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Goodman Australia Industrial Fund successfully prices US\$185 million senior, unsecured note issue

Date 17 October 2012

Release Immediate

Goodman Group is pleased to announce that Goodman Australia Industrial Fund (GAIF or Fund) has successfully priced its second US\$185 million US Private Placement (USPP) issue.

The senior, unsecured notes with 7, 10 and 12 year maturities provide an increase in the Fund's average debt maturity from 3.7 years to 4.3 years. The proceeds will be used to refinance existing debt facilities. The issue will not impact GAIF's gearing ratio.

Goodman Group CEO and GAIF Chairman, Greg Goodman said, "We are very pleased with the continued strong support from investors to successfully price GAIF's second USPP issue. This latest transaction continues to build on the implementation of the Fund's strategy of diversifying its debt capital sources and extending the maturity profile of its finance facilities."

- Ends -

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About Goodman

Goodman Group is an integrated property group with operations throughout Australia, New Zealand, Asia, Europe, the United Kingdom and North America. Goodman Group, comprised of the stapled entities Goodman Limited and Goodman Industrial Trust, is the largest industrial property group listed on the Australian Securities Exchange and one of the largest listed specialist fund managers of industrial property and business space globally.

Goodman's global property expertise, integrated own+develop+manage customer service offering and significant fund management platform ensures it creates innovative property solutions that meet the individual requirements of its customers, while seeking to deliver long-term returns for investors.

Goodman Group

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About GAIF

Goodman Australia Industrial Fund is Australia's largest industrial fund with \$4.7 billion of high quality industrial and business space assets under management in all the major regions around Australia. The Fund has a weighted average lease term of approximately 6.3 years and an occupancy rate of 98%, with customers including blue chip companies such as Coles, Toll, Coca-Cola Amatil and Linfox.

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