



# 数字经济核心基础设施

# ESSENTIAL INFRASTRUCTURE

# FOR THE DIGITAL ECONOMY





An aerial night photograph of a modern urban landscape. The image features several high-rise buildings with illuminated windows and balconies. Two prominent buildings in the center have green roofs with various plants and trees. A large, open, light-colored rooftop area is visible between the buildings. In the foreground, a road shows light trails from moving vehicles. The overall scene is a vibrant, high-angle view of a contemporary city at night.

# ABOUT GOODMAN



# 我们是谁 WHO WE ARE

嘉民集团在全球主要城市提供核心的基础设施。我们持有、开发并管理着高质量、可持续的物流和数据中心，这些设施对数字经济至关重要。

Goodman provides essential infrastructure. We own, develop and manage high-quality, sustainable logistics and data centres in major global cities, that are critical to the digital economy.

嘉民在遍布15个国家的主要消费市场开展业务，包括亚太、欧洲和美洲。作为澳大利亚证券交易所上市的最大地产集团，嘉民通过合作伙伴平台，协同资本合作伙伴投资。

Goodman has operations in key consumer markets in 15 countries across Asia Pacific, Europe and the Americas. We are the largest property group listed on the Australian Securities Exchange and invest significantly alongside our capital partners in our investment Partnerships.

不止于此，嘉民团队致力于为客户、员工和业务所在社区带来切实的影响。嘉民相信创新、决心、诚信和可持续性——努力在所有业务活动中为卓越智造空间。

But we're more than that. We're a collaborative team who work together to make a tangible difference for our customers, our people and the communities we operate in. We believe in innovation, determination, integrity and sustainability – and we strive to make space for greatness in everything we do.





# 我们做什么 WHAT WE DO

嘉民集团的持有、开发和管理模式使我们的业务专注于满足客户当前和未来的需求。

**Goodman's Own Develop Manage model focuses our business on our customers' current and future needs.**

我们在全球主要城市持有并维护高品质的物业，我们开发核心的基础设施，并按照最高标准管理我们的全球投资组合。

我们与资本合作伙伴携手合作，其中包括主权财富基金、养老基金和大型多经理人基金。在每个市场，我们资深的本地团队全面负责工业地产资产和投资管理，提供高水平的客户服务。

We own and maintain high-quality properties in key global cities, we develop essential infrastructure, and we manage our global investment portfolio to the highest standards. We work alongside our capital partners, which include sovereign wealth, pension and large multi-manager funds. In each market, our dedicated local teams take care of all aspects of property asset and investment management, delivering a high level of customer service.





# 品牌宗旨 OUR PURPOSE

在嘉民，我们知道世界在不断变化，要成为未来的一份子，我们必须保持敏捷和开放的新工作方式。

At Goodman, we understand the world is constantly changing and to be part of the future we must remain agile and open to new ways of working.

我们旨在通过在优质地点提供可持续解决方案和无与伦比的服务，为我们的客户提供实现目标所需的空间。我们积极致力于寻求最好的员工。我们为他们提供不断成长和推动大家共同进步所需的空间。我们关心地球和人类的未来。我们视可持续发展为己任，同时我们选择与志同道合的人士和组织合作。这也是我们与世界各地的、努力为那些看不到前进方向的人努力带来改变的慈善机构合作的原因之一。卓越不单单是一种追求，也并非一蹴而就的目标。但我们的愿景是让每个人在所做的每件事中都为卓越智造空间。

It's in this way we aim to give our customers the space they need to succeed by providing sustainable solutions and unparalleled service in high-quality locations. We actively pursue the very best people. And we give those people the space they need to grow and push us all a little further. We care about the future of the planet and all the people in it. We believe sustainability is our responsibility and we choose to work with people and organisations who feel the same. It's one of the reasons we partner with charities all over the world who are striving to make a difference for those who can't always see a way forward. Greatness is not a singular pursuit. Nor is it one that is easy to reach. But at Goodman our vision is to make it a possibility for everyone by making space for it in everything we do.

智造空间 共创非凡  
MAKING SPACE FOR GREATNESS



# 品牌价值观 OUR VALUES



嘉民的价值观反映了嘉民的核心本质，也展示了我们期望在**未来长久秉持的信念与追求**。  
Goodman's values reflect who we are and who we want to be long **into the future.**



# OUR HISTORY



1995

嘉民在澳大利亚证券交易所 (ASX) 上市，旗下拥有8处位于悉尼的物业，市值达3,700万澳元

Listed on the Australian Stock Exchange (ASX) with eight properties in Sydney — \$37m market cap.

2003

嘉民集团在新西兰成立了麦格理嘉民房地产信托基金，标志着集团在新西兰的业务拓展

Goodman established in New Zealand with formation of Macquarie Goodman Property trust.

