

The background of the slide is a photograph of a large, modern data center building at night. The building is illuminated with warm, golden light, and its facade is decorated with vertical light strips that resemble circuitry. The building is situated next to a road with a few cars, and the sky is a mix of orange and blue, suggesting sunset or sunrise. A faint, glowing network of lines is overlaid on the entire image, symbolizing data connectivity.

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





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

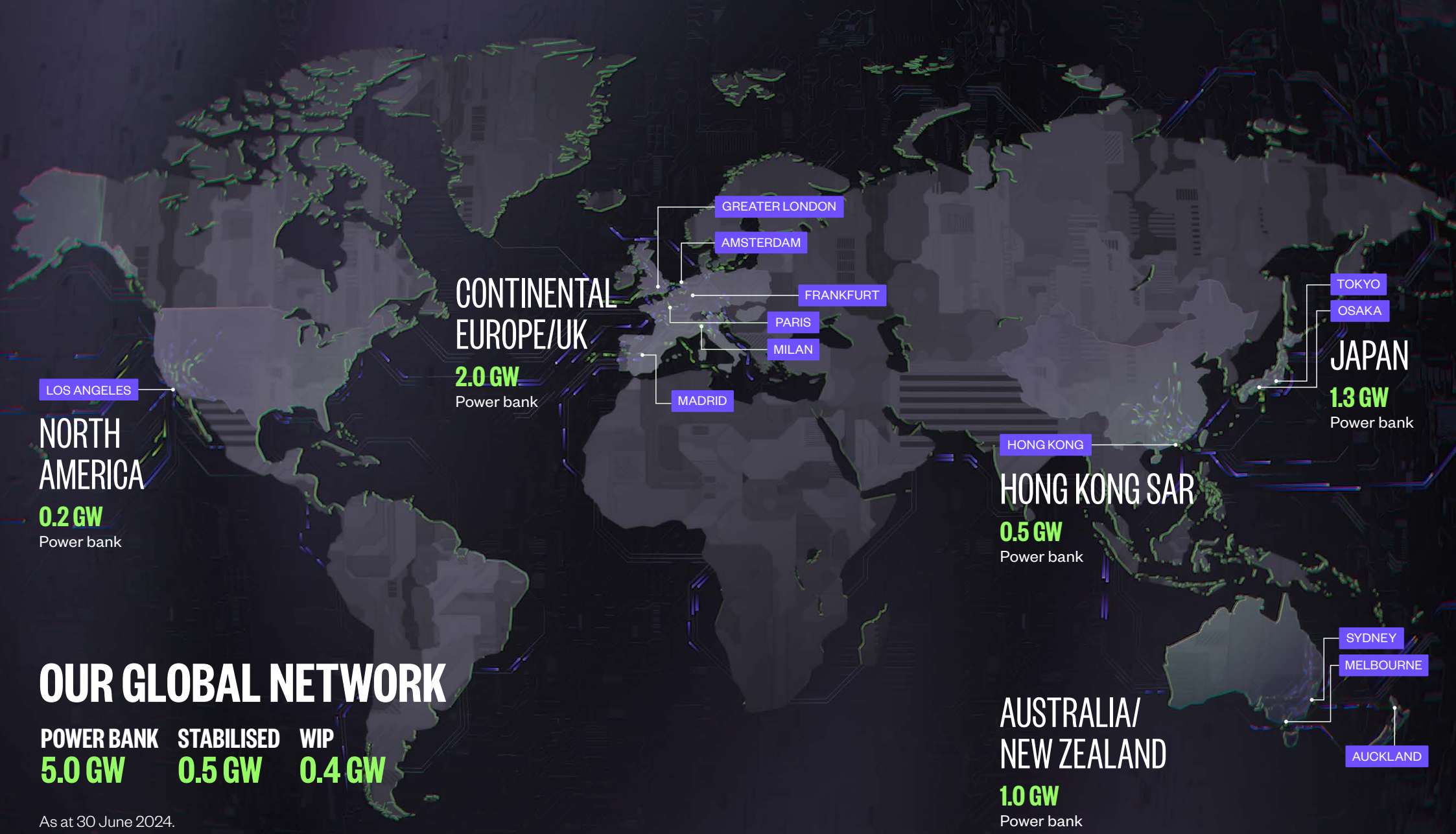
Completion of first 65MW powered shell at Tokyo

