13 February 2008

The Manager
Company Notices Section
Australian Securities Exchange Limited
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Dear Sir

GOODMAN GROUP – RESULTS FOR THE HALF YEAR ENDED 31 DECEMBER 2007

Attached are the **results for announcement to the market** and information relating to the half year ended 31 December 2007 for Goodman Group.

Included are:

1. ASX/Media Release;
2. Investor/Analyst Presentation;
3. Appendix 4D – in accordance with Listing Rule 4.2A; and
4. Directors Report and Financial Report for the half year ended 31 December 2007.

The information in relation to the half year results should be read in conjunction with the 2007 annual financial report.

Please contact the undersigned in relation to any queries.

Yours faithfully

Carl Bicego
Company Secretary

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Goodman International Limited ABN 69 000 123 071
Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621
as responsible entity for Goodman Industrial Trust ARSN 091 213 839

asx release+

Goodman Group ("Goodman") half year results – December 2007

Date	13 February 2008
Release	Immediate

Today, the Goodman Group announced operating profit[1] for the half of $290.3 million, representing 17.5 cents per security. Operating EPS is up 11% over the previous corresponding period. With EPS ahead of budget, management re-affirms its forecast for FY2008 of 34 cents per security, representing an 8% uplift over FY2007. In relation to capital management, the Group has liquidity and new facilities in place to cover all maturing facilities out to May 2009.

The composition of earnings was consistent with the forecasts provided to the market in August 2007 with 79% derived from investment and management services and 21% from development activities. Geographically, earnings remain in line with management projections with Asia Pacific delivering 78% and UK/Europe 22%. Australia contributed 58% of EBIT. The UK business contributed 12%, the majority of which was investment income and base management fees.

From a capital management perspective, the Group refinanced approximately $1.0 billion over the period and at period end had available liquidity of $1.0 billion. Since 31 December 2007, the Group has also completed an $800 million facility with National Australia Bank Limited and Australia and New Zealand Banking Group Limited and a further $500 million facility with Royal Bank of Scotland Plc. The $1.0 billion liquidity at period end will be combined with $1.4 billion of debt financing subsequently executed to meet the remaining $1.8 billion maturing in April and May 2008.

In addition, the business space funds that Goodman manages have $2.3 billion of equity and debt capacity in place to fund their growth going forward.

The key drivers of the results include:

1. Continued demand has resulted in high occupancy levels and retention rates from occupiers. This has resulted in a strengthening in the global investment portfolios. The physical market attributes of the portfolio remain strong, despite the negative valuations (particularly in the UK). A net revaluation loss of $15 million was recorded for the half which represents less than 0.2% of the total assets of the Group.
2. Business space assets under management (AUM) have grown 8% to $21.1 billion. This has been driven by demand for investment product from large institutional investors with a long term focus.
3. Strong demand from our key global customers has resulted in ongoing growth in the development business. The group completed $1.2 billion of developments and committed new developments worth $1.5 billion. The active workbook is now at $3.5 billion with 67% being done within the managed funds.

1. Operating profit $290.3 million is before unrealised gains and losses from investment property revaluations, mark to market of derivatives and other non cash items included in the statutory profit of $284.9 million.

Mr Gregory Goodman, Group CEO, said "The strength and diversity of our business means we are not too exposed to any one market. We derived 78% of our earnings from Asia Pacific and 22% from Europe over the past 6 months.

In our global operations we continue to see opportunities to grow market share as our customers and clients seek to partner with core operators. This is leading to increased customer enquiry for leasing and we are finding that capital is available from large investors for prime property with specialist managers.

We are comfortable with the outlook for profit going through to June based on the activity levels we are seeing across the entire business.

The Group is in a strong capital position having conducted significant debt and equity capital raising over the period."

Operational Review:

Investments:

- Total investment portfolio is up $0.5 billion to $5.8 billion.
- Strong leasing demand in markets such as North Ryde in Sydney, Singapore, Hong Kong, Greater London and Continental Europe is driving high occupancy and rental growth.
- Key Australian portfolio attributes, (which make up nearly 90% of the Group's investment activity) include:
    - Ongoing 3% income growth
    - High occupancy rates of 97%
    - Vacancy periods of less than 3 months
- Net revaluation loss of $15 million was reported, incorporating $95 million in the UK and the decline in the price of the listed investments in line with markets being largely offset by gains elsewhere. The net loss represents less than 0.2% of the Group's total assets.