2006

在欧洲和香港特别行政区成功启动合作伙伴关系；开发了首个电子商务园区，并成立了致力于社会责任的嘉民基金会

Launched Partnerships in Europe and Hong Kong SAR; developed our first e-commerce facility, and the Goodman Foundation.

2008

成立嘉民中国物流基金 (GCLP)

Goodman launched Goodman China Logistics Partnership (GCLP).

2007

进军日本市场，在全球范围内完成了品牌形象升级，统一以“Goodman”作为品牌名称

Entered the Japanese market and rebranded globally as Goodman.

2005

麦格理嘉民集团正式成立，同时启动了嘉民澳大利亚工业合作伙伴计划 (GAIP)，并宣布进军英国市场。建立了第一个数据中心

Macquarie Goodman Group formed, Goodman Australia Industrial Partnership (GAIP) launched; and Goodman entered the United Kingdom market. Established our first data centre.

2003

2000

成立麦格理嘉民工业信托  
Macquarie Goodman Industrial Trust formed.

1995

1990年代初期  
EARLY 1990'S

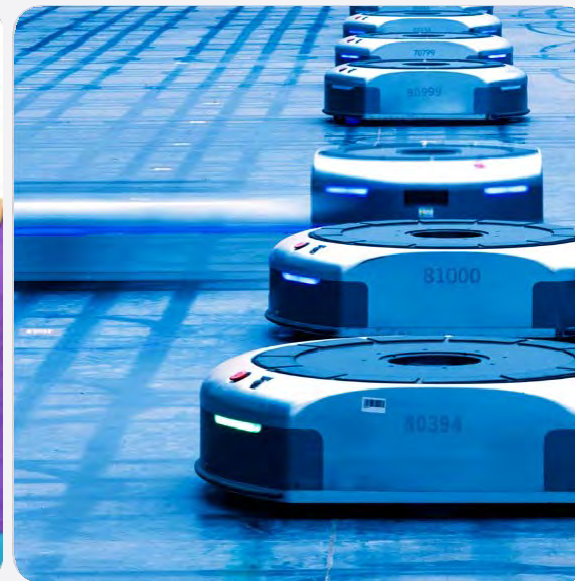
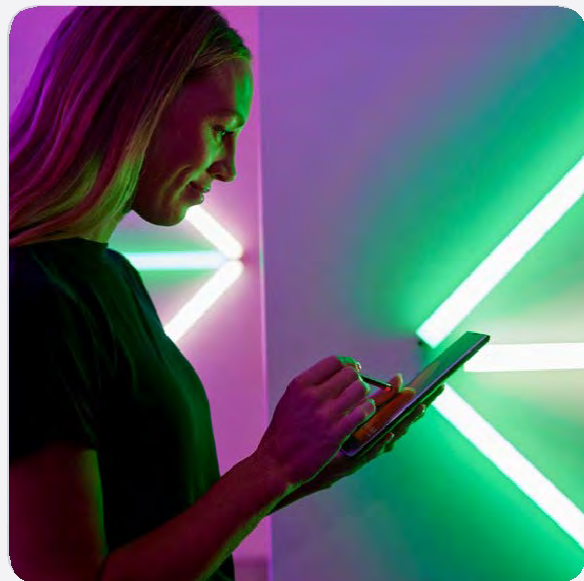
集团创始人顾嘉民先生以不到2,000万澳元的价格购买了位于澳大利亚悉尼厄斯金内威尔米切尔路的第一处工业地产

Greg Goodman purchased his first industrial property on Mitchell Road, Erskineville in Sydney, Australia for less than \$20 million.

2010



# OUR HISTORY



2013

嘉民集团在香港成功收购了亚洲物流信托 (ATL) 25%的股份, 该信托拥有世界上最大的物流建筑  
Acquired 25% of ATL in Hong Kong, the world's largest logistics building.

2016

2018

成立了巴西物流  
合作伙伴关系  
Established Brazilian  
Partnership (GBLP).

2019

2020

嘉民集团在澳洲证券  
交易所上市25周年  
25th anniversary of  
Goodman Group's  
listing on the ASX.

2021

2022

在澳大利亚, 我们通过  
成立两个新的合作伙伴  
关系, 进一步扩大了我  
们的合作平台  
Expanded Partnership  
platform in Australia with  
two new Partnerships.

2023

2012

嘉民集团进一步拓展其全球  
业务, 成功进入美国和巴  
西市场; 同时在香港推出  
了嘉民领达中心—我们首个  
创新的多层物流中心  
Goodman entered the US and  
Brazil; and developed  
Goodman Interlink in Hong  
Kong — our first multi-storey.

2013

2016  
成功在英国启动了  
英国物流合作伙伴  
关系  
Established UK  
Logistics Partnership  
(GUKLP).

