

+ MAKING SPACE FOR GREATNESS

Goodman

SPACE FOR CONNECTIVITY

Amaroo Business Park
95-135 Amaroo Road
Craigieburn VIC



We don't believe in good. Or good enough.

We don't believe in the short-term or taking short-cuts.

We don't believe in putting business before people.

Or anything before quality. We believe in great.

Although we don't believe we're quite there yet.

We believe in the importance of location and sustained growth and doing it right the first time. We believe in having integrity, always. We believe that knowledge is everything and perfection is in the details. That it's the little things that add up to make the biggest difference. That's why there's a plus in our logo.

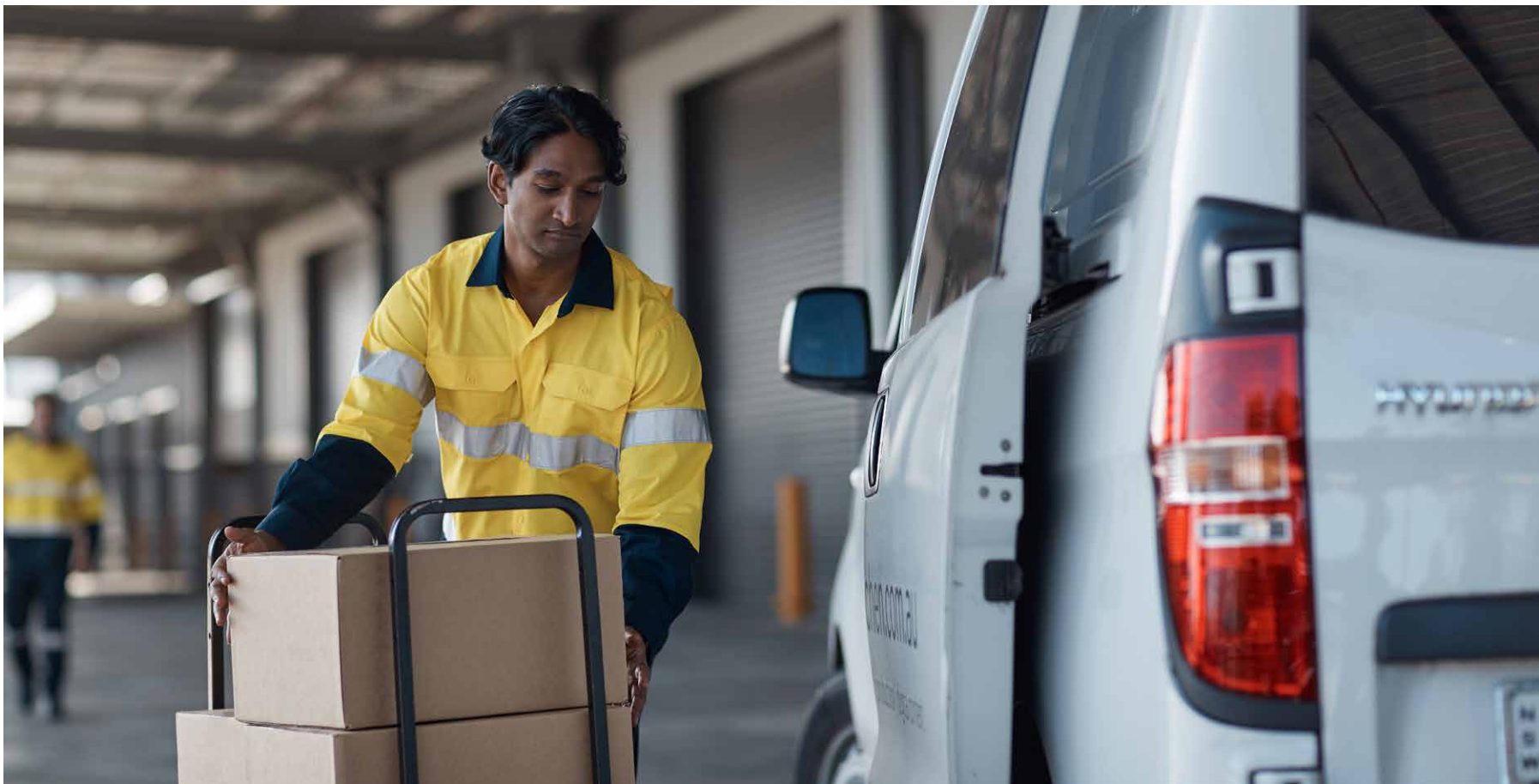
It's a reminder to keep going above and beyond for our customers, our partners and our staff. To be the best, we believe, relies on every single one of us working together.

