



数字经济核心基础设施

ESSENTIAL INFRASTRUCTURE FOR THE DIGITAL ECONOMY

As at March 2024

THIS IS GOODMAN



WHOWEARE



嘉民集团是一家全球工业地产和数字基础设施的专业集团。嘉民持有、开发和管理贴近消费者的高质量、可持续的地产，并为数字经济提供必要的基础设施。

Goodman is a specialist global industrial property and digital infrastructure group. We own, develop and manage high-quality, sustainable properties that are close to consumers and provide essential infrastructure for the digital economy.



嘉民在遍布14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，协同资本伙伴投资。Goodman operates in key consumer markets in 14 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.

嘉民沿革

OUR HISTORY

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

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

2000

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

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

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。
Macquarie Goodman Group formed, Goodman Australia Industrial Partnership (GAIP) launched; and Goodman entered the United Kingdom market.

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.

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, 这一里程碑项目展示了我们在物流设施领域的领先地位和创新能力。
Goodman entered the US and Brazil; and developed Goodman Interlink in Hong Kong — our first multi-storey.

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.

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; 建立了第一个数据中心, 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; established our first data centre, and the Goodman Foundation.

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

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

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

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

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

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

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.

品牌宗旨

OUR PURPOSE



智造空间
共创非凡
Making
space for
greatness



在嘉民，我们知道世界在不断变化，要成为未来的一分子，我们必须保持敏捷和开放的新工作方式。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。

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. 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.



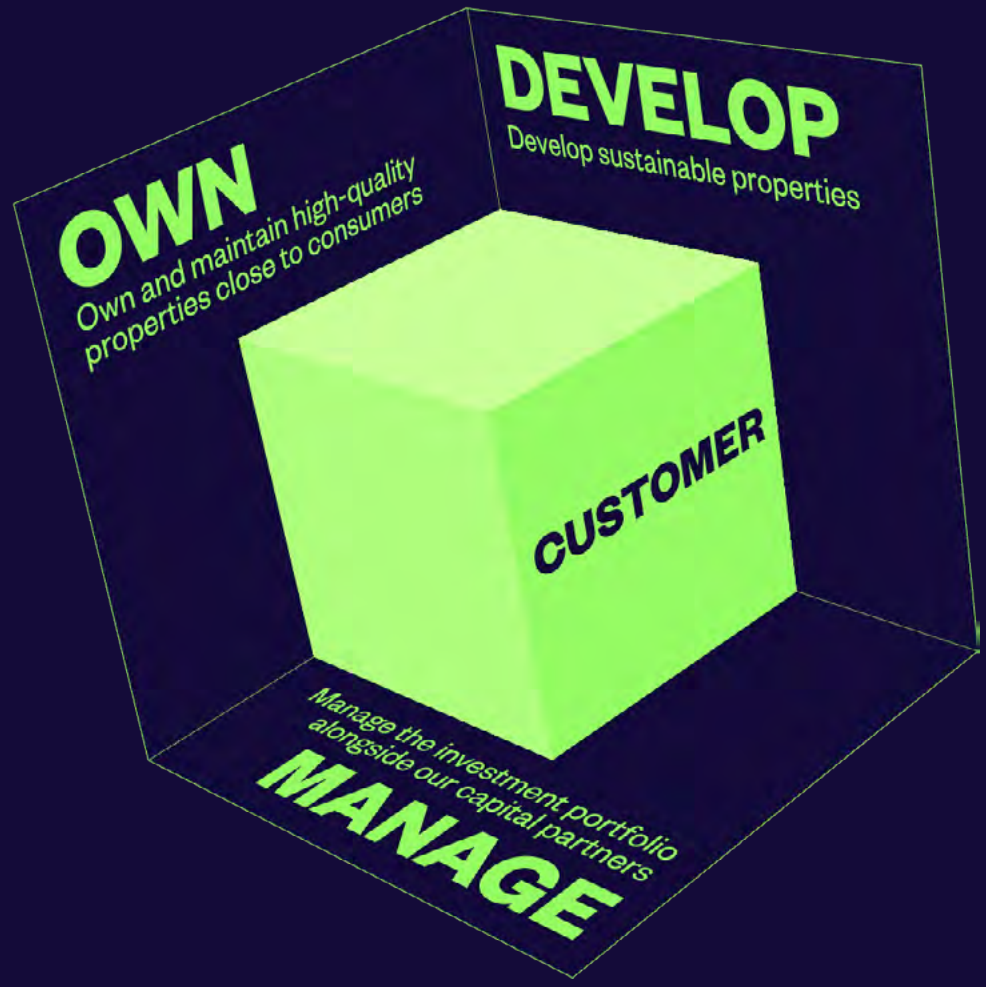
我们视可持续发展为己任，同时我们选择与志同道合的人士和组织合作。这也是我们与世界各地的、努力为那些看不到前进方向的人努力带来改变的慈善机构合作的原因之一。卓越不仅仅是一种追求，也并非一蹴而就的目标。但我们的愿景是让每个人在所做的每件事中都为卓越智造空间。

