, WA



Property Description

+ The Toll facility at Perth Airport is a free standing distribution building constructed in 2007. It is located 10 kilometres north-east of the Perth CBD and is in close proximity to major infrastructure including the Perth Airport and Tonkin Highway.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	5 April 2007
Lettable area	19,587 sqm
Book value	\$35.0 million

Roberts Distribution Centre – Building A

77-91 Roberts Road, Chullora, NSW



Property Description

+ Roberts Distribution Centre, Building A comprises two recently constructed office and warehouses. The property is located in Chullora 18 kilometres west of the Sydney CBD. The property has access to Sydney's major arterials, M4 and M5 Motorways, via Roberts Road.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 February 2005
Lettable area	21,840 sqm
Book value	\$33.2 million

Roberts Distribution Centre – Building B

81-85 Roberts Road, Chullora, NSW



Property Description

+ Roberts Distribution Centre, Building B, comprises three high clearance warehouses. The property is located in Chullora, 18 kilometres west of the Sydney CBD, with access to major arterials, M4 and M5 Motorways via Roberts Road.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 February 2005
Lettable area	32,978 sqm
Book value	\$33.0 million

Sheffield Distribution Centre

40-50 Sheffield Road, Welshpool, WA



Property Description

+ Sheffield Distribution Centre comprises two freestanding office and warehouse buildings with residual development land. The property is located in Welshpool with 13 kilometres north of the Perth CBD. The property is part of the Kewdale industrial precinct in close proximity to the railway freight terminal and Perth airport.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 February 2005
Lettable area	19,565 sqm
Book value	\$24.1 million

Southend Distribution Centre

697 Gardeners Road, Mascot, NSW



Property Description

+ Southend Distribution Centre comprises a single, office and warehouse. The building is located in Mascot, seven kilometres south of the Sydney CBD. The property is in close proximity to major infrastructure including the Sydney Airport and Port Botany as well as major arterials, Southern Cross Drive, the Eastern Distributor and M5 Motorway.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 February 2005
Lettable area	29,806 sqm
Book value	\$39.3 million

Taylor Distribution Centre

West Avenue, Edinburgh, SA



Property Description

+ Taylor Distribution Centre comprises two freestanding warehouses with the most recent being completed in 2007. The property is located in Edinburgh, 25 kilometres north of the Adelaide CBD. The property resides within the Edinburgh industrial precinct which is the predominant industrial area within South Australia.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	31 August 2005
Lettable area	19,036 sqm
Book value	\$9.0 million

Australia

Business parks+



Airgate Business Park

360 Coward Street, Mascot , NSW



Property Description

+ Airgate Business Park comprises six freestanding office/warehouses which has been developed in stages since 2000. It is located in Mascot, seven kilometres south of the Sydney CBD with close proximity to major infrastructure including Sydney Airport and Port Botany. It is also well connected to major arterials such as Southern Cross Drive, Eastern Distributor and M5 Motorway.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	40,877 sqm
Book value	\$77.5 million

Botany Grove Business Park

21-23 Green Street and 16-20 Baker Street, Botany, NSW



Property Description

+ Botany Grove Business Park comprises six office/warehouse facilities which have recently been refurbished. The property is located in Botany seven kilometres south of the Sydney CBD. Given its close proximity to Port Botany, it provides ideal facilities for third party logistic operators.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	34,816 sqm
Book value	\$66.5 million

Campus Business Park

350 Parramatta Road, Homebush, NSW



Property Description

+ Campus Business Park combines heritage architecture with modern industrial design. The park consists of eight buildings with a mixture of office, showroom and office/warehouse. Centrally located on Parramatta Road, it is 15 kilometres west of the Sydney CBD and is in close proximity to Sydney's major arterials, the M4 and M5 Motorways.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	91,198 sqm
Book value	\$152.5 million

Chase Business Park

390 Eastern Valley Way, Chatswood, NSW



Property Description

+ Chase Business Park comprises a commercial strata unit with two levels of office accommodation. The unit forms part of a three storey strata title office and warehouse complex located in the Chatswood Industrial Precinct, approximately 10 kilometres north of the Sydney CBD.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	607 sqm
Book value	\$1.3 million