Management:

- Total assets under management (AUM) are up 3% to $38.1 billion while business space AUM is up 8% to $21.1 billion. The decline in UK valuations and FX movements have been offset by strong performances across the platform.
- Importantly, all funds are outperforming their benchmarks since inception.
- Divisional EBIT was up 144% driven by growth in AUM and development management.
- Overall operating was maintained.
- Funds are in a strong capital position with average gearing of 41.5% and $2.3 billion of capital capacity in place ($0.7 billion equity, $1.6 billion debt) after raising $0.8 billion of equity over the half and conducting $4.6 billion of debt re-finance.
- The funds now have a 4.0 year average term to maturity across their debt facilities.

Development:

- Completed $1.2 billion of new product in the period.
- Strong demand leading to $1.5 billion of new commitments taking the total active workbook to $3.5 billion. With the funds growing in scale, they are becoming increasingly willing to undertake more value adding activity resulting in a greater amount of the workbook being developed inside the funds.
- The Group therefore, can not only maintain a capital efficient strategy and earn development profits but also generate fees. This has resulted in a divisional return on capital of 20%.
- With the ongoing concentration of our global customer enquiry with specialist service providers such as Goodman, we are seeing rising levels of demand for accommodation within our portfolios. As a result of this, and given the highly fragmented nature of the global markets, we see significant opportunities to continue to increase our market share.

Capital Management:

- The Group had $1.0 billion of liquidity as at 31 December after refinancing approximately $1.0 billion over the period. Since December a further $1.4 billion has been executed (including $800 million with NAB and ANZ in January and $500 million with RBS in February). The combination of liquidity at period end and the additional facilities will be used to meet the maturing facilities out to May 2009.
- As a result the Group will have a weighted average term to maturity of 3.6 year across all debt facilities.
- Credit metrics are strong with gearing down to 41% from 42% (look through gearing is 47%) and interest cover remains high at 3.2 times (2.9 times look through).

Outlook:

Management believes that the business is well placed to deliver the forecast 8% EPS growth this year and continues to target consistent long term growth.

For further information, please contact Goodman:

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Group Chief Executive Officer	Executive – Group Corporate Finance
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Goodman Group

Results for the half year ended 31 December 2007

Contents

Section 1 – Review and Outlook+

Review + Outlook

+ The Group delivered a very strong result over the half, $290 million operating profit
+ Operating earnings per security (EPS) of 17.5c (+11% v pcp)
+ Ahead of target to deliver forecast FY08 EPS of 34.0c (+8% v FY07)
+ Earnings composition
  - Business segments in line
  - 79% investment and management
  - Geographically in line (78% Asia Pacific)
    - Australia 58%
  - UK core long term market
    - Contributed 12% of EBIT
    - 54% rent and base fee

Earnings composition	%
Developments	21
Management	26
Investments	53

Geographic earnings	%
Europe	22
Asia Pacific	78

Review + Outlook

+ Group is in a sound capital position
  - Liquidity and facilities in place to cover all maturities out to May 2009
  - Significant re-financing completed since July 2007
    - $1.1 billion during the period
    - Subsequently refinanced $1.4 billion ($0.8 billion with NAB / ANZ in January and $0.5 billion with RBS this week)
  - Gearing 40.9% (47.0% 'look through') and 3.2X Interest cover (2.9X 'look through')
  - $2.3 billion of debt and equity capacity available in the business space funds (ex GPI)
+ 70% of Group's property assets allocated to Asia Pacific and 30% to Europe
  - UK investment portfolio 14.9%
  - UK development land 9.5%

Review + Outlook

own+

- Property investments average rental increase of 3.2% YTD
- Very short vacancy periods (less than 3 months)
- Total property investment portfolio +$0.5 billion to $5.8 billion with strong expected IRR

manage+

- Business Space AUM $21.1 billion (+8%) ex GPI
- All business space funds outperforming benchmarks since inception
- Services income up 144% v 1H FY07 at 64% margin
- Business space funds attracted $0.8 billion new equity ($2.3 billion in capital capacity ex GPI - $0.7 billion equity and debt $1.6 billion). Seeing good investor demand

develop+

- Development completions of $1.2 billion and $1.5 billion new commitments (good enquiry)
- $3.5 billion current workbook: 66% pre-committed: average yield on cost of 7.5%: 55% Asia Pacific / 45% UK/Europe: strong enquiry levels: 67% of development activity in funds
- Development business Return on Capital of 20% (fees and profits)

