

APPENDIX 4E
GOODMAN GROUP
(comprising Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited)
RESULTS FOR ANNOUNCEMENT TO THE MARKET
For the year ended 30 Jun 2024

Preliminary final report as required by ASX listing rule 4.3A. The Appendix 4E should be read in conjunction with the Directors' report and Consolidated financial statements of Goodman Limited for the year ended 30 June 2024. The Appendix 4E is based on the Consolidated financial statements which have been audited by KPMG.

Highlights of results	2024	2023	Change	
Operating profit (before specific non-cash and other significant items) attributable to Securityholders (\$M)	2,049.4	1,783.2	up	14.9%
Revenue (\$M)	1,983.4	1,968.9	up	0.7%
Other income ¹ (\$M)	(577.7)	1,304.9	down	(144.3%)
(Loss)/profit (statutory) attributable to Securityholders (\$M)	(98.9)	1,559.9	down	(106.3%)
Diluted operating profit per security (cents)	107.5	94.3	up	14.0%
Diluted statutory (loss)/profit per security (cents)	(5.2)	81.3	down	(106.4%)
Dividends and distributions				
Interim distribution per GMG security (cents)	15.00	15.00	-	-
Final dividend and distribution proposed per GMG security (cents)	15.00	15.00	-	-
	30.00	30.00	-	-
Interim distribution (\$M)	284.9	282.1	up	1.0%
Final dividend and distribution proposed (\$M)	284.9	282.5	up	0.8%
	569.8	564.6	up	0.9%
Franked amount per security/share (cents)	-	-	-	-
Record date for determining entitlements to the final dividend and distribution	28 Jun 2024	30 Jun 2023		
Date interim distribution was paid	23 Feb 2024	24 Feb 2023		
Date final dividend and distribution are payable/were paid	26 Aug 2024	25 Aug 2023		
Distribution reinvestment plan				
Goodman Group's Distribution Reinvestment Plan (DRP) remains suspended.				
Total portfolio (\$B)	78.7	81.0	down	(2.8%)
External assets under management (\$B)	70.2	76.3	down	(8.0%)
Net tangible assets per security/share (cents)	879.8	911.7	down	(3.5%)
Gearing (%)	8.4	8.3	up	10 basis points

1. Other income includes net gains/losses from fair value adjustments on investment properties, net gains/losses on disposal of investment properties, net gains/losses on disposal of controlled entities and the Group's share of net results of equity accounted investments (including fair value adjustments).

Controlled entities acquired or disposed

The following material controlled entities were disposed off during the year:

Goodman AIE Trust
Goodman Gardeners Trust
Goodman Southend Trust
Euston Road No.2 Trust
Goodman Burrows Trust
Goodman Property Services (NZ) Limited

Associates and joint venture entities

Goodman Group's associates and joint ventures and its percentage holding in these entities are set out below:

BGMG 1 Oakdale East Trust No.2 (50%)
BGMG 1 Oakdale West Trust (10%)
BL Goodman Limited Partnership (50%)
Build Hold Trust (49.9%)
GEP Ilias Logistics (Spain), S.L. (50%)
GEP Nervion Logistics (Spain), S.L. (50%)
GEP Noisy-Le-Sec (France) SCI
GEP Rungis Logistics (France) SCI (50%)
Goodman Australia Development Partnership (20%)
Goodman Australia Industrial Partnership (29.0%)
Goodman Australia Partnership (19.9%)
Goodman Bondi Logistics Netherlands (50%)
Goodman Brazil Logistics Partnership (15%)
Goodman China (Western) Limited (50%)
Goodman China Logistics Partnership (20%)
Goodman Duero Logistics (Spain), S.L. (50%)
Goodman European Partnership (19.8%)
Goodman Helena Logistics (Spain), S.L. (50%)
Goodman Hong Kong Logistics Partnership (20.6%)
Goodman Japan Core Partnership (14.0%)
Goodman Japan Data Centre Venture (25%)
Goodman Japan Development Partnership (50%)
Goodman Lazulite Logistics (Lux) Sàrl (50%)
Goodman Manzanares Logistics (Spain), S.L. (50%)
Goodman Metis Logistics (Lux) Sàrl (50%)
Goodman Mona Logistics (Netherlands) B.V (50%)
Goodman Moussy Le Neuf Logistics (France) SC (50%)
Goodman North America Partnership (55%)
Goodman Property Trust (31.8%)
Goodman Serpis Logistics (Spain), S.L. (50%)
Goodman Tajo Logistics (Spain), S.L. (50%)
Goodman UK Partnership L.P (33.3%)
Goodman UK Partnership II L.P (33.3%)
Goodman UK Partnership III L.P (50.0%)
KWASA Goodman Germany (19.8%)
KWASA Goodman Industrial Partnership (40%)
KWASA-Goodman Industrial Partnership II (51%)
Le Mesnil Amelot I (France) SNC (50%)
Le Mesnil Amelot II (France) SNC (50%)
Le Mesnil Amelot III (France) SNC (50%)
Pochin Goodman (Northern Gateway) Ltd (50%)
South Sydney Partnership (51%)
Wyuna Regenerative AG Investment Fund (46.2%)