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.



我们做什么 WHAT WE DO

我们为数字经济提供必要的基础设施
We provide essential infrastructure for the digital economy





嘉民集团 KEY FACTS

总管理资产价值
Total assets under management

\$52.5 bn



出租率
Occupancy

97.8%



开发中的资产价值
Development work in progress

\$8.4 bn



管理物业项目
Properties under management

439



总管理资产面积
Square metres under management

24.4m



出租面积(平方米) (过去12个月)
Space leased over 12 months

2.3m



国家
Total number of countries

14



专业人员 (大约)
Dedicated property professionals (approx.)

1,000



客户 (大约)
Customers (approx.)

1,700



As at 31 March 2024. All figures are in USD.

嘉民全球业务覆盖

GLOBAL NETWORK

\$52.5bn 资产

Assets under Management (AUM)



439 项物业

Properties



14 个国家

Countries



美洲 THE AMERICAS

65亿资产

\$6.5bn

AUM

31项物业

Properties

欧洲/英国 CONTINENTAL EUROPE/UK

74亿资产

\$7.4bn

AUM

133项物业

Properties

亚洲 ASIA

163亿资产

\$16.3bn

AUM

78项物业

Properties

澳洲/新西兰 AUS/NZ

222亿资产

\$22.2bn

AUM

197项物业

Properties

● Current Goodman global presence.
As at 31 March 2024. All figures are in USD.



嘉民大中华区 GOODMAN GREATER CHINA

55
管理物业项目
Properties

96.1%
出租率
Occupancy

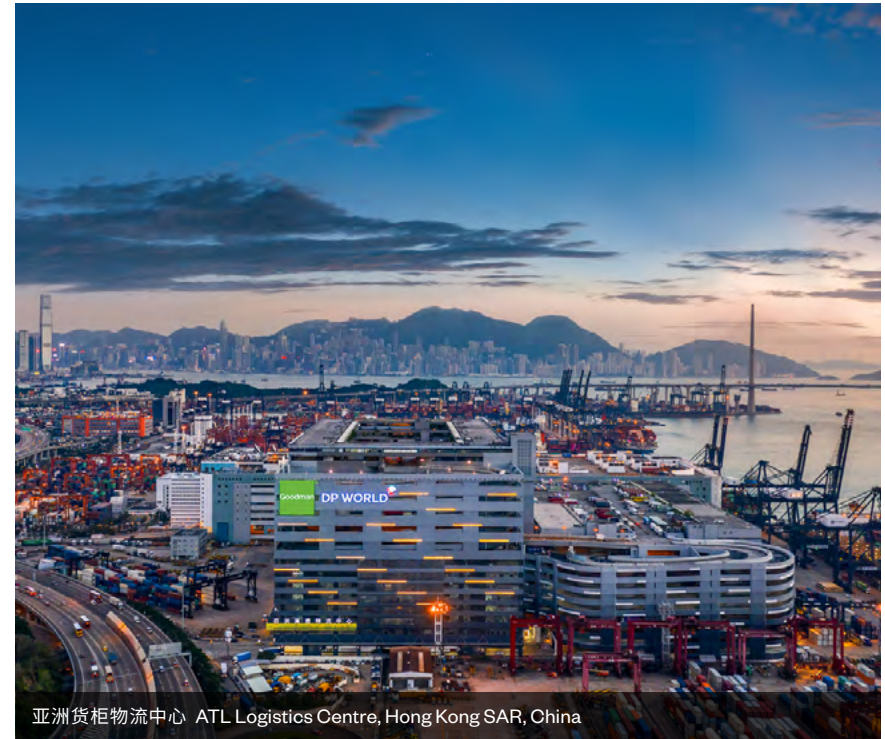
\$12.9bn
总管理资产价值
Assets under management

