



THIS IS
GOODMAN





WHO WE ARE

Goodman is a global industrial property and digital infrastructure specialist group.

We own, develop and manage high-quality, sustainable properties that are close to consumers and provide essential infrastructure for tomorrow's economy.



Goodman operates in key consumer markets in 14 countries across Asia Pacific, Europe and the Americas. We are the largest property group listed on the Australian Securities Exchange and invest significantly alongside our capital partners in our investment Partnerships.



But we're more than that. We're a collaborative team who work together to make a tangible difference for our customers, our people and the communities we operate in. We believe in innovation, determination, integrity and sustainability - and we strive to make space for greatness in everything we do.

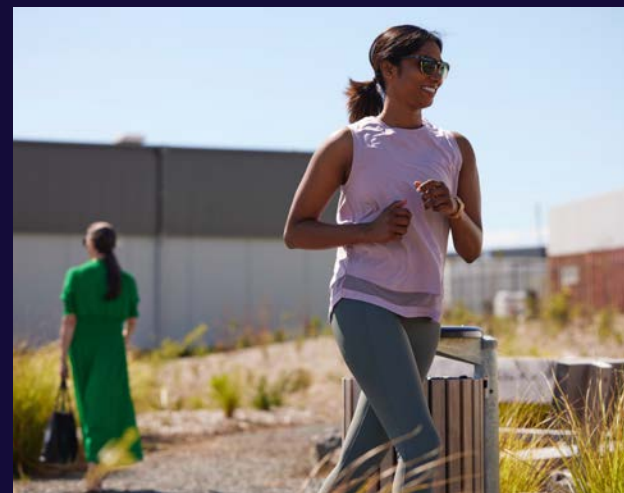
OUR PURPOSE

MAKING SPACE FOR GREATNESS

At Goodman, we thrive on change, staying agile and open to new ways of working to shape the future. Our goal is to empower customers with sustainable solutions and exceptional service in prime locations, fostering their success.

We prioritise nurturing top talent, providing them with space to grow and drive us forward collectively. Sustainability is ingrained in our ethos, guiding our partnerships and charitable endeavours worldwide.

True greatness, we believe, is a collaborative pursuit. At Goodman, we aspire to make it accessible to all by integrating it into everything we do, fostering a culture of excellence and innovation.





WHAT WE DO

WE PROVIDE ESSENTIAL INFRASTRUCTURE FOR TOMORROW'S ECONOMY

Own

We own and maintain high-quality properties in major global cities.

Develop

We develop essential infrastructure for the long term.

Manage

We manage our global investment portfolio to the highest standards. We work and invest alongside our capital partners.

€49.0bn

total portfolio

1,700+

customers globally

14

countries

OUR PLATFORM

We are present globally and act locally

WORLDWIDE

436

properties

25.7m

total space (sqm)