To this end, we believe we can be better than good.

We believe we can be great.



Superior access



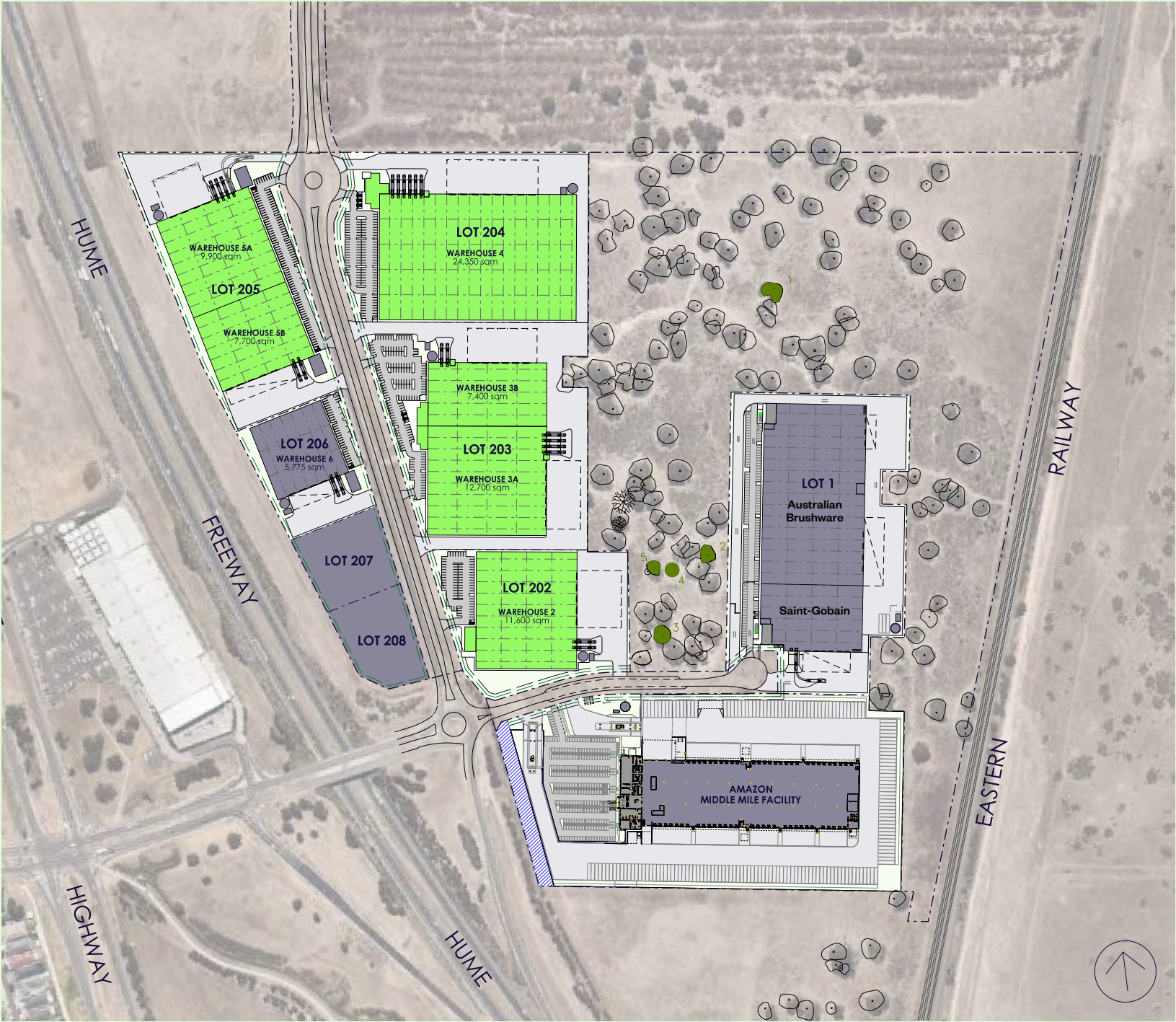
Amaroo Business Park is a new precinct located off the Hume Highway in Craigieburn. The estate is close to key transport infrastructure, providing easy access to Melbourne's CBD and Tullamarine Airport.

