



## media release+

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### **Goodman announces a US\$132 million joint venture in China with CPPIB**

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**Goodman Group (Goodman) and the Canada Pension Plan Investment Board (“CPPIB”) are pleased to announce that they have entered into a new Joint Venture (“JV”) which will seek to own and develop logistics assets in Mainland China. The initial investment by the JV will be US\$132 million. In addition, the joint venture could invest up to a further US\$150 million to develop facilities on land currently owned by Goodman in China.**

The CPPIB is a professional investment management organization that invests the assets of the Canada Pension Plan (CPP) not required to pay current benefits and has assets under management of C\$105.5 billion.

Goodman Group CEO, Greg Goodman said, “This joint venture is the first step in what is likely to be a strong relationship with CPPIB as we look towards capitalising on other Asia Pacific opportunities through further joint ventures and strive to position Goodman as the leading logistics space provider in the region.”

The Joint venture will initially be seeded by four of Goodman’s income producing assets. It has a 12-month option to acquire Goodman’s land bank plus the first right of refusal over all logistics opportunities sourced by Goodman in Mainland China for as long as the JV continues to actively invest.

“We are pleased to be entering into this joint venture with Goodman as it enables us to gain access to the fast growing China logistics market while tapping into the expertise of a global logistics space supplier. It will provide us with the opportunity to acquire a diversified portfolio of high-quality logistics assets that can yield attractive returns over the long term,” said Graeme Eadie, Senior Vice President, Real Estate Investments, CPP Investment Board.

The four seed properties included in the JV are; Kangqiao Distribution Centre, Fengxian Distribution Centre, Fengxian International Logistics Park and Taopu Industrial Estate. They provide over 270,000 sqm of lettable space with an overall occupancy rate of 99%. Major tenants include DHL, Lotus Supermarket, NYK Logistics and Sinotrans.

Goodman has a land bank of over 300,000 sqm in China and the JV will be seeking to develop this over the next three years. Philip Pearce, Managing Director of Goodman Greater China said, “The JV with CPPIB demonstrates the Group’s ongoing ability to attract third party capital and positions Goodman to take advantage of the growth opportunities we expect to see in the China

logistics market. With China forecasted to continue its strong economic growth over the long term, we believe that this market has the potential to be one of the world's largest logistics markets.”

For further information, please contact Goodman:

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**Notes to editors:**

**About Goodman**

Goodman Group, 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 and business park assets globally.

For more information, please visit [www.goodman.com](http://www.goodman.com).

**About CPP Investment Board**

The CPP Investment Board is a professional investment management organization that invests the funds not needed by the Canada Pension Plan to pay current benefits on behalf of 17 million Canadian contributors and beneficiaries. In order to build a diversified portfolio of CPP assets, the CPP Investment Board invests in public equities, private equities, real estate, inflation-linked bonds, infrastructure and fixed income instruments. Headquartered in Toronto, with offices in London and Hong Kong, the CPP Investment Board is governed and managed independently of the Canada Pension Plan and at arm's length from governments. At March 31, 2009, the CPP Fund totaled C\$105.5 billion.

For more information, please visit [www.cppib.ca](http://www.cppib.ca).