26

offices

1,000+

professionals

CONTINENTAL EUROPE

119

properties

3.8m

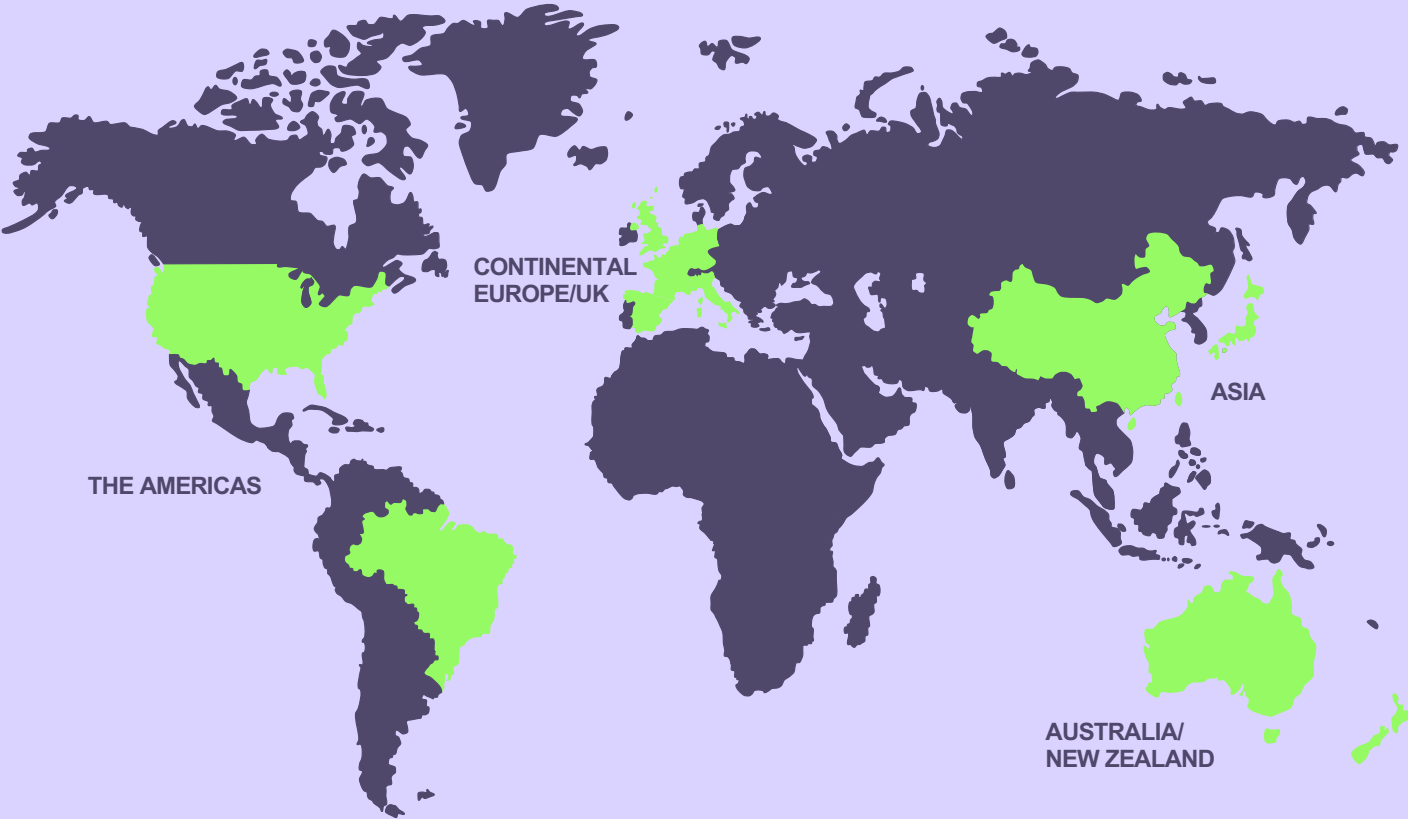
total space (sqm)

10

offices

200+

professionals



Continental Europe: Belgium, France, Germany, Italy, Luxembourg, The Netherlands and Spain.

All figures as at 30/06/2024

WHY GOODMAN?

- + We have strong **local capabilities** to deliver the right property solution to suit your needs now and in the future
- + We deliver **large scale complex projects** in markets with high barriers to entry
- + Our people think **long-term** and build **sustainable relationships** with our stakeholders
- + **Quality and sustainability** are top of mind in our property solutions and operations
- + We set up our **business and capital structure for the long run.**



OUR EXPERTISE

We are a multi-product developer that collaborates with our stakeholders to provide the property solutions for now and in the future.



Logistics facilities

The vital link between industry and consumers



Light industrial parks

Located close to major cities, designed for a mix of activities



Data centres

Serve as the critical infrastructure behind cloud computing



Land acquisitions

We are seeking quality investment plots dedicated to industrial development



Urbanisation and minimising land consumption

Prioritising efficient urban development and reducing land consumption



Sale and leaseback

Remove capital intensive real estate from the balance sheet without disrupting operations

FUTURE-PROOF SOLUTIONS

We aim to accelerate the energy transition by promoting electrification and developing innovative solutions to reduce, decarbonise and optimise energy usage.