Clayton Business Park

1508 Centre Road, Clayton, VIC



Property Description

+ Clayton Business Park comprises 21 buildings formerly occupied by Nissan Motors. The property is located in Clayton, 20 kilometres south-east of Melbourne CBD. The property has multiple access and is in close proximity to major arterials including the Princes Highway.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	145,589 sqm
Book value	\$113.1 million

Euston Business Park

205 Euston Road, Alexandria, NSW



Property Description

+ Euston Business Park comprises a high-tech, three level office and warehouse facility. The property is located in Alexandria, five kilometres south of the Sydney CBD. The property is within close proximity to the Sydney Airport and the Sydney Ports.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	21,266 sqm
Book value	\$52.2 million

Forestridge Business Park

14 Aquatic Drive, Frenchs Forest, NSW



Property Description

+ Forestridge Business Park comprises four attached buildings over four levels. The property is located in Frenchs Forest industrial precinct, 15 kilometres north of the Sydney CBD. The property has prominent exposure to Aquatic Drive, the major arterial road for the precinct.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	17,334 sqm
Book value	\$39.0 million

Homebush Corporate Park

1-5 Carter Street, Homebush Bay, NSW



Property Description

+ Homebush Corporate Park is a modern commercial, warehouse facility with residual development land. The property is located in Homebush 15 kilometres west of the Sydney CBD. As it is situated within the Sydney Olympic Park precinct, the development land has the potential to be developed into commercial premises providing an additional 17,000 sqm of gross floor space.

Property details

Asset type	Business Park
Acquisition date	1 February 2005 and 30 June 2005
Lettable area	49,436 sqm
Book value	\$101.0 million

IBC Corporate Centre

29-33 Carter Street, Lidcombe, NSW



Property Description

+ IBC Corporate Centre comprises a warehouse facility with residual development land. The property is located in Homebush 15 kilometres west of the Sydney CBD, and is situated within the Sydney Olympic Park precinct.

Property details

Asset type	Business Park
Acquisition date	30 June 2006
Lettable area	57,907 sqm
Book value	\$99.0 million

Lidcombe Business Park

31 Birnie Avenue (16 Parramatta Road), Lidcombe, NSW



Property Description

+ Lidcombe Business Park comprises seven freestanding office/warehouse buildings. The property is located in Lidcombe business precinct 15 kilometres west of the Sydney CBD. It is within close proximity to Sydney's major arterials in the M4 Motorway.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	79,671 sqm
Book value	\$156.5 million

Orion Business Park

11-13 Orion Road, Lane Cove, NSW



Property Description

+ Orion Business Park comprises a modern office and warehouse unit estate located in Lane Cove. It is located 12 kilometres south-east of the Sydney CBD. The facility is in a prominent location, in close proximity to major arterials such as the M2 Motorway and the Gore Hill Freeway.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	6,348 sqm
Book value	\$13.1 million

Slough Business Park

2 Slough Avenue, Silverwater, NSW



Property Description

+ Slough Business Park comprises ten freestanding office and warehouse buildings providing flexible unit configuration from 700 sqm to 3,000 sqm. The property is located in Silverwater, 16 kilometres east of the Sydney CBD. The property is one of Sydney's well known and established parks and is connected to Sydney's major arterials, the M4 and M5 Motorway via Silverwater Road.

Property details

Asset type	Business Park
Acquisition date	1 February 2005
Lettable area	69,688 sqm
Book value	\$101.7 million

Toyotagreen Business Park

153 Bertie Street, Port Melbourne, VIC



Property Description

+ Toyotagreen Business Park was constructed in the 1970's. The property is located in Port Melbourne, three kilometres west of the Melbourne CBD.