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

2024

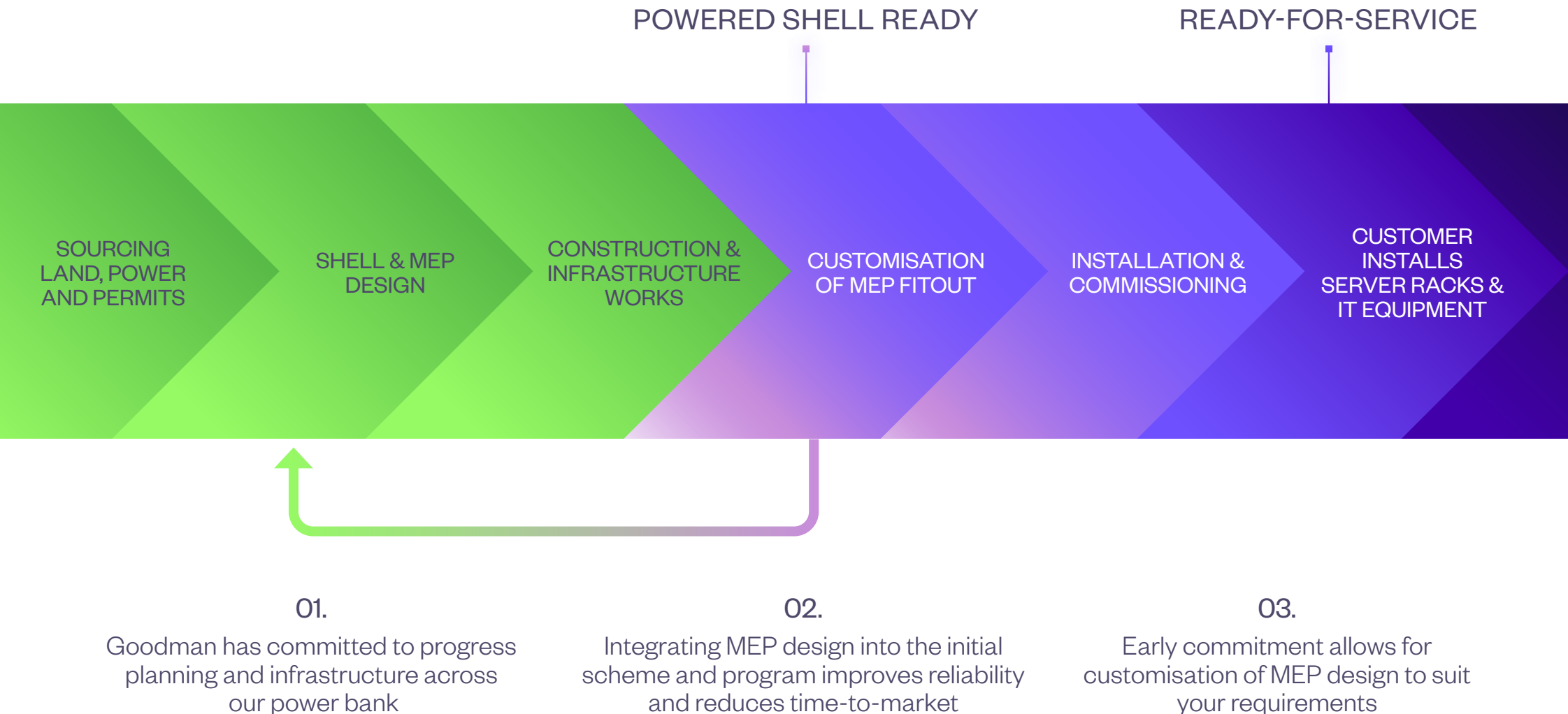
Delivered 0.6GW to date with a further 0.4GW under development

DATA CENTRE POWER BANK



As at 30 June 2024.