On-site renewable energy production

Get your energy directly from natural sources



Access to power

Support your ambitions with well-powered sites



Energy storage

Enable increased flexibility and optimising consumption of renewables and the grid



EV charging infrastructure

Enable your transition to cleaner mobility



Efficient & fossil-free HVAC

Minimise your energy consumption for heating and cooling



Smart metering

Track your energy and water consumption in real-time

WE OWN FOR THE LONG TERM AND FOSTER QUALITY RETURNS FOR INVESTORS

In CE, we manage two long-term investment vehicles, GEP and KGG. Our investors include sovereign wealth, pension and large multi-manager funds.

Goodman European Partnership (GEP)

Leading property partnership, investing in prime logistics real estate across Europe.

- + Portfolio value: €3.9 billion
- + 90 stabilised prime logistics estates/6 countries
- + Occupancy rate 97.4%
- + Top 3 customers: Amazon, Schenker, DSV
- + More information: <https://gpe.eu>



KWASA Goodman Germany (KGG)

Co-investment between Employees Provident Fund (“EPF”) and Goodman Group for investment in logistics assets.

- + Portfolio value: €837 million
- + 10 logistics properties in Germany, 1 property in UK
- + Occupancy rate 100%
- + Top 3 customers: Metro, Zalando, Amazon.





OUR COMMITMENT

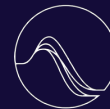
Goodman CE commits to reach net-zero greenhouse gas emissions across the value chain by 2050.

Near-term targets

We commit to reduce absolute scope 1 and 2 GHG emissions 70% by 2030 from a 2019 base year. We also commit to reduce scope 3 GHG emissions 55% per square meter within the same timeframe.

Long-term targets

We commit to reduce absolute scope 1 and 2 GHG emissions 90% by 2050 from a 2019 base year. We also commit to reduce absolute scope 3 GHG emissions 90% within the same timeframe.



