

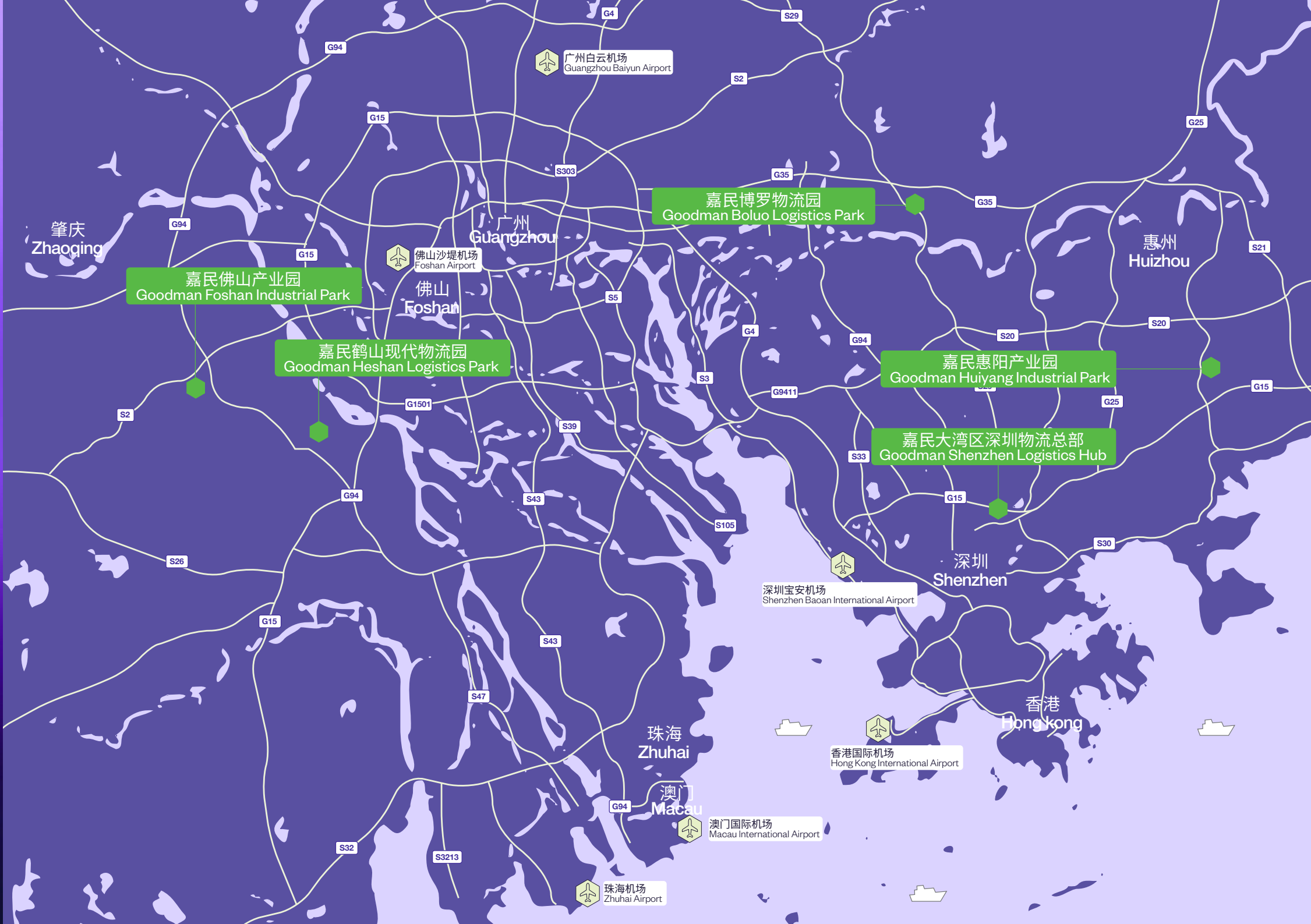
A wide-angle, high-angle photograph of the Guangzhou skyline at night. The city is densely packed with skyscrapers, many of which are illuminated with various colors like blue, purple, and white. The Pearl River Tower is prominent on the right, glowing with purple and blue lights. The sky is a deep blue with some light clouds. The overall scene conveys a sense of a vibrant, modern metropolis.