2018

2019  
发布了我们的2030年可持  
续发展战略, 并成功跻身  
澳大利亚证券交易所 (ASX)  
市值前20强  
Launched our 2030  
Sustainability Strategy and  
entered the Top 20 ASX.

2020

2021  
嘉民集团实现了在全球  
范围内的业务运营碳中  
和愿景  
Goodman Group achieved  
carbon neutrality for our  
global operations.

2022

2023  
在日本, 我们成立了首个专注  
于数据中心的合作伙伴关系。  
与此同时在澳大利亚我们也新  
增了两个重要的物流领域的合  
作伙伴关系。进一步巩固了我  
们在两个关键市场的业务布局  
Established first data centre  
specific Partnership in Japan, in  
addition to two logistics  
Partnerships in Australia.



# 集团概况 KEY FACTS

\$52.2BN

总管理资产价值  
TOTAL PORTFOLIO

97.1%\*

出租率  
OCCUPANCY

\$8.2BN

开发中的资产价值  
DEVELOPMENT WORK  
IN PROGRESS

423

管理物业项目  
PROPERTIES

23.6M

总管理资产面积(平方米)  
TOTAL SPACE (SQM)

2.9M

出租面积(平方米) (过去12个月)  
SPACE LEASED OVER 12  
MONTHS (SQM)

15

个国家  
TOTAL NUMBER OF  
COUNTRIES

1,000

专业人员 (大约)  
DEDICATED PROPERTY  
PROFESSIONALS (APPROX.)

1,700

客户 (大约)  
CUSTOMERS (APPROX.)

As at 31 December 2024 (USD)

\*High occupancy maintained at 97.1% and WALE of 4.7 years





数字经济核心基础设施

ESSENTIAL INFRASTRUCTURE  
FOR THE DIGITAL ECONOMY





**我们为数字经济提供所需的关键  
仓储设施和数据中心  
WE DELIVER THE CRITICAL  
WAREHOUSES AND DATA CENTRES NEEDED  
TO POWER THE DIGITAL ECONOMY**

数字经济随着电子商务、人工智能和计算需求的增长而不断扩大，我们提供支持其发展所需的基础设施的能力也在不断提升。

As the digital economy expands with the growth of e-commerce, artificial intelligence and increased computing requirements, so does our ability to provide the essential infrastructure needed to support its progress.



# GLOBAL NETWORK

## 嘉民全球业务覆盖 OUR GLOBAL NETWORK

**\$52.2BN** 资产  
Total portfolio

**423** 项物业  
Properties

**15** 个国家  
Countries

### 欧洲/英国 CONTINENTAL EUROPE / UNITED KINGDOM

**\$7.5BN** 资产  
Total portfolio

**114** 项物业  
Properties

### 美洲 THE AMERICAS

**\$6.9BN** 资产  
Total portfolio

**32** 项物业  
Properties

### 澳洲/新西兰 AUSTRALIA / NEW ZEALAND

**\$21.8BN** 资产  
Total portfolio

**196** 项物业  
Properties

### 亚洲 ASIA

**\$16.0BN** 资产  
Total portfolio

**81** 项物业  
Properties

● Current Goodman global presence.  
As at 31 December 2024 (USD)





