



DATA CENTRE CAPABILITIES

WHAT

Goodman is a provider of essential infrastructure.

We own, develop and manage high quality, sustainable properties that provide essential infrastructure for the digital economy.

WE DO



An aerial night-time photograph of a modern, multi-story building complex. The building features a prominent rooftop garden with greenery and a central courtyard area. The building's facade is illuminated, and the surrounding urban environment is visible in the background. The image is used as a background for a promotional text overlay.

OUR AMBITION

As providers of essential infrastructure for the digital economy, our ambition is to reduce time to market and enable the adoption of cloud, AI and machine learning services for our customers.

Reliable
Scalable
Long term partner
One platform.

WHY

STRONG FINANCIAL POSITION

Goodman maintains a strong and stable capital position with 8% gearing and Standard & Poor's BBB+ credit rating

5.0GW POWER BANK

Land that we own with power allocated
One of the largest development pipelines globally

0.6GW DELIVERED

We have delivered 0.6GW over a 20-year period

GLOBAL CAPABILITIES

Global operating platform with ~1,000 staff
Proven expertise in planning and developing large-scale data centre projects

SPEED-TO-MARKET

We have an integrated delivery platform supported by strong financial capacity

GOODMAN

20-YEAR DATA CENTRE TRACK RECORD

A snapshot of some of Goodman's data centre milestones.

1995

Goodman Hardie Industrial Trust listed on the ASX with eight properties and market cap of A\$37m

2005

Goodman acquired its first data centre in Hong Kong

2010

Converted an industrial building for Equinix in Sydney

2013

Completed conversion of an entire industrial building for data centre use in Hong Kong

2014

Acquired land for first data centre campus developments in Hong Kong and Tokyo

2018

Completed conversion of a second building for data centre use in Hong Kong
Secured additional power for Equinix HK1

2019

Sale of first powered site in Tokyo to a hyperscaler

Acquired land for first 80MW development in Amsterdam

2020

Pre-lease of 115MW powered shell to a hyperscaler in Tokyo

Acquired land for first 80MW development in Frankfurt

2021

Acquired land for first data centre project in Paris

Leased a 14MW powered shell to a hyperscaler in Melbourne

2022

Completion of 125MW of powered shells in Hong Kong

Acquired land for second campuses in Tokyo and Paris

Pre-lease of 80MW site to a hyperscaler in Frankfurt

2023

Completion of first 65MW powered shell at Tokyo

Acquired an old industrial site in Los Angeles for a potential data centre campus development