嘉民华南区优质空间 GOODMAN SOUTHERN CHINA

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GREATER BAY AREA

嘉民博罗物流园
GOODMAN BOLUO LOGISTICS PARK

嘉民惠阳产业园
GOODMAN HUIYANG INDUSTRIAL PARK

嘉民佛山产业园
GOODMAN FOSHAN INDUSTRIAL PARK

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

嘉民大湾区深圳物流总部
GOODMAN SHENZHEN LOGISTICS HUB



嘉民博罗物流园

GOODMAN BOLUO LOGISTICS PARK

区域优势 WELL CONNECTED

位于珠三角心脏区域的优质仓储设施, 项目位于惠州市博罗县毗邻深圳、东莞、广州, 包含多幢优质单层仓储设施。项目获得 LEED 银级认证建筑。

Premier logistics location in the heart of the Pearl River Delta region. Located in Boluo County, at the intersection of Shenzhen, Dongguan and Guangzhou city. Consisted of multiple single-storey logistics facilities. LEED silver rated building.

 **0.5KM** 紧邻广惠高速
to Guanghui Expressway

 **22KM** 至莞深高速
to Guanshen Expressway

 **35KM** 至东莞市
to Dongguan CBD

 **80KM** 至广州市
to Guangzhou CBD



128,372 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	21,932
仓库 Warehouse	19,139
办公室 Office	1,727
雨棚 Canopy	756
公摊 Allocation	310
2号楼 Building 2	18,720
仓库 Warehouse	16,259
办公室 Office	1,750
雨棚 Canopy	446
公摊 Allocation	265
3号楼 Building 3	11,345
仓库 Warehouse	10,205
办公室 Office	571
雨棚 Canopy	409
公摊 Allocation	160
4号楼 Building 4	22,247
仓库 Warehouse	20,526
办公室 Office	590
雨棚 Canopy	816
公摊 Allocation	315
5号楼 Building 5	25,647
仓库 Warehouse	23,348
办公室 Office	1,113
雨棚 Canopy	823
公摊 Allocation	363
6a号楼 Building 6a	8,701
仓库 Warehouse	7,801
办公室 Office	392
雨棚 Canopy	385
公摊 Allocation	123
6b号楼 Building 6b	8,366
仓库 Warehouse	7,613
办公室 Office	297
雨棚 Canopy	338
公摊 Allocation	118
充电间 Charging Room	203
7号楼 Building 7	11,211
仓库 Warehouse	10,040
办公室 Office	693
雨棚 Canopy	320
公摊 Allocation	158
总计 Total building	128,372



嘉民惠阳 产业园

GOODMAN HUIYANG INDUSTRIAL PARK

区域优势 WELL CONNECTED

项目紧邻惠大高速,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。项目三期为3层坡道建筑,生产分区之间有连廊连接。项目获得 LEED 金级认证建筑。

The property is located adjacent to the Huida Expressway, covering the major Pearl River Delta region, an industrial service platform for cities around. Phase 3 are three-storey building structures and connected by corridors. The property has obtained LEED Gold certification.