# 数据中心 DATA CENTRES

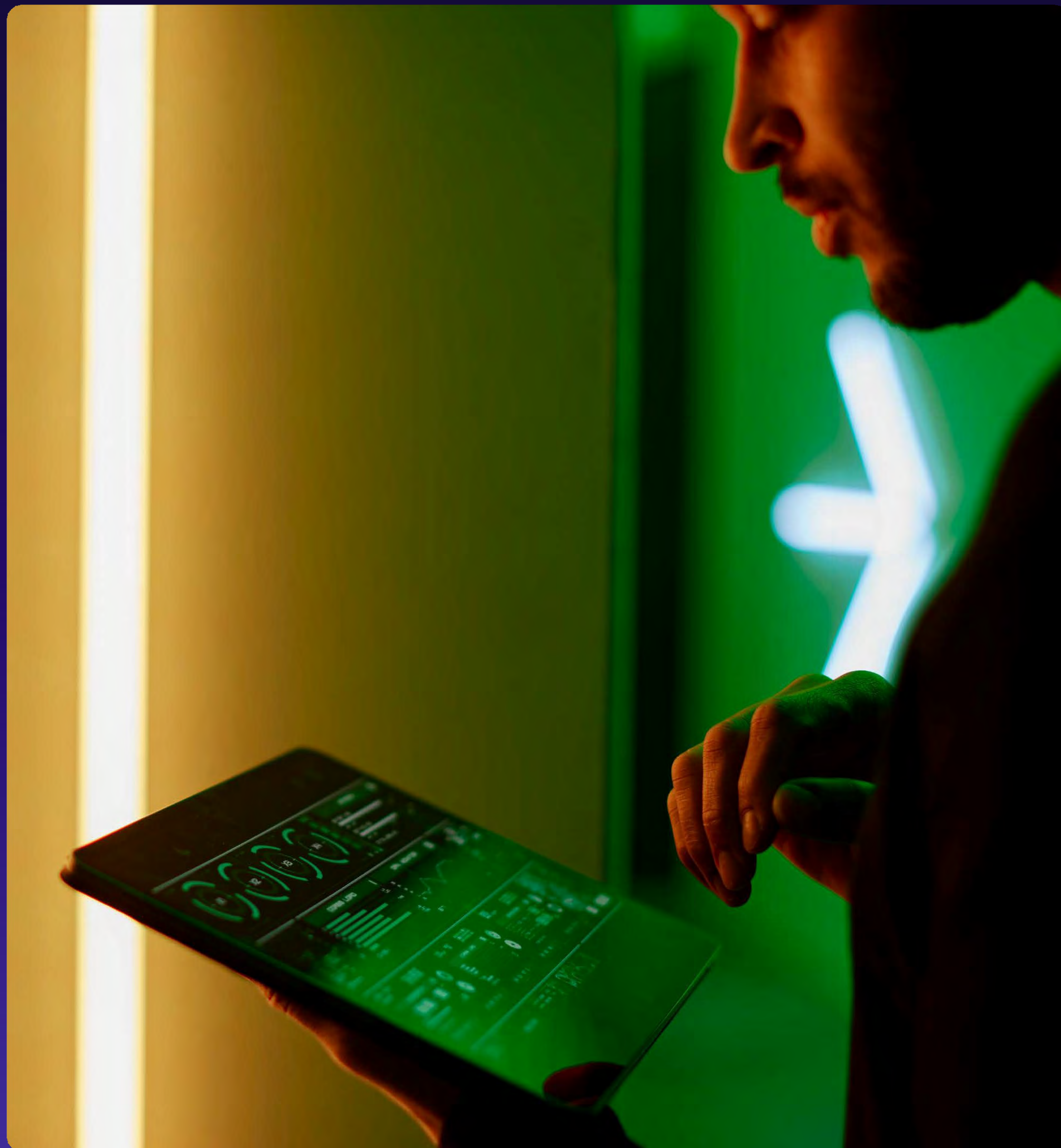


作为数字经济的重要基础设施提供商，嘉民自2005年以来一直在发展其数据中心专业能力。从那时起，我们就已成长为全球范围内拥有众多数据中心的大型企业。

As providers of essential infrastructure for the digital economy, Goodman has been developing its data centre capability since 2005. Since then, we have grown to become a large owner of powered sites globally.







我们的全球能源储备中心总容量为5.0GW，包括已建成的设施、已提供保障的电力供应以及在13个主要国际城市开展的潜在数据中心项目。这一储备是通过我们在全球主要城市中获取土地、规划和电力资源的专业技能，经过长期努力构建而成的。

Our global power bank of 5.0GW includes completed facilities, secured power and potential data centre projects across 13 major international cities.

This has been built up over time through our expertise in securing land, planning and power in highly sought after locations in major global cities.



# 全球能源储备中心 DATA CENTRE POWERBANK



**OUR GLOBAL NETWORK**

POWER BANK	STABILISED	WIP
5.0 GW	0.5 GW	0.4 GW

.As at 31 December 2024



# 嘉民大中华区概览

## OUR GREATER CHINA NETWORK





# 大中华区 GREATER CHINA



• Denotes Goodman office. As at 31 December 2024



**57**  
管理物业  
properties



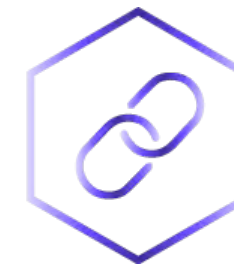
**\$12.5BN**  
总资产价值  
total portfolio



**5.0M**  
总资产面积  
sqm total space



**95%**  
出租率  
occupancy



**2**  
合作伙伴  
partnerships



**339**  
客户  
customers



嘉民吴江产业园 Goodman Wujiang Industrial Park, Greater Shanghai



嘉民领达中心 Goodman Interlink, Hong Kong SAR, China



# 中国内地 MAINLAND CHINA



• Denotes Goodman office. As at 31 December 2024



**39**  
管理物业  
properties



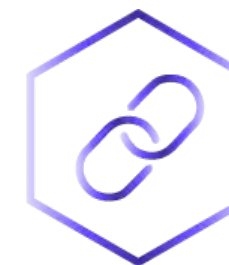
**\$3.4BN**  
总资产价值  
total portfolio



**3.4M**  
总资产面积  
sqm total space



**94%**  
出租率  
occupancy



**1**  
合作伙伴  
partnership



**143**  
客户  
customers



嘉民北京机场北科技产业园 Goodman Beijing Northgate Industrial and Technology Park. Beijing City, China