VIEW FROM ABOVE



MASTERPLAN

AREA SCHEDULE	SQM
Lot 1 site area	48,536
Lot 2 site area	108,464
Lot 3 site area	60,874
Amazon site area	72,341
Total site area	290,215



SPECULATIVE DEVELOPMENT

AREA SCHEDULE	SQM
Lot 202	
Warehouse	11,624
Office	492
Total GLA	12,116
Lot 203	
Warehouse A	12,701
Office A	475
Total GLA	13,176
Warehouse B	7,432
Office B	475
Total GLA	7,907
Lot 204	
Warehouse	24,401
Office	1,060
Total GLA	25,461



Train

The precinct is in the growing, residential suburb of Craigieburn which is serviced by the Metro trains Craigieburn Line, for all stations to Flinders Street, and the V/Line Seymour Line servicing Seymour and Southern Cross.

Car / truck

Melbourne's CBD is only 25km from the site and can be reached in less than 45 minutes via the Hume Freeway.

CONNECTIVITY



2.6KM

to Cragieburn
railway station

23KM

to Melbourne CBD

28KM

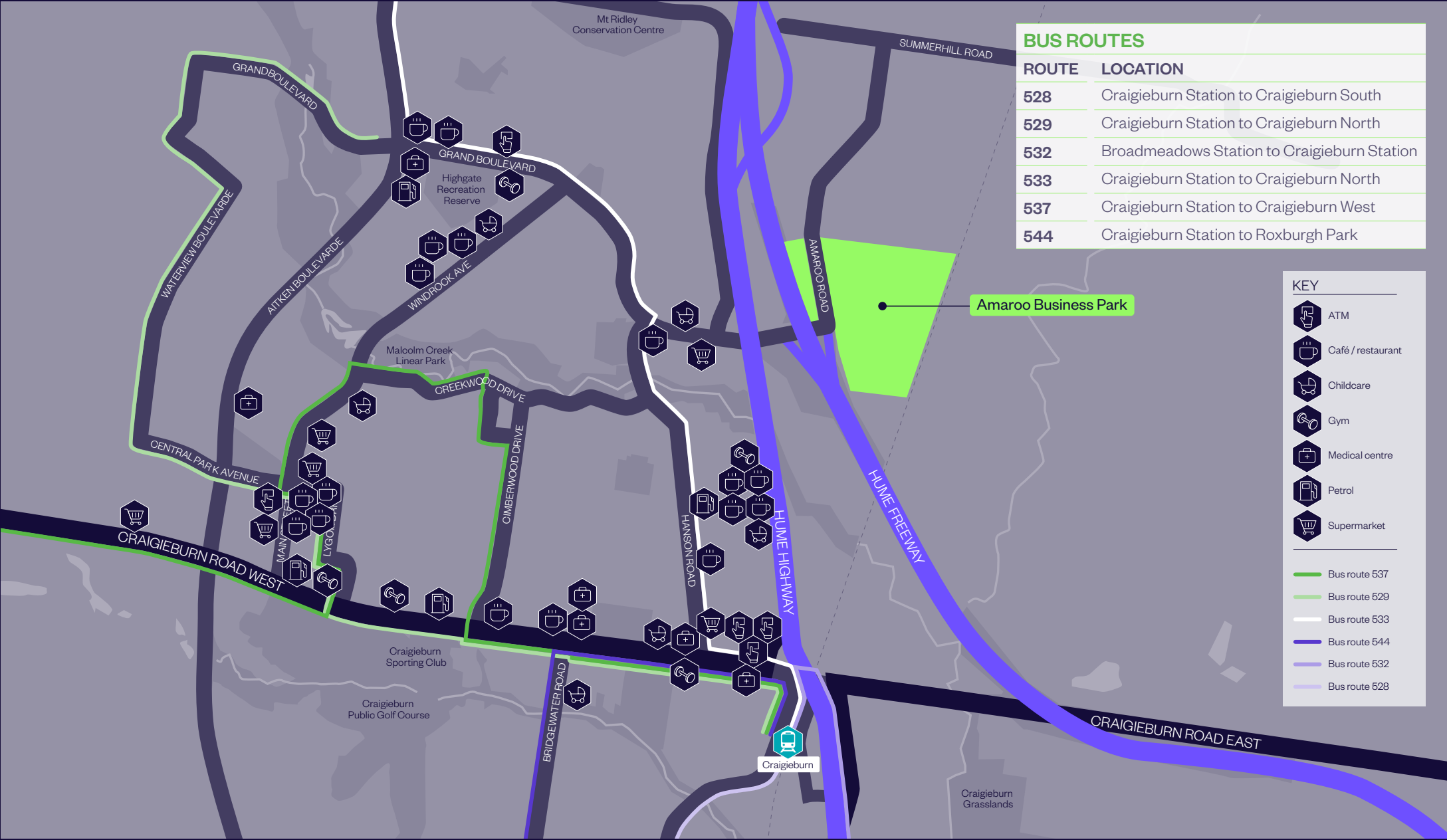
to Melbourne Airport

30KM

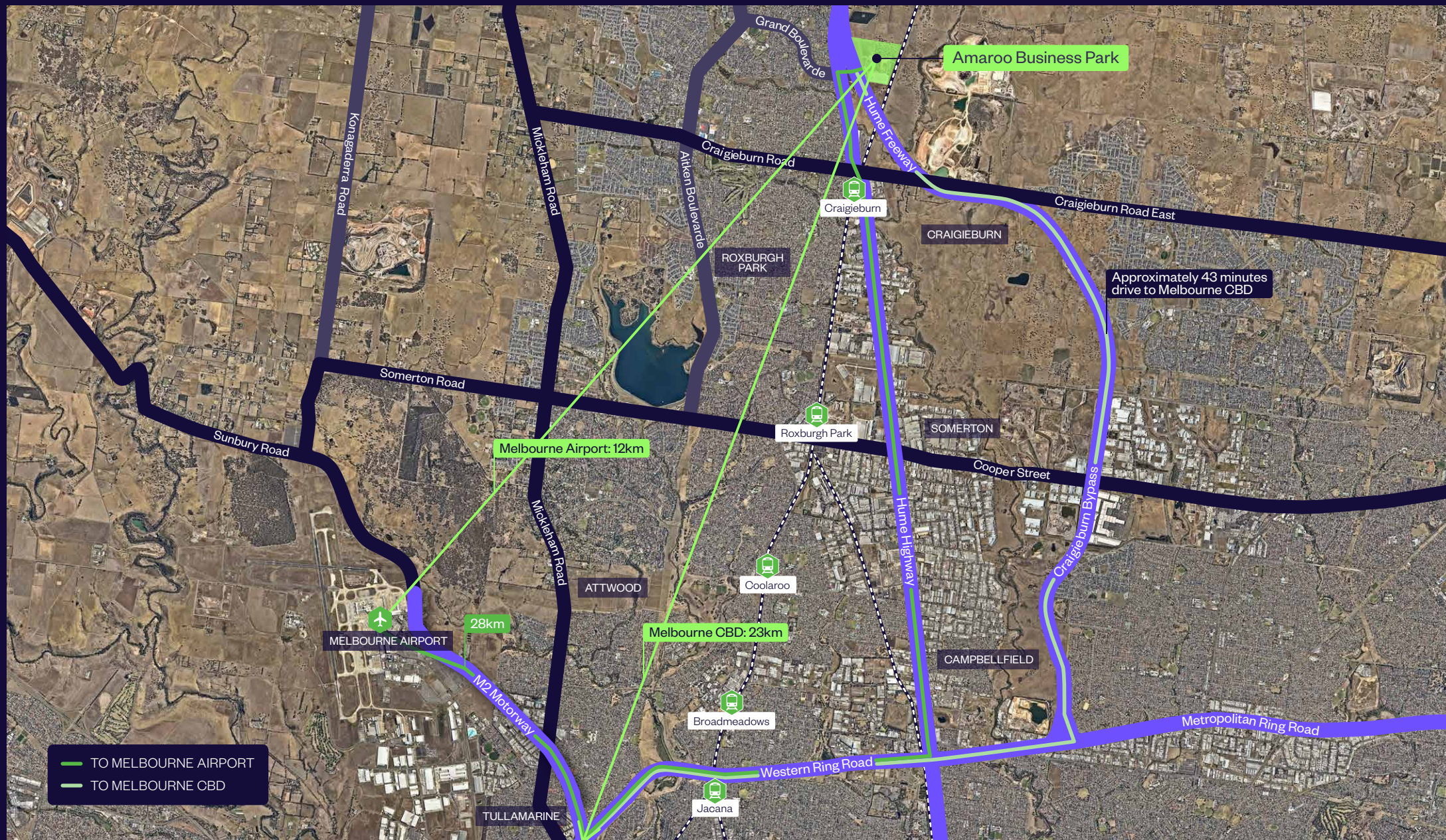
to Port of Melbourne

Easy
access

TRANSPORT AND AMENITY



ACCESS



Key area statistics



2.6m