 **ADJACENT** 至惠大高速
to Huida Expressway

 **9.2KM** 至深汕高速G15入口
to G15 Expressway

 **14KM** 至惠州南高铁站
to Huizhou South Train Station

 **22KM** 至惠州港
to Huizhou Port



375,424 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	17,552
作业区 Operation area	15,568
办公室 Office	1,484
雨棚 Canopy	414
公摊 Allocation	86
2号楼 Building 2	17,878
作业区 Operation area	15,859
办公室 Office	1,484
雨棚 Canopy	448
公摊 Allocation	87
3号楼 Building 3	16,439
作业区 Operation area	15,247
办公室 Office	634
雨棚 Canopy	477
公摊 Allocation	90
4号楼 Building 4	18,229
作业区 Operation area	16,280
办公室 Office	634
雨棚 Canopy	1,225
公摊 Allocation	90
5号楼 Building 5	18,416
作业区 Operation area	17,056
办公室 Office	625
雨棚 Canopy	644
公摊 Allocation	91
6号楼 Building 6	17,687
作业区 Operation area	16,289
办公室 Office	625
雨棚 Canopy	686
公摊 Allocation	87
7号楼 Building 7	47,422
作业区 Operation area	42,769
办公室 Office	2,758
雨棚 Canopy	1,662
公摊 Allocation	233
8号楼 Building 8	46,439
作业区 Operation area	41,929
办公室 Office	2,758
雨棚 Canopy	1,523
公摊 Allocation	229



嘉民佛山 产业园

GOODMAN FOSHAN INDUSTRIAL PARK

区域优势 WELL CONNECTED

位于佛山高明区明城镇，周边享有成熟的交通运输网络，可为大湾区珠三角西岸城市群提供高效的工业服务平台。项目获得 LEED 金级认证建筑。
Located in Mingcheng Town, Foshan City, an important industrial center in Guangdong Province. With easy access to major expressways, Goodman Foshan Industrial Park enjoys well-developed transportation networks, offering efficient industrial service cities in west side of Pearl River Delta, Greater Bay Area. The property has obtained LEED Gold certification.