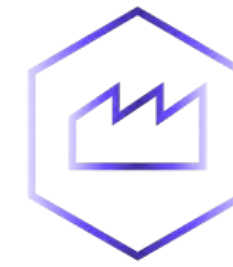
嘉民惠阳产业园 Goodman Huiyang Industrial Park, Huizhou City, Guangdong Province, China



# 中国香港 HONG KONG



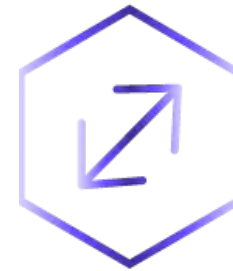
• Denotes Goodman office. As at 31 December 2024



**18**  
管理物业  
properties



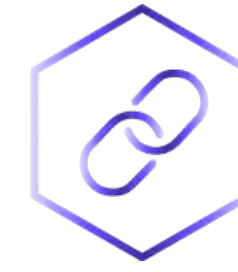
**\$9.0BN**  
总资产价值  
total portfolio



**1.6M**  
总资产面积  
sqm total space



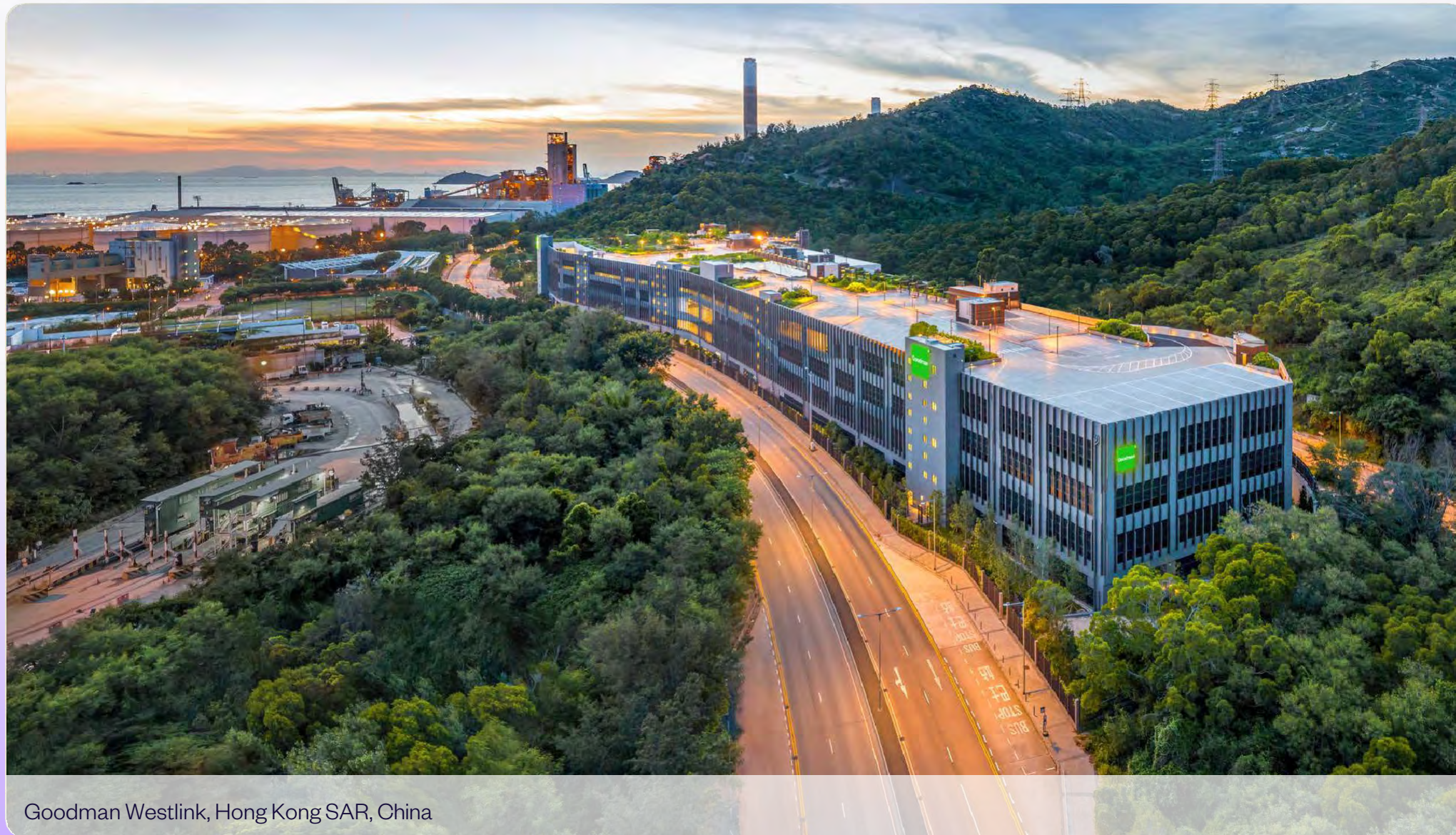
**96%**  
出租率  
occupancy



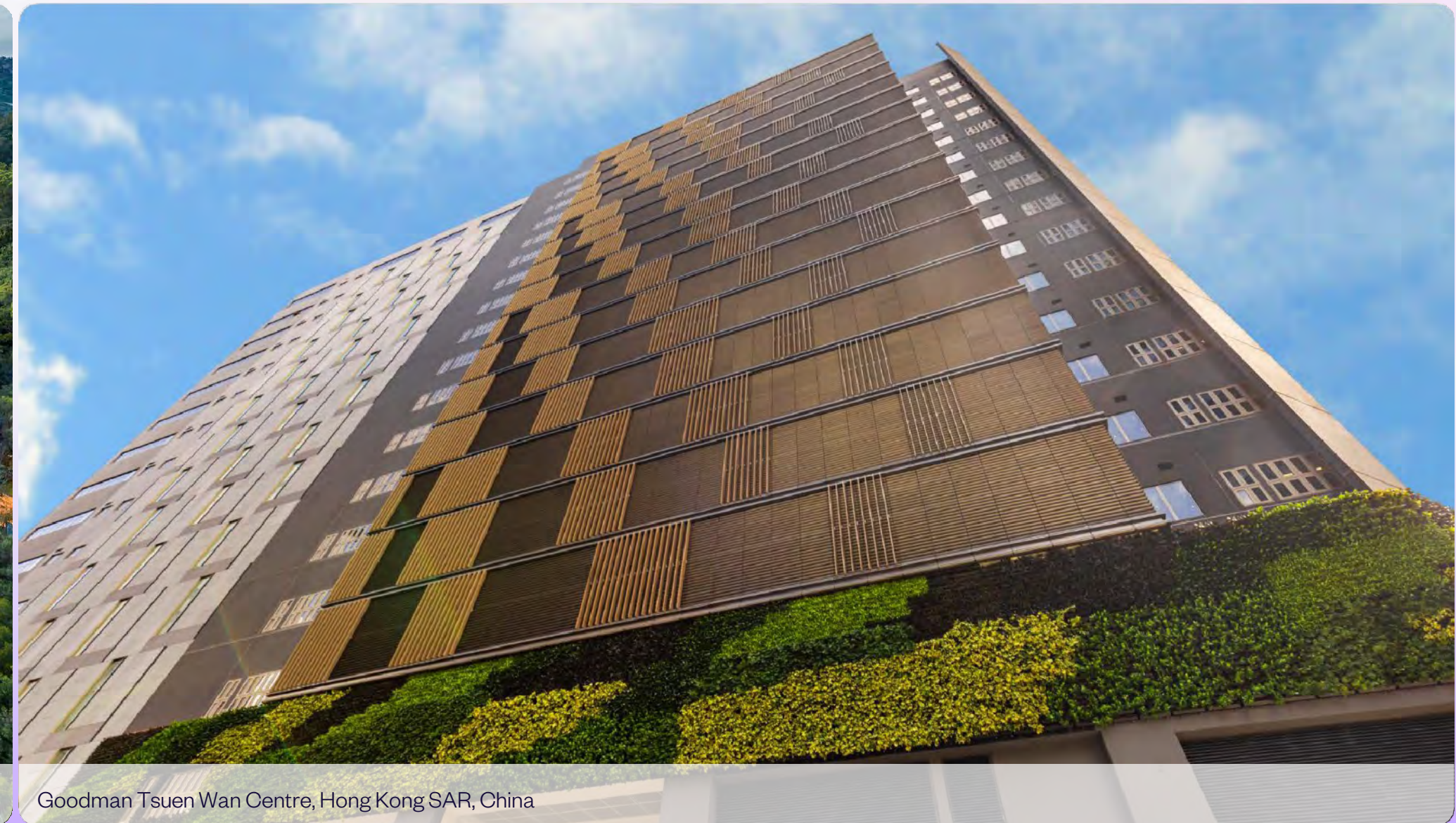
**1**  
合作伙伴  
partnership



**199**  
客户  
customers



Goodman Westlink, Hong Kong SAR, China



Goodman Tsuen Wan Centre, Hong Kong SAR, China



A man and a woman, both wearing blue hard hats and high-visibility orange safety vests, stand on a vast field of solar panels. The man is gesturing with his right hand towards the horizon. In the background, several large construction cranes are visible against a clear blue sky. The solar panels in the foreground are arranged in neat rows and reflect the bright light.

# 可持续发展 SUSTAINABILITY



# 可持续发展 SUSTAINABILITY

在2030年可持续发展战略的指引下，嘉民继续将ESG融入其业务目标中。

Guided by our 2030 Sustainability Strategy, Goodman continues to integrate ESG into its business targets.