TOTAL POPULATION



912,641
TOTAL HOUSEHOLDS



\$135.6bn
TOTAL PURCHASING POWER

Total spend on



\$3.6bn
CLOTHING



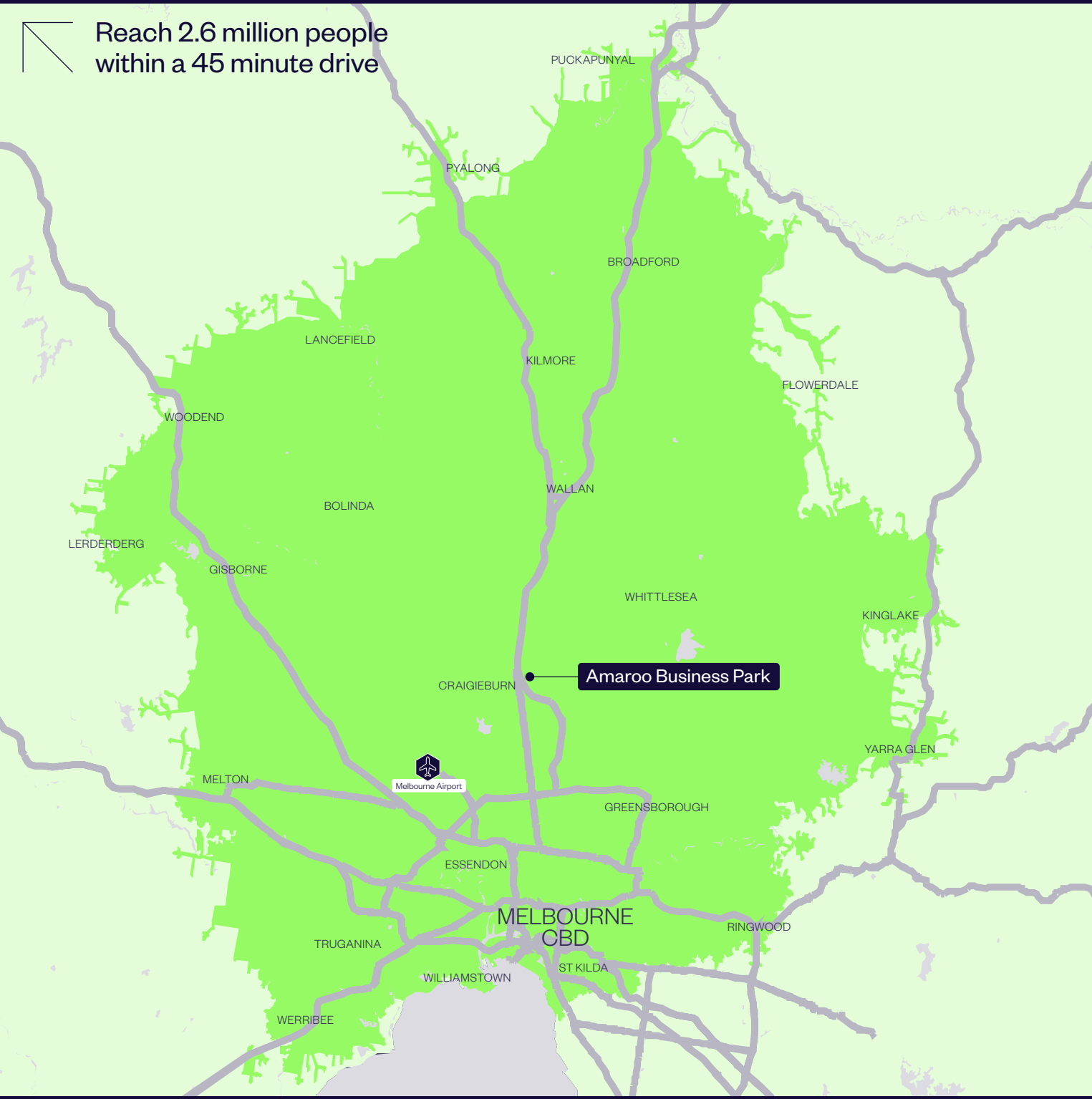
\$12.2bn
FOOD + BEVERAGE



\$3.0bn
PERSONAL CARE

WITHIN
45 MINUTE
DRIVE TIME

Source: Esri and Michael Bauer Research



GOODMAN GLOBAL OVERVIEW

We invest in business parks, office parks, industrial estates, warehouses and distribution centres.
We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

As at 30 September 2023

\$82.9BN
total assets
under management

14
total number of
countries operating in

1,700+
business space
customer base (approx.)

\$2.3BN
development work
in progress

23.8M
sqm of business space
under management (approx.)

1,000+
dedicated property
professionals (approx.)

438
business space properties
under management

26
offices
worldwide

GOODMAN AUSTRALIA DEVELOPMENT

Goodman is Australia’s largest developer of industrial property. From concept to delivery, we work side-by-side with our customers to design and develop facilities that meet specific needs and expectations.