REDUCING TIME TO MARKET



AN AGILE BUSINESS MODEL



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

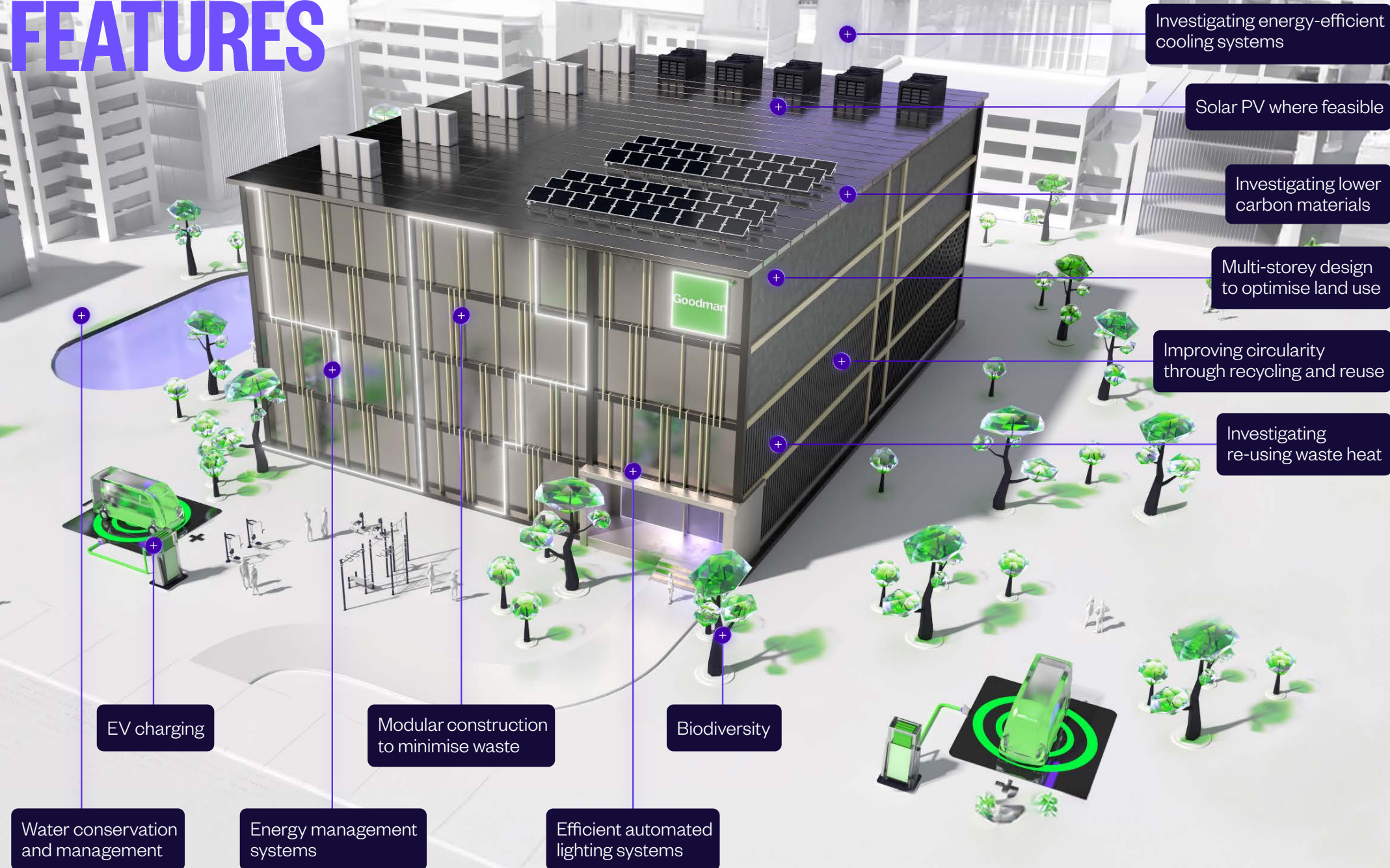
CONSTRUCTION MANAGEMENT

Oversee large-scale
development projects

ASSET MANAGEMENT

Property management
and maintenance

SUSTAINABILITY FEATURES



Goodman Business Park,
Tokyo, Japan

TRACK

RECORD

GOODMAN TSUEN WAN WEST

HONG KONG SAR, CHINA

ASSET HIGHLIGHTS

- + Located in Tsuen Wan, one of the three major availability zones in Hong Kong
- + Goodman has developed four new high-tier facilities with a total 225MW of dedicated power supplies
- + Designed with high levels of resilience, including redundant power, water and fuel systems
- + One of Hong Kong's largest technology hubs, comprising ~20% of the city's data centre capacity

225MW

GOODMAN BUSINESS PARK

TOKYO, JAPAN

ASSET HIGHLIGHTS

- + Located in Inzai, which has emerged as Japan's pre-eminent availability zone
- + Goodman has completed or is developing a number of new high-tier facilities; 300MW+ of dedicated primary power supplies in the precinct
- + Designed with high levels of resilience, including redundant power systems and seismic base isolation
- + Leading mixed-use computing and business hub in a mature data centre cluster of Tokyo

300MW+

An aerial photograph of a high-rise construction site in a dense urban environment. The construction area is a large, rectangular platform on a high floor, enclosed by a bright yellow safety net. Inside the platform, there are various construction materials, including rebar and wooden formwork. Two large red tower cranes are positioned on the platform. The surrounding area is filled with tall buildings, some with glass facades and others with more traditional facades. In the background, a body of water with several boats is visible, and a green hillside is on the right side. The sky is clear and blue.