Review + Outlook

Goodman Outlook

+ Outlook for profitability remains on track and continue to target consistent long term growth
+ Business model diverse, robust, has longevity and provides flexibility

Markets

+ Asset pricing will reward prime quality assets
+ Customers consolidating into markets and seeking core service providers
+ Structural industry factors driving demand
+ Wholesale private equity market is deep and has long term focus – supportive of simple transparent funds with core+ capability to provide risk mitigated return

Goodman

+ Brand evolution assists growth in market share
+ Strong customer relationships
+ Aligned with sophisticated global equity partners
+ Capital and Human Resource capacity to capture opportunity
+ Maintain strong credit

Section 2 – Financial Performance+

Financial Performance

+ 1H FY08 profit of $284.9 million translates to operating profit of $290.3 million
+ Operating EPS 17.5c and DPS 17.0c up 10.9% and 7.9% respectively
+ Ahead of budget and well placed to deliver 34c forecast for full year

	Half Year Ended 31 Dec 2007	Half Year Ended 31 Dec 2006	Increase/ (decrease)
Operating earnings per security (cents)[1]	17.47	15.75	10.9%
Distribution per security (cents)	17.00	15.75	7.9%
Payout ratio (%)	97.3	100.0	(2.7)%
	As at 31 Dec 2007	**As at 30 June 2007**	**Increase/ (decrease)**
Total assets ($million)	9,605.2	9,169.3	4.8%
Gearing (%)[2]	40.9	41.6	(1.7)%
NTA per security ($)[3]	1.97	1.93	2.1%
Securities on issue (million)	1,715.5	1,692.7	1.3%
Market capitalisation ($million) (closing price $4.89 at 31 Dec 2007 and $6.72 at 30 June 2007)	8,389	11,375	(26.3)%

1. Operating EPS excludes unrealised gains on property revaluations, AIFRS and other non-cash adjustments.
2. Gearing is calculated as Total Interest Bearing Liabilities Net of Cash over Total Assets Net of Cash.
3. Calculated on 1,674.6 million securities being closing securities on issue of 1,715.5 million less 40.9 million securities related to ESAP

Financial Position

+ Credit ratios comfortably within bank covenants and rating agency targets - compares well to peers
+ Capital allocation supports the desired earnings mix and long term strategy

Capital Allocation	31 Dec 2007 $B	30 June 2007 $B
Property Investments	5.9	5.3
Development Land and WIP	1.6	1.5
Other[1]	2.1	2.4
Total Assets	**9.6**	**9.2**
Interest Bearing Liabilities	4.0	3.9
Other Liabilities	0.7	0.7
Total Liabilities	**4.7**	**4.6**
Net Assets	**4.9**	**4.6**
Gearing (%)	**40.9**	**41.6**

+ Gearing of 40.9% (47.0% on a 'look through' basis) – Interest Cover 3.2X[2] (2.9X 'look through')

1. Other includes Intangible assets of $1,322.8 million and $530.7 million of Receivables
2. Operating EBIT / Gross Interest

Revaluation Summary

- Net revaluation loss of $15 million
- Asia Pacific:
  - Australia direct portfolio +$63.2 million
  - Share of funds (GAIF, HK, NZ) +$32.7 million
  - Other: -$20.7 million (mainly A-REIT)
- UK/Europe:
  - Share of ABPP -$89.9 million
- Development land and WIP held at cost
  - Asia Pac $0.6 billion
  - UK Logistics $0.7 billion
  - Europe Logistics $0.2 billion
  - Comfortable with embedded margin

Investments	Dec-07 Assets $B	WACR Dec-07 %	WACR chg Dec-Jun %
Australia – Direct [1]	2.8	7.0	(0.4)
Australia – Fund	0.5	7.0	(0.4)
New Zealand – Fund	0.3	8.1	(0.1)
Hong Kong [2] – Fund	0.1	6.5	0.1
Singapore [3] – Fund	0.2	6.8	NA
China – Direct	0.1	9.3	NA
UK Bus. Parks– Fund	0.4	5.9	0.4
UK Logistics – Direct	0.7	5.9	0.4
Europe Bus. Parks – Fund	0.0	6.3	(0.1)
Europe Logistics – Fund	0.2	6.4	(0.1)