As at 30 September 2023

53%

of developments are completed with existing customers

19

projects in progress

487,507 SQM

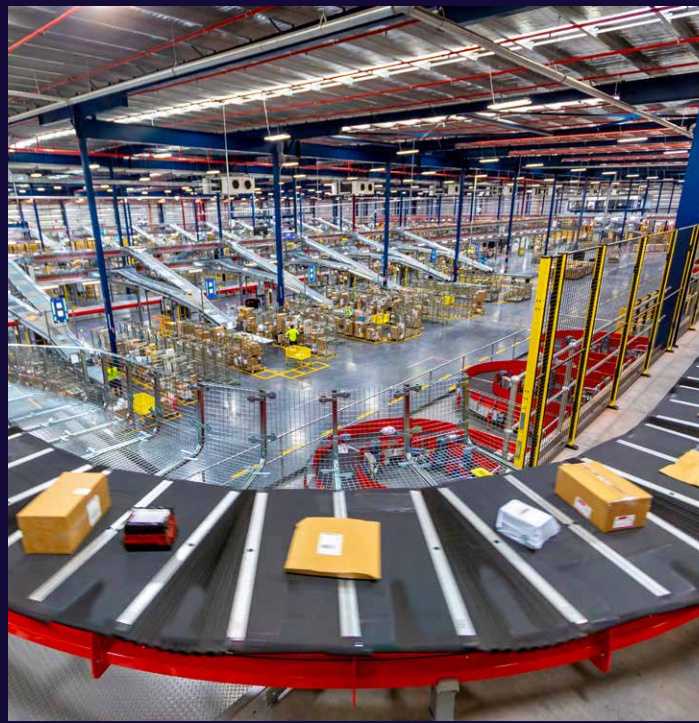
development work in progress

\$2.3BN

development work in progress



- Industry sectors include:**
- Logistics
 - Warehouse+distribution
 - E-retail
 - Retail
 - Automotive
 - Professional services
 - Pharmaceuticals/Medical
 - IT/Technology



PROVEN TRACK RECORD

AUSTRALIA POST

Redbank Motorway Estate
Redbank, QLD

Purpose of the facility

- + Largest parcel facility and delivery centre for Australia Post in Australia, capable of sorting 700,000 parcels per day
- + 30m wide awnings along both side of the warehouse
- + 1MW rooftop solar power system.



50,000 SQM

PROVEN TRACK RECORD

DHL

Oakdale Industrial Estate
Kemps Creek, NSW

Purpose of the facility

- + To service a range of DHL customers contracts
- + Purpose-built buildings include temperature controlled ambient warehouses with associated office space
- + Oakdale Industrial Estate is a joint venture site between Goodman and Brickworks.



168,197 SQM

across seven facilities

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE

We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.



Here's a snapshot of some of our initiatives across our Australian portfolio.

Procurement

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.

Climate resilience

Goodman has several control measures in place to future-proof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

Solar

We have installed over 50MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 200,000 solar panels – enough to power 12,000 homes, or the equivalent of taking 30,000 passenger vehicles off the road.

LED lighting + motion sensors

100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers.

Electric vehicle future

We recognise our role in preparing our estates, our people, and our customers for an EV future. We're supporting the switch to EVs by transitioning our own fleet and encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

Sustainable landscaping

- + We have installed tanks to harvest rainwater
- + Our properties use smart potable water metering that allows proactive management of water consumption across the portfolio
- + All handheld equipment used in landscaping and cleaning work at our properties is battery operated
- + We use drought tolerant plants combined with ballast rock
- + We recycle our green waste, and as a result, have processed approximately 500 cubic metres of green waste to date
- + At Eastern Creek in NSW, we built a fully sustainable garden comprising 23 edible garden beds with stingless native bees, compost, worm farm and permaculture practices
- + We use steam weed control which surpasses the chemical Glyphosate.