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	100	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

LANCELEY PLACE

SYDNEY, AUSTRALIA

ASSET HIGHLIGHTS

- + Located in Artarmon, Sydney's highest demand data centre sub market
- + Low latency location being approximately 6km from the Sydney CBD
- + Goodman has secured 80MW of primary power in a tightly held market
- + Designed with high levels of resilience, including a redundant power system
- + Scheduled RFS delivery starting 2027



52MW IT / 80MW

TSUKUBA TECH CENTRAL

TOKYO, JAPAN

ASSET HIGHLIGHTS

- + Located in Tsukuba, approximately 50km from the Tokyo CBD
- + Goodman has secured up to 1,000MW of primary power
- + Planning and infrastructure works underway for fully flexible master plan to build high-tier data centres with low latency network connectivity and high levels of resilience
- + Tsukuba Tech Central will be one of Asia's leading data centre and technology hubs upon completion

700MW IT / 1000MW

GOODMAN HK 09

HONG KONG SAR, CHINA

ASSET HIGHLIGHTS

- + Located in Tsuen Wan / Kwai Chung, one of the three major availability zones in Hong Kong
- + Goodman has commenced construction works on a new high-tier facility with 50MW of dedicated primary power
- + Designed with high levels of resilience, including 2N power supply, water and fuel systems
- + Scheduled RFS delivery starting 2027