2
合作伙伴
Managed partnerships

5.0m
总管理资产面积
sqm under management

365
客户 (大约)
Customers

As at 31 March 2024. All figures are in USD.





嘉民中国内地

GOODMAN MAINLAND CHINA

38
管理物业项目
Properties

93.4%
出租率
Occupancy

\$4.4bn
总管理资产价值
Assets under management

1
合作伙伴
Managed partnerships

3.8m
总管理资产面积
sqm under management

168
客户 (大约)
Customers




As at 31 March 2024. All figures are in USD.





Goodman Westlink, Hong Kong SAR, China

嘉民中国香港特别行政区 GOODMAN HKSAR

 <p>17 管理物业项目 Properties</p>	 <p>98.2% 出租率 Occupancy</p>	 <p>\$8.6bn 总管理资产价值 Assets under management</p>
 <p>1 合作伙伴 Managed partnerships</p>	 <p>1.2m 总管理资产面积 sqm under management</p>	 <p>200 客户 (大约) Customers</p>



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

As at 31 March 2024. All figures are in USD.



战略位置 STRATEGIC LOCATIONS

我们旨在通过战略优质选址并提供可持续解决方案以卓越的物业质量和服务, 为我们的客户提供实现目标所需的空间。

We aim to give our customers the space they need to succeed by providing sustainable solutions and unparalleled service in high-quality locations.



嘉民战略选址的考量?

WHAT MAKES A LOCATION GOOD TO GOODMAN?



接近客户和消费者 Proximity to people



接近广大的消费者，消费市场，满足我们的客户不断增长的交付和服务期望。

Close to large consumer populations so that our customers can meet rising delivery and service expectations.



交通便利 Accessibility



靠近主要交通枢纽，提高客户运输服务的高效性，并降低供应链成本。交通便利的位置也使我们客户的工作人员通勤更加顺畅。

Close to major transport infrastructure to enable efficient deliveries and reduce supply chain costs for our customers. Accessible locations make commuting to work easier for our customers' workforce too.



城镇化地区 Urbanised areas



处于城镇化进程中的土地资源非常稀缺，激烈的土地收购竞争也使得这些地区更受到追捧和具有投资价值。

Locations in urbanised areas that are experiencing urbanisation, are scarce. Because there's competition for land use, these areas are more sought after and more valuable.

高品质建筑 HIGH QUALITY BUILDING



我们在大中华地区有专责开发团队，负责开发过程中每个范畴，包括物色理想的物业、总体规划、建筑设计、审批、项目和建设管理，于项目竣工时交付予物业服务团队。

We have an in-house development team in Greater China responsible for all aspects of the development process including; sourcing the ideal property, master-planning, design management, approvals, project and construction management, completion and hand-over to our property management team.