1. 0.1% movement in WACR due to change in composition of portfolio post disposals
2. MGLF-HK WACR impacted by sale of EverGain Plaza
3. AREIT undertook no regulatory revaluations during the period

Capital Management

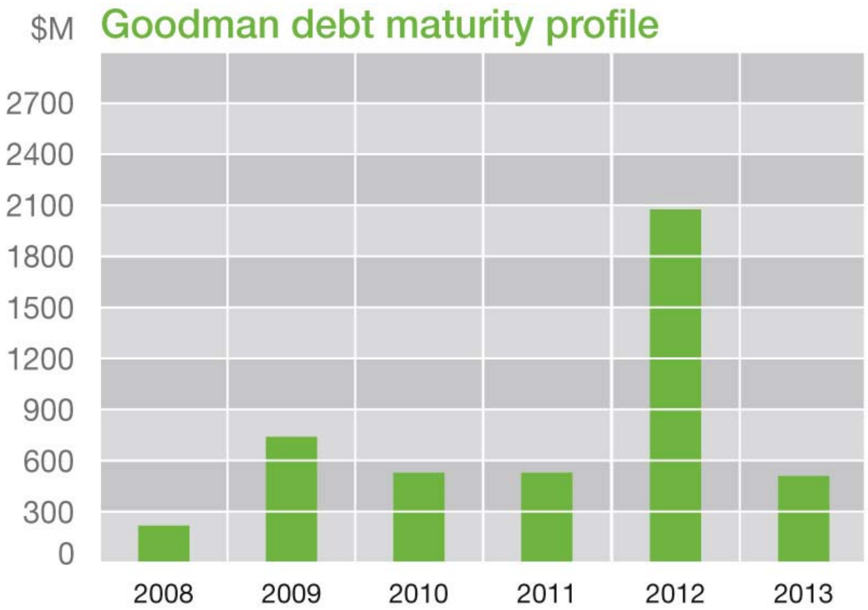
+ Equity
  - DRP was on for September 2007 quarter and suspended in December 2007
  - Listed $327 million Hybrid (Goodman PLUS) in December 2007

+ Debt
  - Maintain BBB+/Baa1 S&P/Moody's ratings
  - Successfully established a new €525 million revolving facility in Europe in December 2007
  - $1.0 billion in available liquidity as at 31 December 2007
  - New $800 million facility in January 2008 and £220 million in February 2008
  - Total of $2.4 billion toward meeting the $1.8 billion maturing in April and May 2008
  - Next maturity $460 million in May 2009
  - Debt capacity combined with $1.8 billion in warehoused assets puts Goodman in a strong position

Debt Management

- Average Debt Maturity profile of 3.56 years[1]
- Facilities are mainly unsecured (only 1.7% secured) on common terms for all financiers
- The Group established US$5.0 billion Euro Medium Term Note ("EMTN") Program, positioning the Group to tap the market opportunistically, as market conditions improve

Goodman Group Debt Maturity profile, as at reporting date 13 February 2008[1]



	%	$M
2008	5	209
2009	16	732
2010	11	520
2011	11	520
2012	46	2069
2013	11	502

1. Excluding the refinance of the $603 million CMBS bridge maturing in May 2008 and $1.2 billion Acquisition bridge maturing in April 2008

Debt Management

+ Debt Maturity Profile of Goodman Managed Funds
  - Weighted Average Debt maturity profile of 3.96 years
  - Recently launched a fully underwritten $1.6 billion four year facility for Goodman Australia Industrial Fund (“GAIF”)
  - Successful £800 million CMBS issuance for ABPP during the period, maturing in 2014
  - $1.9 billion in available debt capacity across all funds as at 31 December 2007

Debt maturity profile	%
1 year	14
2 years	10
3 years	11
4 years	17
Greater than 5 years	48