8KM

至G94高速
to G94 Expressway



30KM

至珠三角枢纽
(广州新) 机场
to Foshan New Airport



40KM

至佛山市
to Foshan downtown



80KM

至广州市
to Guangzhou downtown

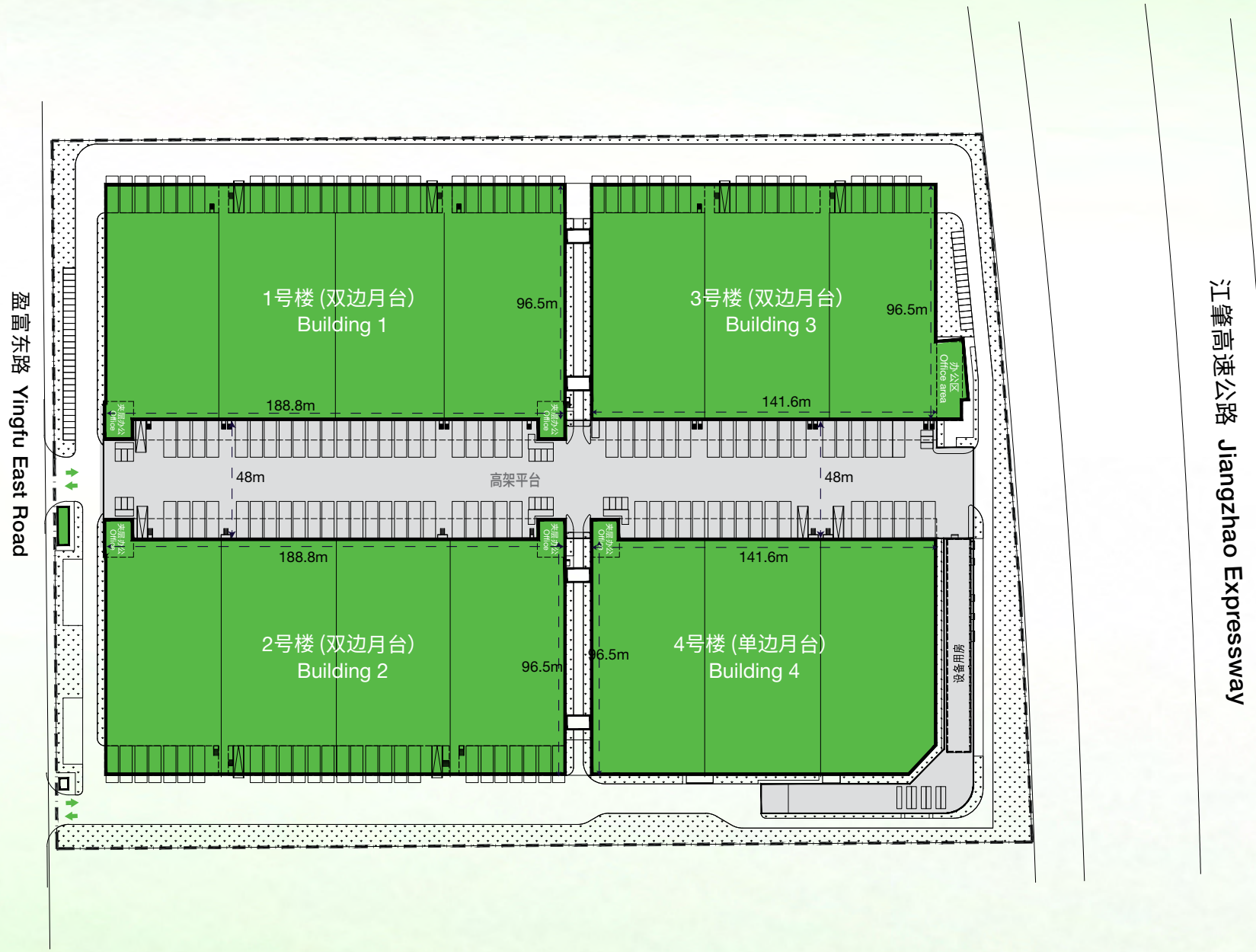


133,684 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	37,780
作业区 Operation area	34,006
办公室 Office	1,172
雨棚 Canopy	2,404
公摊 Allocation	198
2号楼 Building 2	37,782
作业区 Operation area	34,005
办公室 Office	1,172
雨棚 Canopy	2,407
公摊 Allocation	198
3号楼 Building 3	27,790
作业区 Operation area	25,714
雨棚 Canopy	1,930
公摊 Allocation	146
综合楼 Amenity	1,450
4号楼 Building 4	28,882
作业区 Operation area	27,117
办公室 Office	574
雨棚 Canopy	1,038
公摊 Allocation	152
总计 Total building	133,684



嘉民鹤山 现代物流园

GOODMAN HESHAN LOGISTICS PARK

区域优势 WELL CONNECTED

项目位于江门市鹤山珠西物流园区内；由四栋双层坡道仓库组成，包含一栋四层综合办公楼。项目获得 LEED 金级认证建筑。

Located in Heshan West Pearl River Delta Logistics Park. Development of four 2-storey ramp-up warehouse facilities, including one 4-storey office building. The property has obtained LEED Gold certification.