2024

Delivered 0.6GW to date with a further 0.4GW under development

DATA CENTRE POWER BANK

LOS ANGELES

NORTH AMERICA

0.2 GW

Power bank

CONTINENTAL EUROPE/UK

2.0 GW

Power bank

GREATER LONDON

AMSTERDAM

FRANKFURT

PARIS

MILAN

MADRID

TOKYO

OSAKA

JAPAN

1.3 GW

Power bank

HONG KONG

HONG KONG SAR

0.5 GW

Power bank

SYDNEY

MELBOURNE

**AUSTRALIA/
NEW ZEALAND**

1.0 GW

Power bank

AUCKLAND

OUR GLOBAL NETWORK

POWER BANK

5.0 GW

STABILISED

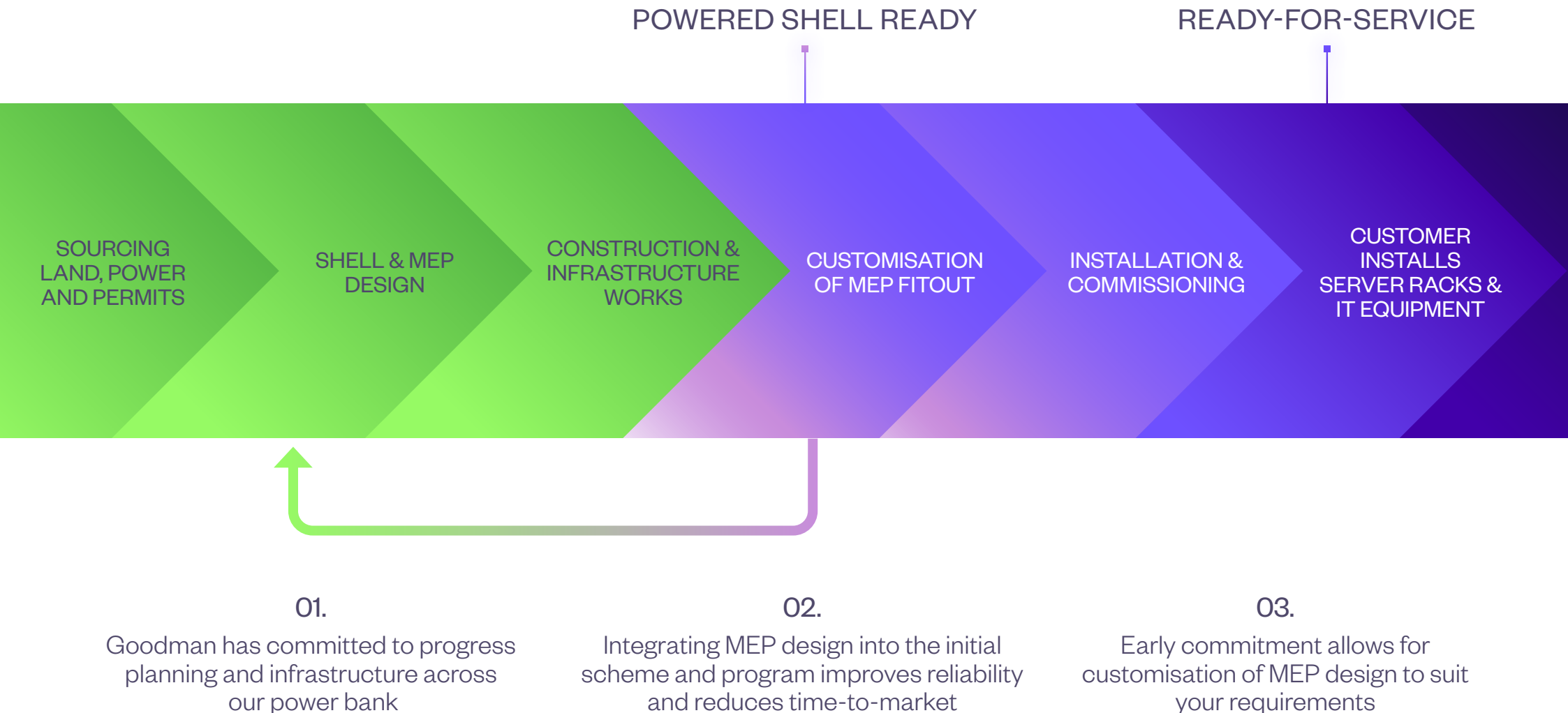
0.5 GW

WIP

0.4 GW

As at 30 June 2024.