## 可持续物业和场所 SUSTAINABLE PROPERTIES AND PLACES

- ✦ 我们继续追踪我们的排放情况，以实现我们的科学碳目标倡议 (SBTi) 和气候积极行动 (Climate Active) 目标
- ✦ 全球太阳能装机容量和承诺装机容量增至 343MW，进一步接近我们 2025 年 400MW 的目标
- ✦ 在嘉民全球直接运营中，使用约 90% 的可再生电力，包括现场发电和购买可再生能源证书
- ✦ 在 2025 财年，在澳大利亚政府气候积极行动 (Climate Active) 的认证体系下，我们正朝着保持全球运营碳中和的目标迈进
- ✦ 采用生命周期评估 (LCA) 方法，继续对我们开发项目中的隐含碳进行测量，并寻求机会减少开发隐含排放

- ✦ We continue to track our emissions towards our SBTi and Climate Active targets
- ✦ Global solar installations and commitments increased to 343MW approaching our 400MW 2025 target
- ✦ Using approximately 90% renewable electricity within Goodman's direct operations globally, including the generation and purchase of renewable energy certificates
- ✦ On track to remain carbon neutral for our global operations for FY25, certified under the Australian Government Climate Active program
- ✦ Continuing to measure embodied carbon in our developments using a life cycle assessment (LCA) approach and seeking opportunities to reduce embodied emissions

## 人、文化与社区 PEOPLE, CULTURE AND COMMUNITY

- ✦ 全球员工性别比例为女性42%, 男性58% ,且 30% 的高级管理人员为女性
- ✦ 向社区和慈善事业捐款 710 万美元。我们向社区到 2030 年捐助 1 亿美元的目标已实现了约 60%
- ✦ 全球嘉民员工贡献了2,286 小时志愿服务

- ✦ A gender ratio of 42% female and 58% male and 30% of senior executives globally being female
- ✦ Contributed \$7.1 million to community and philanthropic causes. Reached approximately 60% of our target of investing \$100 million in communities by 2030
- ✦ 2,286 volunteering hours contributed by Goodman people around the world

## 企业治理与绩效 CORPORATE GOVERNANCE AND PERFORMANCE

- ✦ 在 2024 年全球房地产可持续性基准 (GRESB) 中，嘉民集团 (Goodman Group) 的 ESG ( 环境、社会 and 治理 ) 披露评级保持为 “A”，同时，嘉民的五个合作伙伴在同行业中分别获得了全球或区域行业领导者地位
- ✦ 在 Sustainalytics 的 ESG 评估中，保持了 9.9 的 “可忽略” ESG 风险评级，这反映了我们对ESG因素的稳健管理
- ✦ 维持了我们的 MSOI ESG 评级为 “AA”，位列次高级别

- ✦ Goodman Group maintained its 'A' rating for its ESG disclosure in the 2024 Global Real Estate Sustainability Benchmark (GRESB), while five Goodman Partnerships achieved either Global or Regional Sector Leader status for their peer group
- ✦ Maintained a 'Negligible' ESG risk rating of 9.9 in the Sustainalytics ESG assessment reflecting our robust management of ESG factors
- ✦ Maintained our MSOI ESG rating of 'AA', the 2nd highest category





# 嘉民基金会 Goodman Foundation

嘉民基金会致力于通过四个相互关联的重点领域，实现持续且切实的影响。

The Goodman Foundation is committed to making a sustained and tangible difference through four interconnected areas of focus.

Doing good in the world

满足基本需求  
Meeting  
essential needs



提升社会福祉  
和心理健康  
Improving  
social and  
mental  
wellbeing



促进教育和就业  
Enabling  
education and  
employment



提供救灾援助  
Providing  
disaster relief





项目展示

PROPERTIES SHOWCASE



# GOODMAN INTERLINK

TSING YI, HONG KONG SAR

- + 嘉民在香港的首个开发项目  
Goodman's first development project in Hong Kong
- + 是世界上最高的仓储建筑  
The world's tallest warehouse building
- + 总共24层，其中15层可以从坡道进入  
Total 24 storeys with 15 ramp-access floors
- + 香港首个双级绿色认证工业项目（LEED 金级认证和 BEAM Plus 铂金级认证）  
First dual-rated green industrial building in Hong Kong (LEED Gold and BEAM Plus Platinum ratings)
- + 安装近1,200块太阳能板，近 0.5MW 的电量  
1,200 solar panels installed with 0.5MW output capacity

# 230,000 SQM



# ATL LOGISTICS CENTRE

KWAI CHUNG, HONG KONG SAR

- + 世界上最大的多层工业建筑，位于葵涌货柜码头，交通便利

World's largest multi-level industrial building, conveniently located at the Kwai Chung container terminal