EXCELLENT AMENITY









PROPERTY SHOWCASE
GREATER CHINA

嘉民领达中心 GOODMAN INTERLINK HONG KONG SAR, CHINA

230,000 sqm

主要开发特点 Key development features

- + 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25层, 其中15层可以从坡道进入
Total 25 floors with 15 floors ramp-accessible
- + 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0.5兆瓦的太阳能光伏系统
1,200 solar panels installed with 0.5MW output capacity





亚洲货柜物流中心 ATL LOGISTICS CENTRE HONG KONG SAR, CHINA

600,000 sqm

主要开发特点 Key development features

- + 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2.1兆瓦的太阳能光伏系统
4,000 solar panels installed with 2.1MW output capacity

嘉民鲲驰集团华东 新零售总部 GOODMAN KUNCHI GREATER SHANGHAI

79,000 sqm

主要开发特点 Key development features

- + 项目为路捷鲲驰集团华东地区线上和线下零售服务的分销中心
It serves as Kunchi's East China distribution centre for both online and offline retailing
- + 由两栋双层坡道建筑组成, 含6,000平米21米高的全自动立体建筑
Development of two 2-storey ramp-up warehouse facilities, including a 6,000 sqm 21 metre high automated high bay warehousing
- + 8,000平方米4层独立总部办公楼
8,000 sqm 4-level headquarter standalone office building
- + 安装了6,600块太阳能板, 近3.0兆瓦的太阳能光伏系统
6,600 solar panels installed with 3.0MW output capacity





嘉民浦东空港物流中心 GOODMAN PUDONG AIRPORT SHANGHAI

198,000 sqm

主要开发特点 Key development features

- + LEED铂金级认证
LEED Platinum certification
- + 毗邻浦东机场西区货运站和机场第三跑道
Located immediately adjacent to PACTL West and Pudong Airport's 3rd runway
- + 双层坡道式优质建筑设施
Two-storey ramp-up prime building facilities
- + 安装了12,000块太阳能板, 近4.2兆瓦的太阳能光伏系统
12,000 solar panels installed with 4.2MW output capacity





嘉民青浦现代产业园 GOODMAN QINGPU SHANGHAI

110,000 sqm

主要开发特点 Key development features

- + LEED金级认证建筑
LEED Gold rated building
- + 三层坡道及电梯建筑设施
Three-storey buildings with ramps and lifts
- + 位于国家级上海张江高新青浦园区
In the heart of the Zhangjiang Hi-Tech Qingpu Park
- + 地处国家级开发区，毗邻上海虹桥交通枢纽，借助完善的交通网络可为上海、江苏提供快速有效的工业服务
Located in State Level Development Zone with easy access to transport hubs of Shanghai and Jiangsu
- + 预计安装2,300块太阳能板，近1.5兆瓦的太阳能光伏系统
2,300 solar panels to be installed with 1.5MW output capacity

嘉民北京京南现代产业园 GOODMAN BEIJING SOUTHGATE BEIJING

112,100 sqm

主要开发特点 Key development features

- + LEED金级认证建筑
LEED Gold rated building
- + 坐落于北京南部发展最蓬勃的区域—房山区
Strategically located in the southern part of Beijing – Fangshan Area
- + 项目尽享便利的交通网络, 紧邻京港澳高速
With excellent transportation network, close to Beijing–Hong Kong & Macao Expressway
- + 是城市智能配送中心及产业创新空间的理想之选
The property is an ideal venue for city intelligent distribution and industrial innovation space
- + 安装了6,000块太阳能板, 近3.3兆瓦的太阳能光伏系统
6,000 solar panels installed with 3.3MW output capacity





嘉民惠阳产业园 GOODMAN HUIYANG GREATER BAY AREA

376,000 sqm

主要开发特点 Key development features

- + LEED金级认证建筑
LEED Gold rated building
- + 位于惠大高速出口2公里, 同时辐射大部分珠江三角洲地区, 可为珠三角城市群提供高效的工业服务平台
Only 2 km to Huida Expressway, covering the major Pearl River Delta region, an industrial service platform for cities around
- + 项目三期为三层坡道建筑, 生产分区之间有连廊连接
Phase 3 has three-storey building structures, and the partitions of production are connected by corridors
- + 嘉民中国内地目前最大的建筑项目
Goodman's largest fully developed estates in Mainland China
- + 安装了24,000块太阳能板, 近10.9兆瓦的太阳能光伏系统
24,000 solar panels installed with 10.9MW output capacity