5KM

至鹤山市
to Heshan downtown



40KM

至江门高铁站
to Jiangmen HSR station



65KM

至广州南高铁站
to Guangzhou South Station



75KM

至广州市
to Guangzhou Downtown

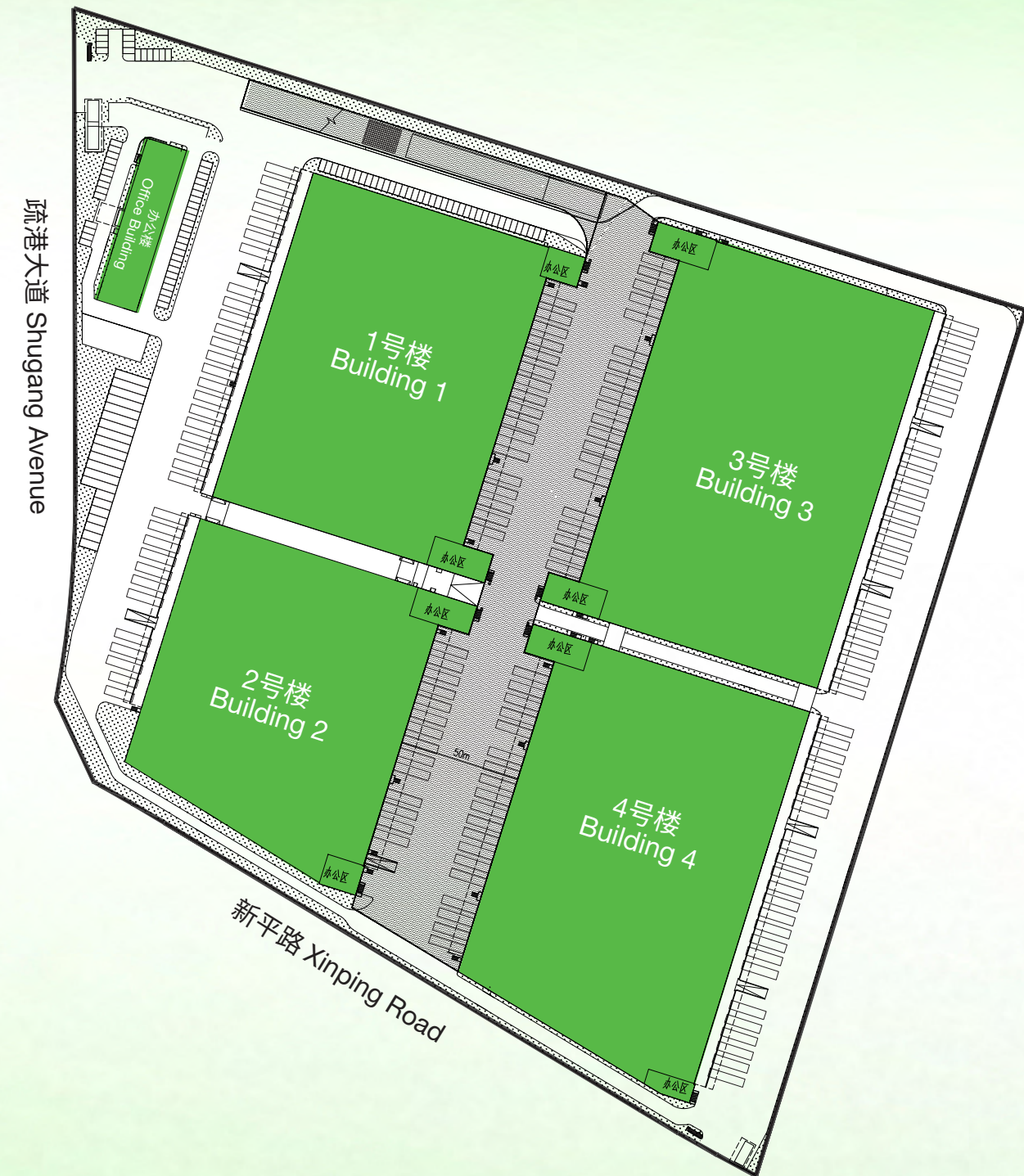


140,262 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	32,481
仓库 Warehouse	28,920
办公室 Office	1,934
雨棚 Canopy	1,470
公摊 Allocation	157
2号楼 Building 2	27,848
仓库 Warehouse	24,616
办公室 Office	1,946
雨棚 Canopy	1,150
公摊 Allocation	136
3号楼 Building 3	38,554
仓库 Warehouse	34,167
办公室 Office	2,453
雨棚 Canopy	1,746
公摊 Allocation	188
4号楼 Building 4	36,697
仓库 Warehouse	33,303
办公室 Office	1,564
雨棚 Canopy	1,650
公摊 Allocation	180
办公楼 Office Building	4,682
总计 Total building	140,262



嘉民大湾区 深圳物流总部

GOODMAN SHENZHEN LOGISTICS HUB

区域优势 WELL CONNECTED

地处大湾区深圳市龙岗区平湖，项目周边具有极佳的交通网络设施。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。将开发建设 6 层的坡道仓库。

Located in Pinghu, Longgang District, Shenzhen, within the Greater Bay Area, the project boasts excellent transportation network facilities in its vicinity. It is situated 20 kilometers away from both the downtown area of Shenzhen and the Hong Kong border. The surrounding infrastructure is well-developed, encompassing highways, high-speed rail stations, subway stations, and ports. The project will be developed a six-story ramp warehouse.