Property details

Asset type	Business Park
Acquisition date	24 March 2005 and 14 April 2005
Lettable area	74,062 sqm
Book value	\$83.1 million

Australia

Industrial estates+



Alexandria Industrial Estate

5-39 Bourke Road, Alexandria, NSW



Property Description

+ Alexandria Industrial Estate is a multi-unit estate accommodating various customer requirements from 400 sqm to 6,000 sqm. The property is located in Alexandria, five kilometres south of the Sydney CBD. The property is within close proximity to the Sydney Airport and Port Botany.

Property details

Asset type	Industrial Estate
Acquisition date	1 February 2005
Lettable area	42,775 sqm
Book value	\$72.0 million

Burrows Industrial Estate

1-3 Burrows Road, Alexandria, NSW



Property Description

+ Burrows Industrial Estate comprises an industrial estate with five separate buildings. The property is located in Alexandria five kilometres south of the Sydney CBD. The property is within close proximity to both Sydney Airport and the Sydney Ports.

Property details

Asset type	Industrial Estate
Acquisition date	1 February 2005
Lettable area	27,184 sqm
Book value	\$34.1 million

Discovery Cove Industrial Estate

1801 Botany Road, Banksmeadow, NSW



Property Description

+ Discovery Cove Industrial Estate consists of modern, mixed use office/warehouses. It is located in close proximity to Port Botany and Sydney Airport, providing ideal facilities for a number of third party logistic operators.

Property details

Asset type	Industrial Estate
Acquisition date	1 February 2005
Lettable area	49,463 sqm
Book value	\$89.4 million

Goldsborough Industrial Estate

Goldsborough Road and Produce Lane, Pooraka, SA



Property Description

+ The unit estate held on leasehold was completed in November 2008. It is located 11 Kilometres north of Adelaide CBD and is in close proximity to major arterials, Main North Road and Salisbury Highway.

Property details

Asset type	Industrial Estate
Acquisition date	Leasehold
Lettable area	7,782 sqm
Book value	\$5.5 million

Keylink Industrial Estate

103-107 West Avenue, Edinburgh, SA



Property Description

+ Keylink Industrial Estate comprises a facility constructed for MTU Detroit Diesel Australia, a distributor of diesel and gas engines and power systems. The facility includes office, showroom, warehouse and workshop accommodation. It has low site coverage with substantial concrete hardstand provided. The estate is located in Edinburgh, approximately 26 kilometres north of the Adelaide CBD.

Property details

Asset type	Industrial Estate
Acquisition date	11 August 2006
Lettable area	5,980 sqm
Book value	\$12.1 million

Homebush Bay Industrial Estate

35 Carter Street, Homebush, NSW



Property Description

+ Homebush Bay Industrial Estate comprises a freestanding warehouse facility. The property is located in Homebush, 15 kilometres west of the Sydney CBD, which is situated in the Sydney Olympic Park precinct.

Property details

Asset type	Industrial Estate
Acquisition date	1 February 2005
Lettable area	8,925 sqm
Book value	\$10.4 million

Mitchell Industrial Estate

149 and 165 Mitchell Road, Alexandria, NSW



Property Description

- + **Stage 1:** Mitchell Industrial Estate (stage 1) comprises seven office/warehouse buildings. The property is located in Alexandria, five kilometres south of the Sydney CBD.
- + **Stage 2:** Mitchell Industrial Estate (stage 2) comprises two level commercial premises with a modern attached warehouse extensively refurbished in 2005.

Property details

Asset type	Industrial Estate
Acquisition date	1 February 2005
Lettable area	44,542 sqm
Book value	\$78.3 million