Capital Management

+ Financial Risk Management in line with Group board policy
  - Interest risk management is conservative with
    - 84% hedged in the first 12 months and to the upper end of policy for 8 years
    - Weighted average hedge maturity of 5.2 years
    - Weighted average hedge rate of 4.58% vs spot 4.60%[1]
  - FX rates 100% hedged on known cash flows for 3 years at rates of
    - EUR (hedge 0.5704, spot 0.6228)
    - GBP (hedge 0.4154, spot 0.4631)
    - HKD (hedge 6.2420, spot 7.0413)
    - SGD (hedge 1.1844, spot 1.2823)
    - NZD (hedge 1.1493, spot 1.1474)

1. Spot refers to market rate as at 12 February 2008

Section 3 – Key Business Metrics+

Capital Allocation

+ Total property investment portfolio up $0.5 billion to $5.8 billion
  – reduction of $0.7 billion direct Australian investments
  – increase directly owned warehoused assets $0.4 billion
  – increase of $0.8 billion cornerstone[1]
+ Group owned development assets held constant in absolute terms at $1.59 billion

	Direct Assets $M	Warehoused Assets $M	Cornerstone Investments $M	Total Investments $M	Development WIP (on GMG B/S) $M
Asia Pacific	2,783.9	51.0	1,634.6	4,469.5	601.3
Europe	-	729.7	627.0	1,356.7	993.4
Total	2,783.9	780.7	2,261.6	5,826.2	1,594.7

Development Capital	FY07	1H FY08
Allocation of Capital $ billion	1.55	1.59
Proportion of Total Assets %	16.8	16.6
First Half Development Completions $ billion	1.79	1.16

1. Includes $0.3 billion IIF investment

Earnings Composition

+ Geographic property assets allocation

Property Assets ($bn)	Aus & NZ	Other Asia	UK	Europe	Total	
Investment Property	3.9	0.4	1.1	0.4	**5.8**	78%
Development Land & WIP	0.6	0.1	0.7	0.2	**1.6**	22%
Total	**4.5**	**0.5**	**1.8**	**0.6**	**7.4**	
	61%	7%	24%	8%		

+ Capital allocation influences EBIT mix – ability to influence earnings mix

Earnings Type (Operating EBIT)	1H FY08		1H FY07		Target
	$M	%	$M	%	% range
Property Investment [1]	245	53	195	57	50-60
Management Services	122	26	50	14	20-30
Development	97	21	100	29	15-20

1. Investment income in 2008 includes proportionately consolidated income from cornerstone investments

Goodman

Investment Income

- Property Investment (53% of operating EBIT)
  - 71% from directly owned (7.0% yield)
  - 29% cornerstone (5.5% yield)
    - total return focused funds with core+ attributes
    - lower interest rate markets
  - Reduction in direct property income supplemented by cornerstone investment

- Target allocations
  - Maintain a base of stable core assets

Management Services Income

+ Management services (26% of operating EBIT)
  - Up 144% on 1H FY07 and 12% on 2H FY07
  - Higher volume of off balance sheet development
  - Services and Funds Management revenue from performance fees represent 16bps of AUM
  - Margin on overall services at 64%

Management Services EBIT ($million)	1H FY08	1H FY07	Growth (pcp)
Services and Funds Management	65	32	103%
Development Management	57	18	216%
Total	**122**	**50**	**144%**

Development

+ Development (21% of operating EBIT)
  - Commitments increased to $1.5 billion
  - $1.2 billion completed and
  - $3.5 billion underway
  - 7.5% yield on cost (55% Asia Pacific, 45% UK/Europe) bodes well for 2H FY08 / FY09
  - ROC of 20% (profit & fees) – with no contribution from UK Logistics yet

	Completions	Commitments	Work in Progress
Value ($M)	1,156	1,513	3,469
Area (M Sqm)	0.51	0.73	1.83
Yield	7.63%	7.37%	7.48%
Pre-committed (%)	65	75	66
Weighted Average Lease Term (years)	8.6	8.6	8.2
Development for Third Party Funds	65%	61%	67%
Asia Pacific	45%	46%	55%
UK/Europe	55%	54%	45%