嘉民佛山产业园 GOODMAN FOSHAN GREATER BAY AREA

133,700 sqm

主要开发特点 Key development features

- + LEED金级认证建筑
LEED Gold rated building
- + 位于佛山高明区明城镇，可为大湾区珠三角西岸城市群提供高效的工业服务平台
Located in Mingcheng Town, Foshan City, offering efficient industrial service to cities in west side of Pearl River Delta, Greater Bay Area
- + 项目可借助新机场等周边发达的工业基础成为珠江西岸重要的工业制造基地
Strong potential to become an important industrial centre on the west bank of the Pearl River synergized by strong industry foundation around the New Airport
- + 项目交通便利，通过高速能迅速抵达粤港澳大湾区内主要城市
Connects to major cities in the Greater Bay Area through key highways
- + 安装了8,800块太阳能板，近4.0兆瓦的太阳能光伏系统
8,800 solar panels installed with 4.0MW output capacity





嘉民大湾区深圳物流总部 GOODMAN SHENZHEN GREATER BAY AREA

~118,000 sqm

主要开发特点 Key development features

- + 地处大湾区深圳市龙岗区
Located in Longgang District, Shenzhen City, Greater Bay Area
- + 邻近国家级平湖南物流枢纽
Neighbourhood with Pinghu South Logistic Hub
- + 项目周边具有极佳的交通网络设施, 将开发建设成5层的坡道仓库
Excellent transportation network. Development of 5-storey warehouse with ramp facilities
- + 超级优越的位置, 离深圳市中心和香港边境都是20公里的距离, 项目周边基础设施完善, 包括高速公路, 高铁站, 地铁站及港口等
It is in a prime location only 20km from downtown Shenzhen, 20km from Hong Kong border with good infrastructure connectivity including expressway, metro, high speed train, shopping mall and ports

GOODMAN WESTLINK HONG KONG SAR, CHINA

140,000 sqm

主要开发特点 Key development features

- + 地理位置优越，地处政府指定的新物流枢纽，服务辐射大湾区
Strategically located in new Government-designated logistics hub, to serve the Greater Bay Area
- + 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0.3兆瓦的太阳能光伏系统
450 solar panels installed with 0.3MW output capacity





GOODMAN TSUEN WAN WEST HONG KONG SAR, CHINA

~150,000 sqm

主要开发特点 Key development features

- + 数据中心产业园, 为4个全新的高端数据中心提供超400兆瓦的电能
Data Centre campus providing over 400MW of power across four brand-new, high-tier data centres
- + 该项目助力政府推动当地的升级改造计划, 在荃湾西区发展一个新的贸易及商业枢纽
Helped to drive the Government's gentrification plans for the local neighbourhood – to develop a new commercial and business hub in the Tsuen Wan West district

THANK YOU

Goodman



上海 SHANGHAI

上海市静安区南京西路1539号嘉里中心办公楼2期10楼
10/F, Tower 2, Jing An Kerry Centre
1539 Nanjing Road West, Jing An District, Shanghai 200040
T: +86 21 6133 2000

北京 BEIJING

北京市朝阳区酒仙桥路20号颐堤港一座2304室
Room 2304, ONE INDIGO, 20 Jiuxianqiao Road,
Chaoyang District, Beijing 100016
T: +86 10 8573 0700

广州 GUANGZHOU

广州市天河区珠江新城珠江东路6号, 广州周大福金融中心2402室
Room 02, 24/F, Guangzhou CTF Finance Centre,
No.6 Zhujiang East Road, Zhujiang New Town, Tianhe District, Guangzhou 510623
T: +86 20 3941 7003

香港 HONG KONG

湾仔皇后大道东1号太古3期901室
Suite 901, Three Pacific Place, 1 Queen's Road East, Hong Kong
T: +852 2249 3100

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