REDUCING TIME TO MARKET



AN AGILE BUSINESS MODEL

← REAL ESTATE DEVELOPER →

← DATA CENTRE DEVELOPER →

POWERED LAND

Land sourcing

Campus master planning

Permitting and planning approvals



POWERED SHELL

Procure power, water and fibre infrastructure

Design and construction of powered core and shell data centre

Installation of HV power substations on site



FULLY FITTED DATA CENTRE

Design and install the mechanical, electrical and building management systems

L1-L3 testing and commissioning

Handover the ready-for-service white space to the customer

OUR CAPABILITIES

INVESTMENT

Land sourcing,
acquisition
and permitting

INFRASTRUCTURE

Procuring power,
water and fibre

DEVELOPMENT PLANNING

Design and approvals
of large-scale
development projects

GLOBAL NETWORK ~1,000 STAFF 14 COUNTRIES

We have the power, sites, people
and capital to deliver at scale

FINANCE

Finance, treasury and
legal professionals

ENGINEERING

Design and project
management of mission
critical systems

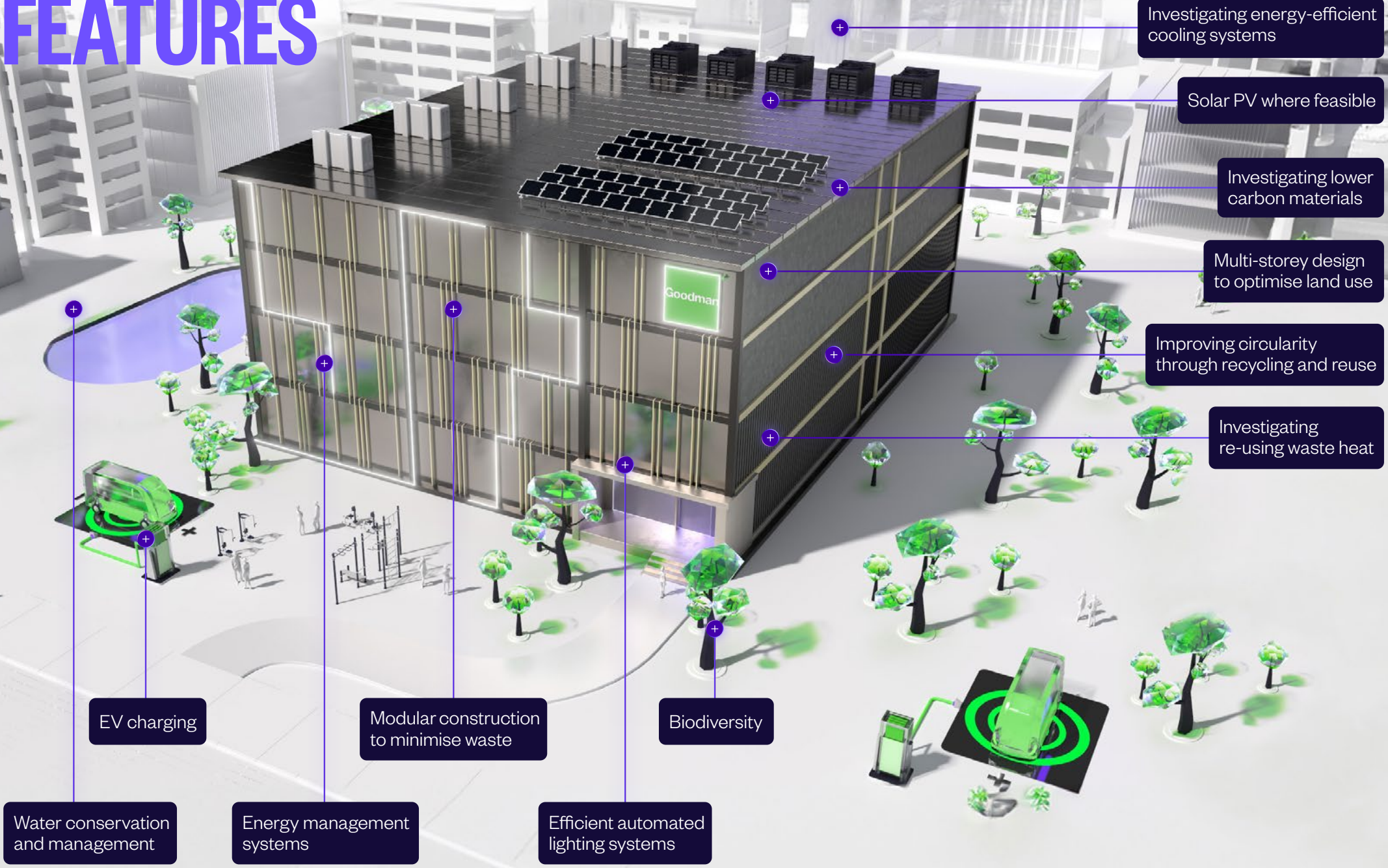
CONSTRUCTION MANAGEMENT

Oversee large-scale
development projects

ASSET MANAGEMENT

Property management
and maintenance

SUSTAINABILITY FEATURES



Goodman Business Park,
Tokyo, Japan

TRACK

RECORD



GOODMAN FRA 01

FRANKFURT, GERMANY

ASSET HIGHLIGHTS

- + Located on the southern border of Frankfurt, one of the most dynamic and favoured data centre markets in Europe
- + Goodman is developing a facility which will provide 80MW of power capacity
- + The facility is pre-leased to a customer

80MW



PROJECT

PIPELINE

PIPELINE SUMMARY

PROJECT	CITY	GROSS POWER (MW)	IT POWER (MW)	RFS DELIVERY SCHEDULE (MW IT)			
				2026	2027	2028	2029+
LANCELEY PLACE	SYDNEY	80	52	–	10	21	21
TSUKUBA TECH CENTRAL	TOKYO	1,000	700	–	33	132	535
GOODMAN HK 09	HONG KONG	50	32	–	8	16	8
GOODMAN AMS 01	AMSTERDAM	80	48	12	12	24	–
GOODMAN PAR 01	PARIS	105	72	–	24	24	24
GOODMAN PAR 02	PARIS	160	108	–	27	27	54
GOODMAN FRA 02	FRANKFURT	90	54	–	27	27	–
GOODMAN LON 01	LONDON	300	216	–	24	–	192
GOODMAN INNOVATION CENTER	LOS ANGELES	50	32	12	10	10	–
GOODMAN ENERGY PARK	LOS ANGELES	99	66	–	22	22	22

GOODMAN FRA 02

FRANKFURT, GERMANY

ASSET HIGHLIGHTS

- + Located 7 km south of Frankfurt within the largest data centre market of mainland Europe
- + Goodman has secured 100MVA of HV power in a highly power constrained market and will develop a 54MW IT data centre campus
- + First phase of 27MW IT available in 2027 and will include heat-reuse, green façade, solar panels and low carbon construction materials

54MW IT / 90MW



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goodman.com