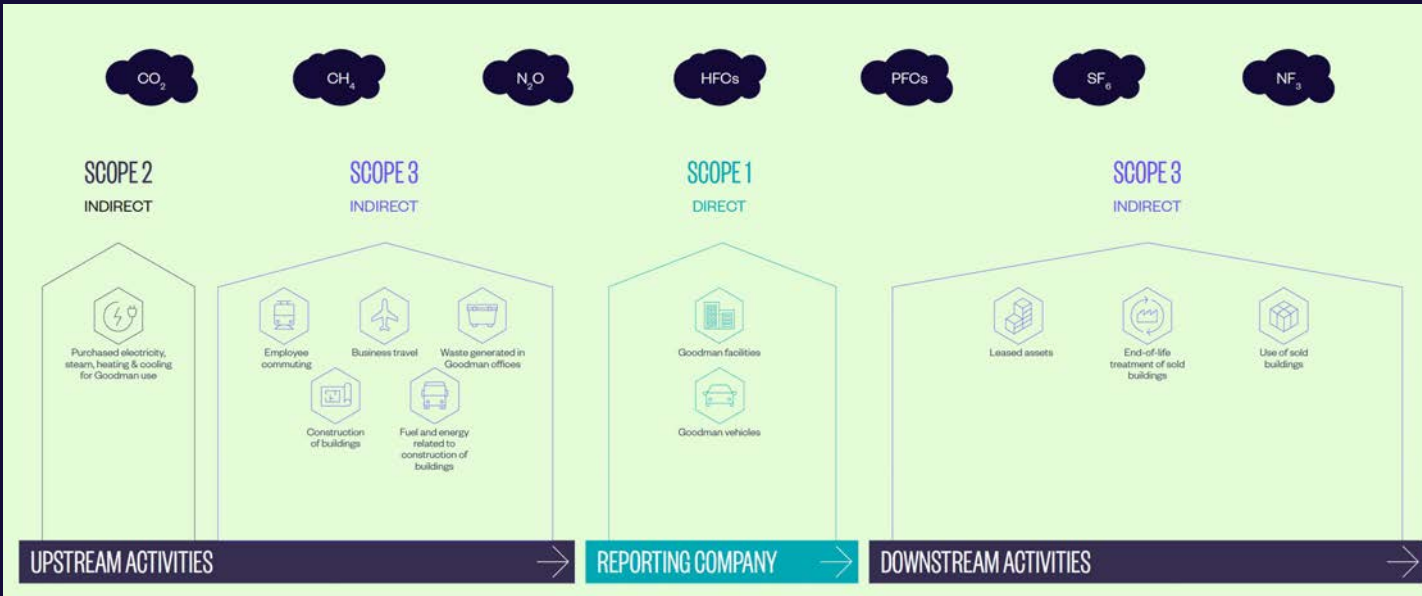
SCIENCE
BASED
TARGETS

DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

THE NET
ZERO
STANDARD

APPROVED NET-ZERO TARGETS

Our biggest contribution to global carbon neutrality will arise from reduction measures in scope 3



Scope 1 emissions

Goodman's contribution: <1%

Are direct emissions from owned and controlled source.

Scope 2 emissions

Goodman's contribution: <1%

Are indirect emissions from the generation of purchased energy, from a utility provider – all GHG emissions released in the atmosphere, from the consumption of purchased electricity, steam, heat and cooling.

Scope 3 emissions

Goodman's contribution: >99%

Are all indirect emissions that occur in the value chain, including both upstream and downstream emissions linked to the company's operations.



Reduce our scope 3 emissions

To reduce our scope 3 emissions, we are focusing on both emissions linked to the construction of our buildings (embodied carbon emissions) and linked to the usage of our buildings (operational carbon emissions).

Embodied carbon emissions:

- + Aim at circular deconstructions
- + Select materials with lower-carbon footprint
- + Improve our designs
- + Source materials locally as much as possible
- + Include circularity in our design.

Operational carbon emissions:

- + Make our buildings energy efficient
- + Produce on site renewable energy.

GREENSPACE+

Our pioneering range of sustainability solutions

Green+ Beyond carbon neutrality

We take care of making our logistics spaces green, so that our partners can focus on making them their own.



Energy



Circularity



Low carbon materials



Brownfields



Wellbeing



Biodiversity



Space+ Beyond four walls

Space means so much more than what happens within the walls of our buildings.



COLLABORATION IS EVERYTHING

Our collaboration with local authorities and public administrators is essential to develop strategic, innovative, and impactful facilities, that support the needs of their citizens now and in the future. We work to align our developments with the city's plans to build sustainable and resilient cities and support local regeneration.

OUR DEVELOPMENTS CONTRIBUTE TO THE LOCAL COMMUNITY

Social impact

Create opportunities for a range of skills, for workers and professionals.

Job creation:

- + 3-10 new jobs per 1,000 sqm of warehouse space
- + 1-3 new jobs per MWIT developed.

Economic impact

Direct benefits:

- + Attract new investors, companies and service providers.

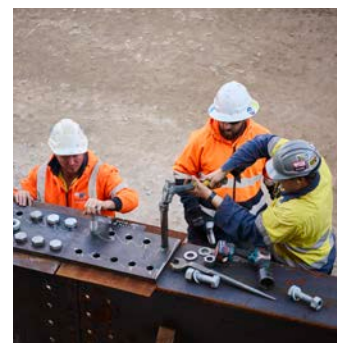
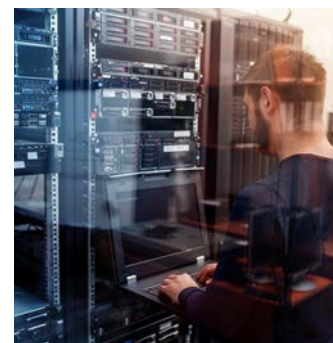
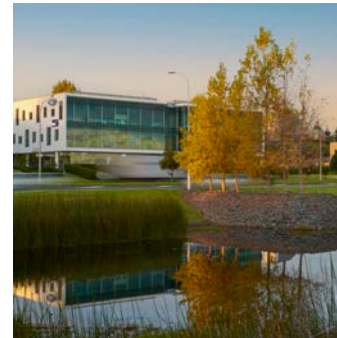
Indirect benefits:

- + Create business opportunities for sub-contractors, retail development, etc.
- + Increase tax revenue for local authorities.