Section 4 – Asia Pacific Review +

Operational Review

+ Australian direct property portfolio - $2.8 billion
  – Average cap rate of 7.0% across the stabilised portfolio
  – WALE 4.8 years
  – Occupancy 97%
  – Customer retention 71% - reflecting estate based assets with low down times
  – Average rental growth of 3.2%
  – Average down-time below 3 months on new deals – driven by quality and location
  – Strong half for leasing - 112,631 sqm (7.3% of the portfolio vs 4.8% December 2006)
  – Rolling 12 month expires of 11.4%

Operational Review

- Developments
  - Commitments of $696 million - 74% in managed funds (68% pre-committed)
  - Completions of $523 million - 58% in managed funds
  - Developments underway increased 19% to $1.9 billion (74% in managed funds)

Australia

- Secured 67,660 sqm from top 3 logistic customers
  - 332,356 sqm in since January 2006, averaging 83,090 sqm per half
- Major precincts continue to attract support for example
  - Secured 91,820 sqm in Western Sydney
    - 274,505 sqm since January 2006, averaging 68,626 sqm per half
- Qualified enquires level remain strong
  - 175,569 sqm at December 2008 (up 27% from December 2007)

Regional Activities

+ Expansion of Hong Kong via development and asset management footprint
  – The HK Fund acquired Woo Kee Hong Building for $56 million having sold EverGain Plaza
  – Estimated end value of Hong Kong development pipeline of $0.5 billion ($1.0 billion in 50:50 JV with Macquarie Bank).
+ Expansion of Chinese development and asset management footprint
  – Opened Beijing office, developing a 40,000 sqm facility for Amazon in Beijing
  – Estimated end value of the China development pipeline $0.6 billion
+ Continue evolution of Japan business model via J-REP
  – Well resourced local platform of 141 people, AUM of $1.3 billion
+ Continued commitment to the management of AREIT
  – $270 million in acquisitions and new development projects secured
  – $85 million in acquisitions secured post 31 December 2007

Section 5 – Europe Review +

Operational Review

+ Investments
  - $1.4 billion UK Logistics assets currently warehoused (55% Land and WIP / 45% Investment)
  - Increase in cornerstone interest in ABPP to 21% in line with the Group's global cornerstone target range
  - Current cap rates in line with industry averages; UK Logistics 5.9% vs CBRE c.5.75% for prime industrial

+ Developments
  - Strong activity across all platforms
  - Enquiry up, mainly Continental Europe Logistics
  - $817 million of commitments secured with 80% pre-commitment
  - Completions of $632 million, 71% in third party managed funds
  - Development underway $1.6 billion, with 57% in third party managed funds (will increase post UKLF)
  - Significant market share growth potential

UK Business Park / European Logistics Development Business Enquiry Levels (sqm)	
As at	**Active**
Dec-07	669,975
Dec-06	359,269

Regional activities

- UK Logistics platform integrated with 30 staff in Birmingham
  - Full capability property service / development / funds management in place
  - Track record of delivering circa 250,000 sqm per annum ($500 million)
  - 167,921 sqm signed during the period
  - Portfolio cap rates reflect industry averages and 15 year average unexpired lease term
- Large Component of UK Logistics exposure through land banking
  - Average cost of £525,000 per acre across the UK
  - Significant planning milestones reached on four sites, enhancing land value since acquisition and not reflected in current book value
  - Development margins consistent with group targets and acquisition assumptions
- Increasing European Logistics development market share supported by customer expansion
  - Commenced operations in four new countries including Turkey, Czech Rep., Hungary and Slovakia
  - Selective land banking in strategic locations where it compliments existing exposures and margins

Regional Activities

- Strengthening relationships with key customer through $380 million Sale and Leaseback
  - Portfolio to be acquired by GELF
- Business performance supported medium term through significant land bank
  - Increasing opportunities in UK Business Park market
  - VentureEast mixed use urban regeneration project in Birmingham secured in the period with approximate build out value £300 million
  - Over 100,000 sqm of active development leasing deals
- Merged the SMH and Calliston teams to expand European Business Park capability
  - Strong presence in Germany, supporting development opportunities under control
  - Secured development site in Dusseldorf with build out circa €100 million
- Strong pipeline of development opportunities under active negotiation
- Middle Eastern JV
  - Management agreement in the GCC Countries covering Business Parks and Logistics

Goodman Property Investors (GPI)