1.3KM

至地铁10号线李朗站
to Metro Line 10
Shanglilang Station



2.5KM

至平湖南火车客运站
to Pinghu South
Railway Station



20KM

至深圳市中心
to Shenzhen Downtown



20KM

至香港边检
to Hong Kong Border

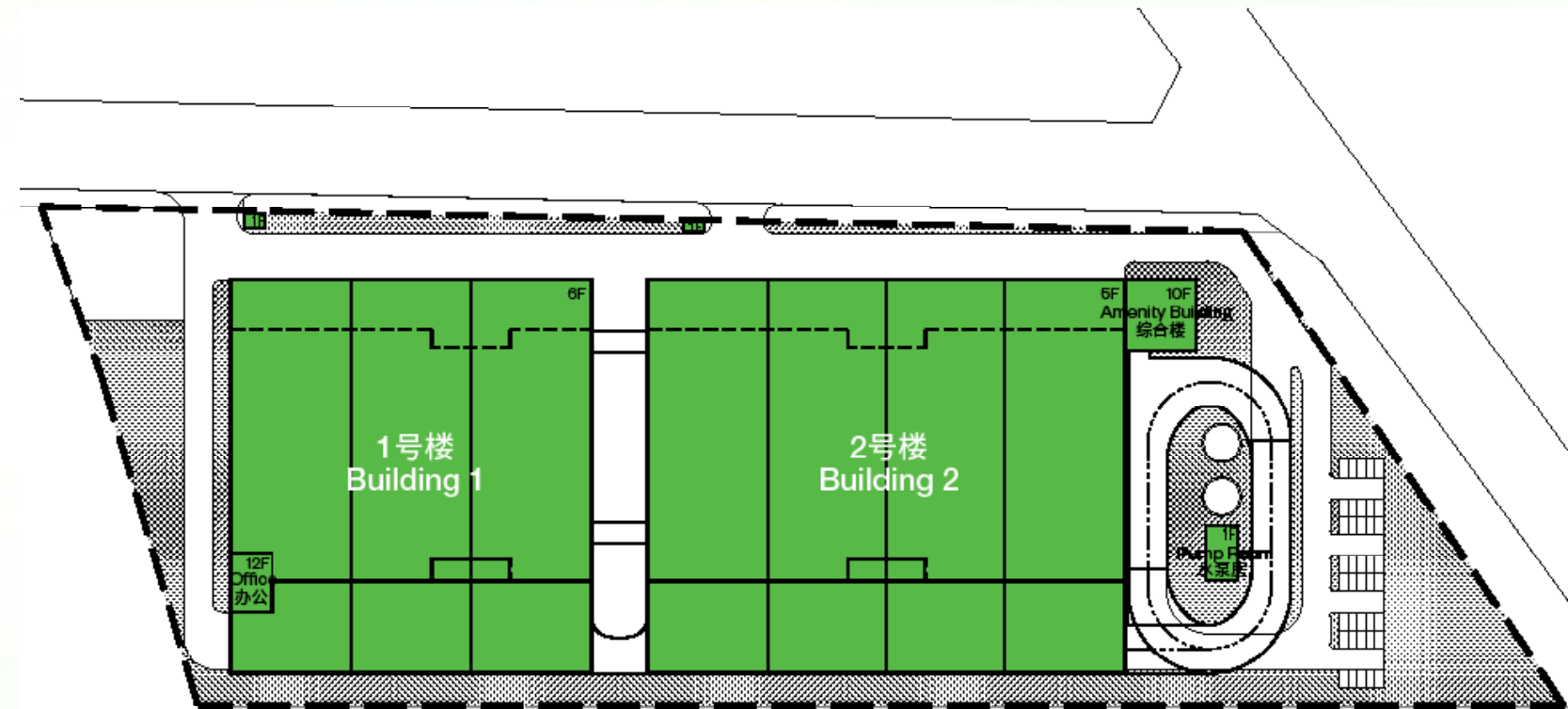


148,207 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	68,320
仓库 Warehouse	64,134
办公室 Office	2,399
雨棚 Canopy	407
公摊 Allocation	1,380
2号楼 Building 2	76,194
仓库 Warehouse	74,655
公摊 Allocation	1,539
办公楼 Office Building	3,693
总计 Total building	148,207



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.



