



7 November 2011

The Manager
Company Notices Section
ASX Limited
Exchange Centre
20 Bridge Street
Sydney NSW 2000

Dear Sir

GMP: GOODMAN GROUP ANNOUNCEMENT – Goodman Australia Industrial Fund successfully prices US\$300 million senior, unsecured note issue

We attach an announcement made today by Goodman Group.

Please contact the undersigned should you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to read "Carl Bicego".

Carl Bicego
Company Secretary

Goodman Australia Industrial Fund successfully prices US\$300 million senior, unsecured note issue

Date 7 November 2011

Release Immediate

Goodman Group is pleased to announce that Goodman Australia Industrial Fund (GAIF or Fund) has successfully priced its inaugural US\$300 million US Private Placement (USPP) issue.

The senior, unsecured notes are to be issued in two tranches, with 10 year (US\$158 million) and 12 year (US\$142 million) terms, providing an increase in the Fund's average debt maturity from 3.9 to 4.8 years. The proceeds will be used to refinance existing debt facilities. The issue will not impact GAIF's gearing ratio.

Goodman's Group CEO, Greg Goodman said, "We are very pleased with the success of GAIF's first USPP issue. Coupled with the recent MTN issue, it is another significant step in the successful and ongoing implementation of the Fund's strategy of diversifying its debt capital sources and extending the maturity profile of its finance facilities."

- Ends -

For further information, please contact Goodman:

Gregory Goodman
Group Chief Executive Officer
Tel +61 2 9230 7400

About Goodman Group

Goodman Group is an integrated property group with operations throughout Australia, New Zealand, Asia, Europe and the United Kingdom. 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.

About GAIF

Goodman Australia Industrial Fund is Australia's largest industrial fund with \$4.4 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 6.5 years and an occupancy rate of 98%, with customers including blue chip companies such as Coles, Toll, Coca-Cola Amatil and Linfox.

This announcement does not constitute an offer to sell, or the solicitation of an offer to buy, securities in the United States or to, or for the account or benefit of, any "U.S. person" (as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the "Securities Act") (a "U.S. Person")). Securities may not be offered or sold in the United States or to U.S. Persons unless the securities have been registered under the Securities Act or an exemption from registration is available.