Europe

Business parks+



Air Park Paris-Sud

Wissous, France



Property Description

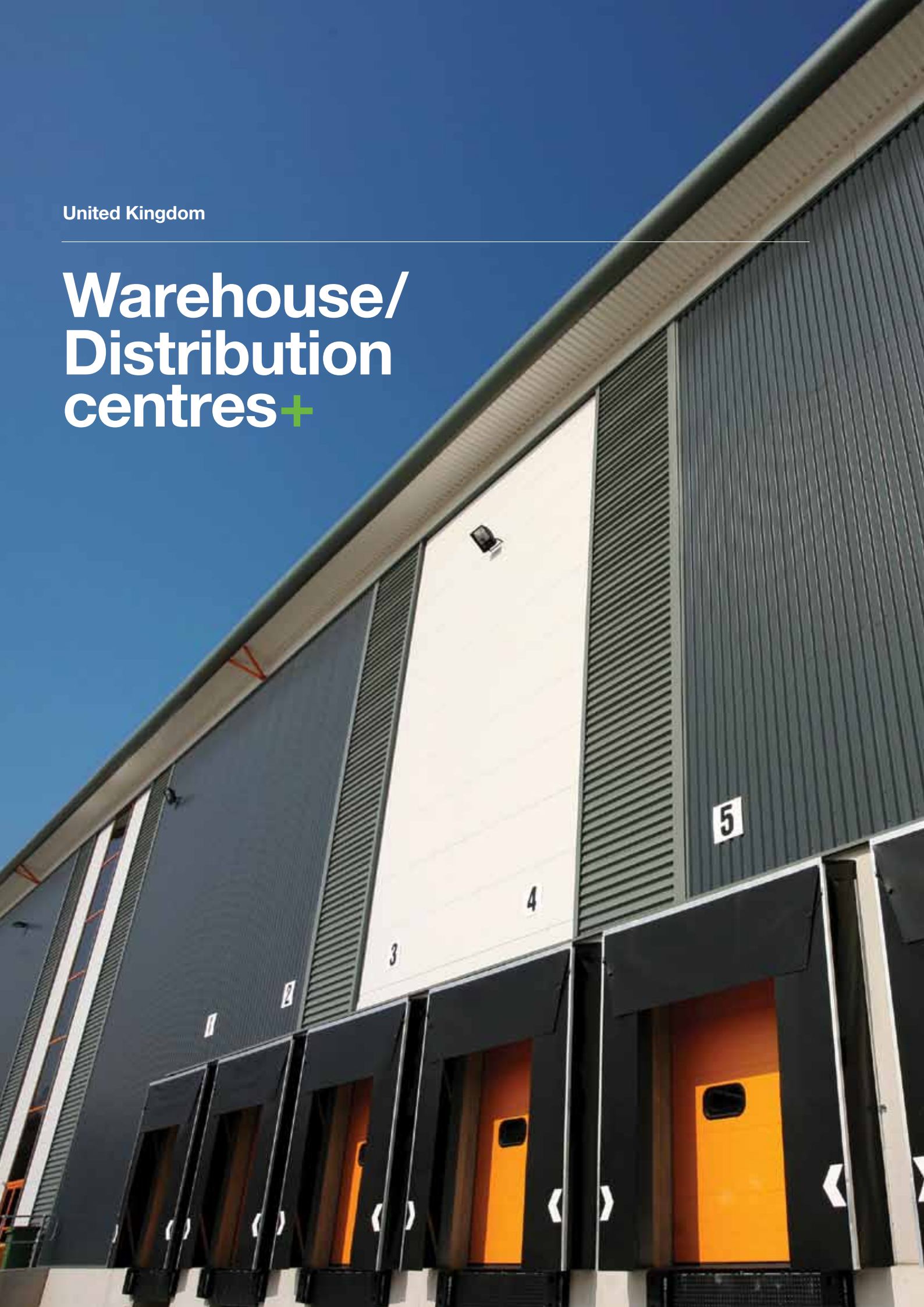
+ Air Park Paris-Sud comprises a modern business park with two office buildings and a separate amenities centre. The business park is located in the municipality of Wissous, 12 km south of Paris, in the Essonne department (91). It is directly accessible from the A10 and A6 motorways and is five minutes from Paris Orly International Airport.