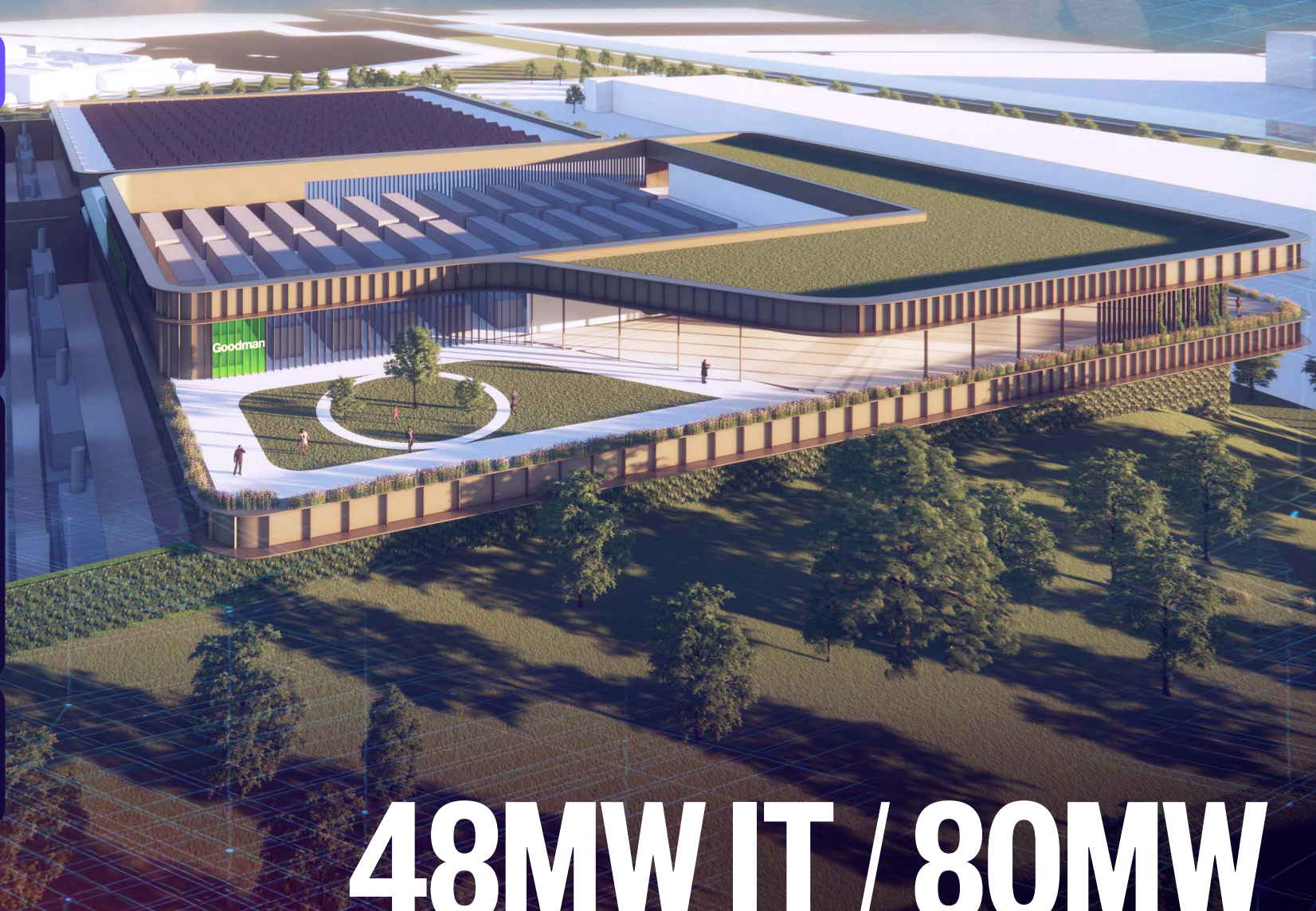
32MW IT / 50MW

GOODMAN AMS 01

AMSTERDAM, NETHERLANDS

ASSET HIGHLIGHTS

- + Located west of Amsterdam, Goodman has obtained consent for a 48MW IT data centre project and secured 80MW of power in a highly power constrained and regulated market
- + Specifically designed with sustainability in mind, the development will include heat-reuse to feed a local district heating network, green façade, solar panels and low carbon construction materials
- + At delivery in 2026, it will be one of the most sustainable data developments in Europe



48MW IT / 80MW

GOODMAN PAR 01

PARIS, FRANCE

ASSET HIGHLIGHTS

- + Located on a 5.3 hectares brownfield site in the north of the city, close to Charles-De-Gaulle Airport, one of the highly sought-after markets in Paris
- + Permit should be issued during the summer of 2024 and 105MW of power will be delivered in HV at the end of 2025
- + The first phase of 24MW IT will be available beginning of 2027 and the campus will reach 72MW IT at full completion

72MW IT / 105MW

GOODMAN PAR 02

PARIS, FRANCE

ASSET HIGHLIGHTS

- + Located on a 11 hectares site 10 km south from Paris city center, close to Orly Airport
- + The project will include high resiliency, efficiency and sustainability features such as heat-reuse to feed the local heat district network, 1.5MWp of solar panels and will be made of low carbon construction materials
- + Power is secured and permit has been applied; the first phase of 27MW IT will be available at the beginning of 2027. At completion it will be one of the largest data centres in Paris

108MW IT / 160MW

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

GOODMAN LON 01

LONDON, UNITED KINGDOM

ASSET HIGHLIGHTS

- + 57-acre site located in Luton, Goodman LON 01 is a short distance from Hemel Hempstead and Central London
- + Goodman has obtained development consent for 135,000 sqm of data centre space and is currently procuring a large amount of power for the site
- + Various development possibilities for AI and cloud uses. First phase of 24MW IT expected to be available at the end of 2027

216MW IT / 300MW

GOODMAN INNOVATION CENTER

LOS ANGELES, UNITED STATES

ASSET HIGHLIGHTS

- + Single building totalling 49.5MW of primary power in the tightly constrained market
- + Approximately 9km from the DTLA/One Wilshire, the primary carrier hotel serving W. United States
- + Low latency, below 0.35 milliseconds
- + Designed with high levels of resilience, including a redundant power system (dual offsite substation feeds to property)
- + Ready to commence construction by mid-2024, with RFS delivery starting 2026



32MW IT / 49.5MW

GOODMAN ENERGY PARK

LOS ANGELES, UNITED STATES

ASSET HIGHLIGHTS

- + Two individual buildings with combined primary power of 99MW located in the tightly constrained LA market
- + Each building designed with its own dedicated substation
- + 9km from the DTLA/One Wilshire, the primary carrier hotel serving W. United States
- + Low latency, below 0.35 milliseconds
- + Designed with high levels of resilience, including a redundant power system (dual offsite substation feeds)



66MW IT / 99MW



GOODMAN OPERATIONAL HIGHLIGHTS

As at 30 June 2024.
All figures are in USD.

\$8.7BN

Development work
in progress

\$3.5BN

Data centre development
work in progress

436

Business space properties
under management

5GW

Data centre power bank

14

Total number of countries
operating in



~1,000

Goodman staff



25.7M

Sqm of business space
under management
(approx.)

0.6GW

Data centres delivered

GOODMAN FINANCIAL HIGHLIGHTS

As at 30 June 2024.
All figures are in USD.

8.4%

Gearing ratio

MOODY'S:
Baa1

Credit rating

\$52.5BN

Total portfolio

S&P:
BBB+

Credit rating





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[goodman.com](https://www.goodman.com)

