

**APPENDIX 4D - HALF YEAR REPORT**  
**GOODMAN GROUP**  
**(comprising Goodman Limited and Goodman Industrial Trust)**  
**RESULTS FOR ANNOUNCEMENT TO THE MARKET**  
**FOR THE HALF YEAR ENDED 31 DECEMBER 2008**

The Appendix 4D contains financial information which has been reviewed by KPMG.

The information contained in this report should be read in conjunction with the annual financial report for the year ended 31 December 2008.

Highlights of results	31 Dec 2008	31 Dec 2007 <sup>1</sup>	Change	
Revenue and other income (\$M)	33.7	611.2	down	(94.5%)
(Loss)/profit attributable to Securityholders (\$M)	(465.9)	284.9	down	(263.5%)
Basic earnings per security (cents)	(23.9)	16.7	down	(243.1%)
Diluted earnings per security (cents)	(23.9)	16.7	down	(243.1%)
Dividends paid or proposed per share (cents)	-	-	-	-
Distributions paid or proposed per security (cents)	9.65	17.00	down	(43.2%)
Franked amount per security/share (cents)	-	-	-	-
Record date for determining entitlements to the distributions/dividends	31 Dec 08	31 Dec 07		
Date distribution/dividend is payable	26 Feb 09	14 Feb 08		
Total assets (\$M)	9,650.9	9,605.2	up	0.5%
Total liabilities (\$M)	5,142.1	4,659.3	up	10.4%
Net assets (\$M)	4,508.8	4,945.9	down	(8.8%)
Net tangible assets per security/share (cents)	103.81	192.40	down	(46.0%)
Total borrowings to equity ratio (%)	90.3	81.4	up	10.9%
Contributed equity (\$M)	5,245.3	4,314.9	up	21.6%
Security price (\$)	0.74	4.89	down	(84.9%)
Number of securities on issue on the ASX (M)	2,779.7	1,715.5	up	62.0%
Number of securities on issue, net of Treasury Securities	2,738.0	1,674.6	up	63.5%
Market capitalisation (\$M)	2,057.0	8,389.0	down	(75.5%)
Number of Securityholders	24,671	22,183	up	11.2%
<b>Controlled entities acquired or disposed</b>				
Refer to notes 3 and 5 of the interim financial report for the half year ended 31 December 2008 for further details. In relation to the disposals to Arlington Business Parks Partnership the following controlled entities were disposed: Goodman (Edinburgh) Jersey Limited Goodman (Northampton) Jersey Limitec Goodman (Desborough) Jersey Limited				
<b>Associates and joint venture entities</b>				
Refer to note 13 of the interim financial report for the half year ended 31 December 2008 for further details.				

1. The results for the half year ended 31 December 2007 have been restated to reflect the classification of continuing and discontinued operations following Goodman Group's disposal of its equity interest in Goodman Property Investors Limited.