- + 坡道直接连接仓库各层

Direct ramp-access to all warehouse floors

- + 38,000平方米大平层，稀有7.8米层高

Large floor plates of up to 38,000 sqm with rare ceiling heights of up to 7.8m

- + 安装了4,000块太阳能板，近 2.1MW 的太阳能光伏系统

4,000 solar panels installed with 2.1MW output capacity

600,000 SQM



# GOODMAN WESTLINK

TUEN MUN, HONG KONG SAR

- + 地理位置优越，距离香港国际机场仅10分钟车程  
Strategically located within 10minutes' drive from Hong Kong International Airport
- + LEED金级认证建筑，建立节能和节水设施，设计注重客户的身心健康  
Certified LEED Gold building, built with energy and water saving features and designed with an emphasis on occupant well-being
- + 高端仓库设计和建造独具匠心，支持自动化与机器人运营，坡道直接连接所有楼层，最大限度提升运营效率  
High-specification warehouse design, built to support automation and robotics, with direct ramp-access to all floors to maximise operational efficiency
- + 安装了450块太阳能板，近 0.3MW 的太阳能光伏系统  
450+ solar panels installed with 0.3MW output capacity

140,000 SQM



# GOODMAN TSUEN WAN WEST

TSUEN WAN, HONG KONG SAR

- + 位于香港三大主要数据中心区域之一的荃湾  
Located in Tsuen Wan, one of the three major availability zones in Hong Kong
- + 嘉民集团开发了四个新的高端数据中心设施，拥有总共 225MW 的专用主电源供应  
Goodman has developed four new high-tier data centre facilities with a total 225MW of dedicated primary power supplies
- + 设计具有高度的弹性，包括冗余的电力、水和燃料系统  
Designed with high levels of resilience, including redundant power, water and fuel systems
- + 香港最大的技术中心之一，约占城市数据中心容量的20%  
One of Hong Kong's largest technology hubs, comprising ~20% of the city's data centre capacity

225MW



# 嘉民浦东空港物流中心 GOODMAN PUDONG AIRPORT LOGISTICS PARK

SHANGHAI, CHINA

- + 项目获得 LEED v4.1 O&M (既有建筑) 铂金级认证  
LEED Platinum v4.1 O&M certified
- + 毗邻上海浦东国际机场  
Located adjacent to Shanghai Pudong International Airport
- + 双层坡道式优质建筑设施  
Double-storey ramp-up facility
- + 安装了12,000块太阳能板, 近 4.2MW 的太阳能光伏系统  
12,000 solar panels installed with 4.2MW capacity

198,000 SQM



# 嘉民青浦现代产业园 GOODMAN QINGPU CENTRE

SHANGHAI, CHINA

+ LEED 金级认证建筑  
LEED gold certified

+ 三层坡道及电梯建筑设施  
Three-storey warehousing facility with ramp and cargo lift access

+ 位于国家级开发区上海张江高新青浦园区，拥有通往大上海地区主要城市的完善基础设施  
Located in Qingpu, a mature logistics and industrial district in Shanghai with established infrastructure to major cities in Greater Shanghai

+ 近 2.3MW 的太阳能光伏系统  
2.3MW solar power system installed

110,000 SQM



# 嘉民吴江产业园 GOODMAN WUJIANG INDUSTRIAL PARK

GREATER SHANGHAI, CHINA

- + LEED 金级认证建筑  
LEED gold certified
- + 项目包含4栋三层坡道建筑  
Four triple-storey ramp-up warehousing facilities
- + 位于吴江经济开发区是紧邻大上海地区的重要城市  
Located in Wujiang Economic Development Zone with close proximity to major cities in Greater Shanghai
- + 近 7.5MW 的太阳能光伏系统  
7.5MW solar power system installed

199,000 SQM



# 嘉民惠阳产业园 GOODMAN HUIYANG INDUSTRIAL PARK

GREATER BAY AREA, CHINA

- + LEED 金级认证建筑  
LEED gold certified
- + 嘉民中国内地目前最大的建筑项目  
Goodman's largest estate in Mainland China
- + 位于大湾区战略位置，高速公路直达深圳（60公里）和广州（130公里）  
Strategically located in Greater Bay Area with direct highway access to Shenzhen (60km) and Guangzhou (130km)
- + 安装了24,000块太阳能板，近 10.9MW 的太阳能光伏系统  
24,000 solar panels installed with 10.9MW capacity

377,000 SQM



# 嘉民鹤山现代物流园 GOODMAN HESHAN LOGISTICS PARK

GREATER BAY AREA, CHINA

- + LEED 金级认证建筑  
LEED gold certified
- + 位于江门，可直接通往连接大湾区主要城市的高速公路  
Located in Jiangmen with direct access to highways connecting major cities in the Greater Bay Area
- + 近 6MW 的太阳能光伏系统  
6MW solar power system installed

140,000 SQM



# THANK YOU



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