Property details

Asset type	Business Park
Acquisition date	14 November 2006
Lettable area	14,041 sqm
Book value	\$36.8 million

United Kingdom

Warehouse/ Distribution centres+



Amazon

Jersey Marine, Swansea, Wales



Property Description

+ The property comprises a purpose-built distribution warehouse and ancillary office space for customer, Amazon. It is located at Jersey Marine, approximately three miles east of Swansea.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 January 2007
Lettable area	75,068 sqm
Book value	\$44.4 million

Centrum 100 Business Park

Burton-on-Trent, East Midlands, England



Property Description

+ Centrum 100 Business Park comprises a distribution warehouse with two-storey ancillary office space. The property is located at Burton-on-Trent, an established industrial centre which lies approximately 10 miles south west of Derby and has good access to East Midlands International and Birmingham International airports. The property borders the A38, which provides access to the A50, M6 and M1 motorways to the North and M42, M6 and M6 Toll motorways to the south.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	21 December 2006
Lettable area	19,811 sqm
Book value	\$17.8 million

Citadel Logistics Centre

Wolverhampton, West Midlands, England



Property Description

+ Citadel Logistics Centre comprises a high-clearance distribution warehouse and ancillary office space. The property is located approximately three miles from Wolverhampton city centre and in close proximity to major arterials, the M6 and M5 motorways.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	5 March 2008
Lettable area	29,841 sqm
Book value	\$30.0 million

Earlstrees Industrial Estate

Corby, East Midlands, England



Property Description

+ Earlstrees Industrial Estate comprises a distribution warehouse. The property is located one mile north of the Corby town centre and has good access to the local and regional road networks.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	2 April 2008
Lettable area	3,774 sqm
Book value	\$4.6 million

Hinckley

Hinckley, East Midlands, England



Property Description

+ Hinckley is comprised of a distribution warehouse. The property is located one mile from Hinckley town centre which lies midway between Leicester and Coventry and is 20 miles east of Birmingham. Hinckley has easy access to major arterials, M69, M1 and M6 motorways. The property is held in a 50:50 joint venture with Scottish Widows Unit Funds Limited.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	13 April 2007
Ownership	50%
Lettable area	8,965 sqm
Book value	\$5.6 million

Hoddeson¹

South East England



Property Description

+ Hoddeson is comprised of a number of distribution warehouses for individual customers and forms part of the Hoddeson Industrial Estate. The estate is located approximately eight miles north of the M25 motorway and is in close proximity to the town of Harlow to the east and Enfield to the south, both of which are major industrial centres in north London. The properties are held in a 50:50 joint venture with Scottish Widows Unit Funds Limited.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	13 April 2007
Ownership	50%
Lettable area	30,268 sqm
Book value	\$58.1 million

¹ The estate comprises CERT, Innovate, Phase 3 G, Recall and RD Park.

Maltby

Rotherham, North East England



Property Description

+ Maltby comprises a stand alone distribution warehouse. The property is located on the western edge of Maltby, approximately 7 miles from Rotherham. The property fronts the A631 and is in close proximity to the M18 and M1 motorways.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	20 September 2006
Lettable area	11,434 sqm
Book value	\$10.9 million

Pioneer Business Park

Ellesmere Port, North West England



Property Description

+ Pioneer Business Park comprises a distribution warehouse. The property is located approximately 10 miles north of Chester town centre and 18 miles south east of Liverpool, with direct connection to the M53 motorway.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	24 April 2007
Lettable area	19,538 sqm
Book value	\$18.7 million

Royal Oak Industrial Estate

Daventry, East Midlands, England



Property Description

+ Royal Oak Industrial Estate comprises a single distribution warehouse. The property is located to the north west of Daventry, Northamptonshire in an established commercial location fronting onto Royal Oak Way North, one of the principle industrial estates in Daventry. It is situated approximately 14 miles from Northampton with access to the A45 and major arterials, M1 motorway and the A5.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	1 July 2007
Lettable area	92,528 sqm
Book value	\$89.3 million

Tunnel Industrial Estate

West Thurrock, South East England



Property Description

+ Tunnel Industrial Estate comprises a high-clearance distribution warehouse and two-storey office block. The property is located in West Thurrock, approximately two miles west of Grays town centre and 22 miles east of London. The estate is situated less than one mile to the south of the M25 motorway and the A13.

Property details

Asset type	Warehouse/distribution centre
Acquisition date	20 September 2006
Lettable area	17,646 sqm
Book value	\$32.8 million