Urbanism and environmental impact

Value to cities:

- + We improve the urban landscape with well-designed buildings
- + We advance cities' ambitions to reduce carbon emissions
- + We contribute to urban regeneration and depollution.



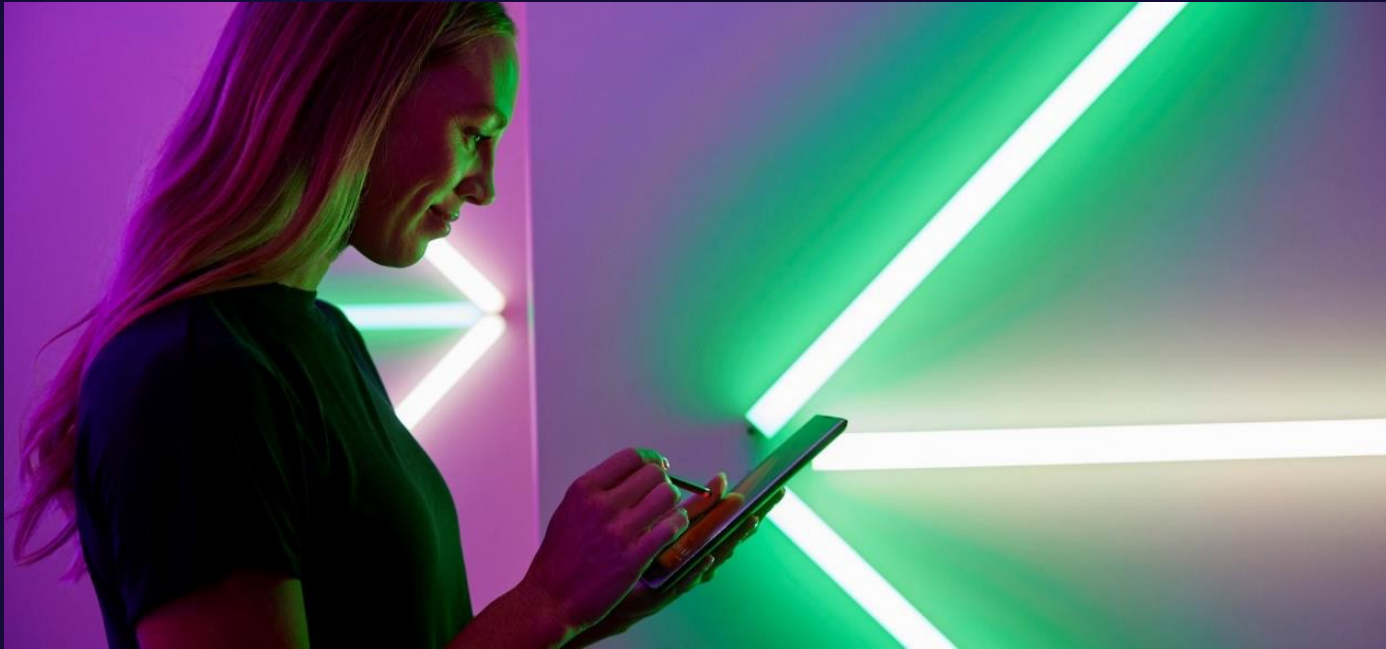


GERMANY PORT OF DUISBURG LOGISTICS CENTRE

**Markus Bangen, Chief Executive Officer
at Duisport, said:**

“We are pleased to successfully realise these further projects with Goodman, building on the three existing developments that have added a great deal to the Port of Duisburg.

“Due to our longstanding successful business relationship, now covering five sites, we approached Goodman directly regarding the development of this site to continue our partnership. We look forward to seeing how these two new sites unfold and expanding our trusting partnership in the future.”



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THANK YOU