

APPENDIX 4E
GOODMAN GROUP
(comprising Goodman Limited and Goodman Industrial Trust)
RESULTS FOR ANNOUNCEMENT TO THE MARKET
FOR THE YEAR ENDED 30 JUNE 2009

The Appendix 4E contains financial information which has been audited by KPMG.

Highlights of results	30 June 09	30 June 08	Change	
Revenue and other income (\$M)	(242.2)	1,082.8	down	-122.4%
Operating profit (profit before specific non-cash and other significant items) attributable to Securityholders (\$M) ¹	408.1	567.1	down	-28.0%
(Loss)/profit attributable to Securityholders (\$M) ¹	(1,120.0)	250.7	down	-546.7%
Basic earnings per security (cents)	(45.4)	14.0	down	-424.3%
Diluted earnings per security (cents)	(45.4)	14.0	down	-424.3%
Dividends paid or proposed per share (cents)	-	-	-	-
Interim distributions per security (cents)	9.65	25.5		
Final distribution per security (cents)	-	8.5		
Total distribution per security (cents)	9.65	34.0	down	-71.6%
Record date for determining entitlements to the final distribution/dividend	30 Jun 09	29 Jun 08		
Date final distribution is payable	N/A	23 Aug 08		
Net assets (\$M)	3,777.6	4,669.1	down	-19.1%
Net tangible assets per security/share (cents)	83.94	190.89	down	-56.0%
Number of securities on issue on the ASX (M)	2,779.7	1,715.8	up	62.0%

1. A reconciliation of (loss)/profit attributable to Securityholders to operating profit attributable to Securityholders is included on page 5 in the Directors' report