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.)

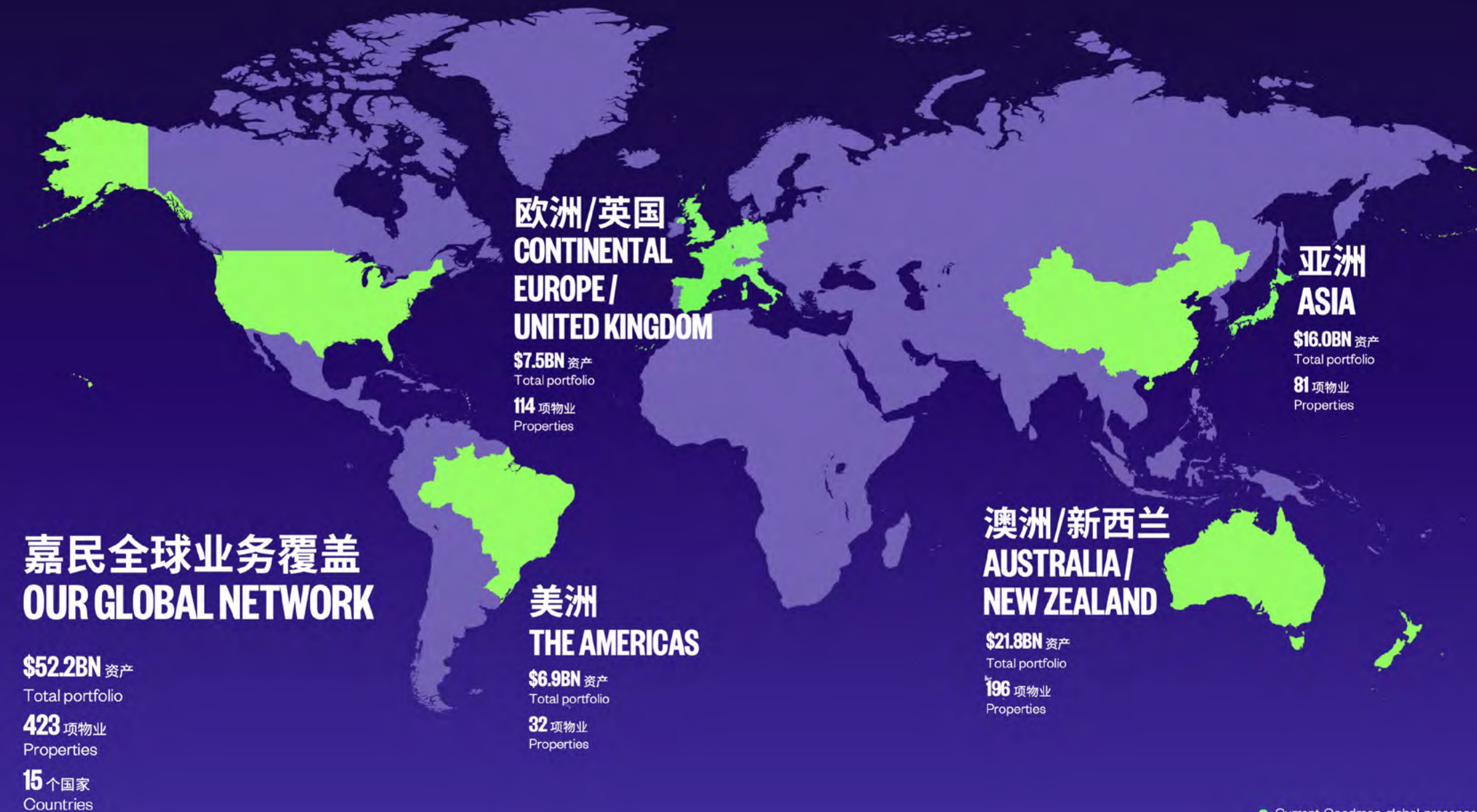
1,700

客户 (大约)
CUSTOMERS (APPROX.)

As at 31 December 2024 (USD)

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

GLOBAL NETWORK



THANK YOU

Goodman



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