Sustainability

INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

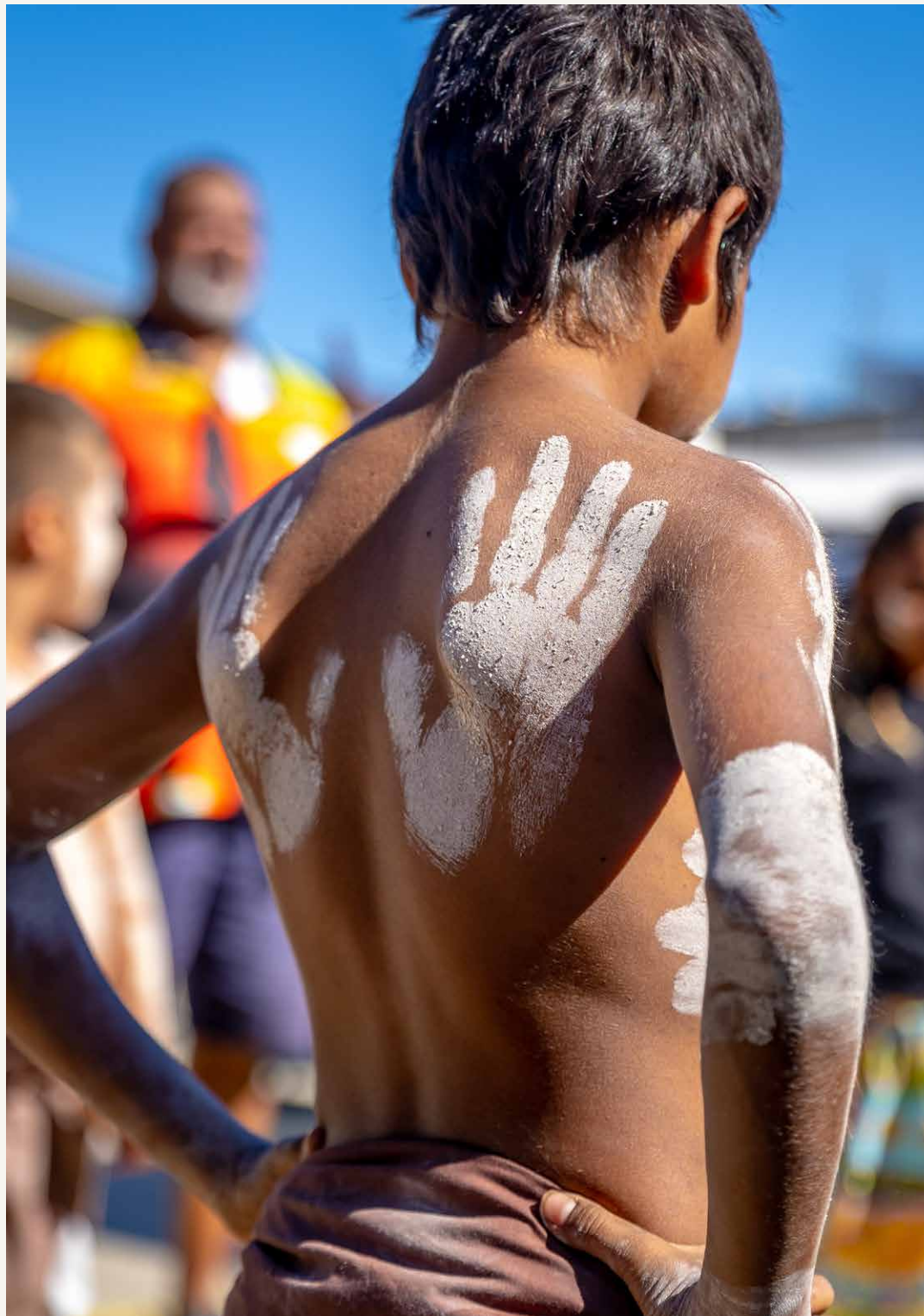
We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



At Goodman, we lead the way in inclusion and diversity

FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of over 65,000 years.



Artist Danielle Mate with her artwork created for Goodman's Reflect RAP.

As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, languages and traditions.

Goodman received formal endorsement of our Reflect RAP. We have clear commitments around the core pillars of relationships, respect and opportunities.

Our RAP journey is ongoing, and we're determined to make a difference.

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation
Bottom L-R: Clontarf Foundation, Thread Together, Bestest Foundation

How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organisations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

LEARN MORE ABOUT THE GOODMAN FOUNDATION



CONTACT



ENQUIRE NOW

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