+ $17.0 billion of assets under management
+ Direct Mandate business is primarily a "portfolio management" function provided to individual clients
  – Approximately 20 accounts, diversified across all asset classes
  – Mature operating platform delivering stable earnings growth, generally conservative benchmarks
  – The business has longstanding client relationships reflective of group relationships globally
  – 135 staff and in excess of 15 fund managers
+ Indirect mandates and Fund of Funds platform
  – Established, significantly scaleable and in growth phase, strong investor demand
  – $0.9 billion in commitments not yet drawn
  – Expansion continues into an Asia Pacific Fund of Funds
+ Voted "UK Property Investment Manager of the Year 2007"
+ Two Rivers Limited Partnership voted "UK Specialist Fund of the Year 2007"

Section 6 – Fund Management +

Goodman Fund Strategy

- Goodman funds management strategy designed for long term outperformance
- Primarily partnerships with sophisticated wholesale investors
- "Sharing" of development projects with fund investors to enhance fund performance
  - Primarily Core Plus investment strategy (80% Investment / 20% Enhanced)
- Conservative gearing and financial covenants provide fiscal "headroom"
  - 41.5% average gearing across fund platform
- Co-investment policy provides transparent and true alignment of interest
  - Investment by Goodman provides alignment of interest
- Fee structures aligned with long term property performance
  - No significant up-front or transaction fees

Goodman

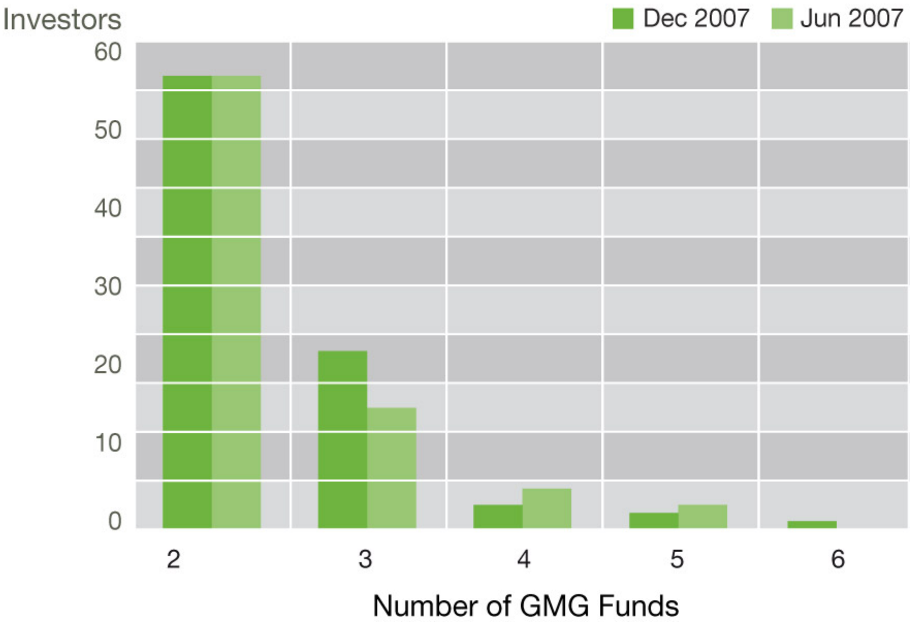
Funds Platform

- Robust funds management platform continues to achieve investor support
  - 8% growth in Business Space AUM (ex-GPI)
- Business Space fund performance and fundamentals remain strong
  - 41.5% average gearing[1]
  - $0.7 billion in un-drawn equity available to be called
  - $1.6 billion in debt capacity
  - All focussed funds exceeding benchmark returns since inception
- Pricing differential has returned for asset quality and transparent structures
  - Prime assets and portfolio quality will perform well
  - Simple and transparent structures remain well supported
- 17.9%[2] annualised total return since inception (2.0% rolling annual)
  - 13.8% for European platform (-4.8% rolling annual)
  - 21.0% for Asia Pacific platform (7.2% rolling annual)
  - Average portfolio cap rates provide attractive investment IRR from here

1. Total interest bearing liabilities net of cash / Total assets net of cash
2. All business space funds to 31 Dec 2007 weighted by AUM

Fund Platform Capital

+ Capital Partners[1,2]
  – 84 (+6% from FY07) investors in two or more Goodman Funds
    – Strong investor relationships
    – Long term focus
  – 49% (by value) of investors are international



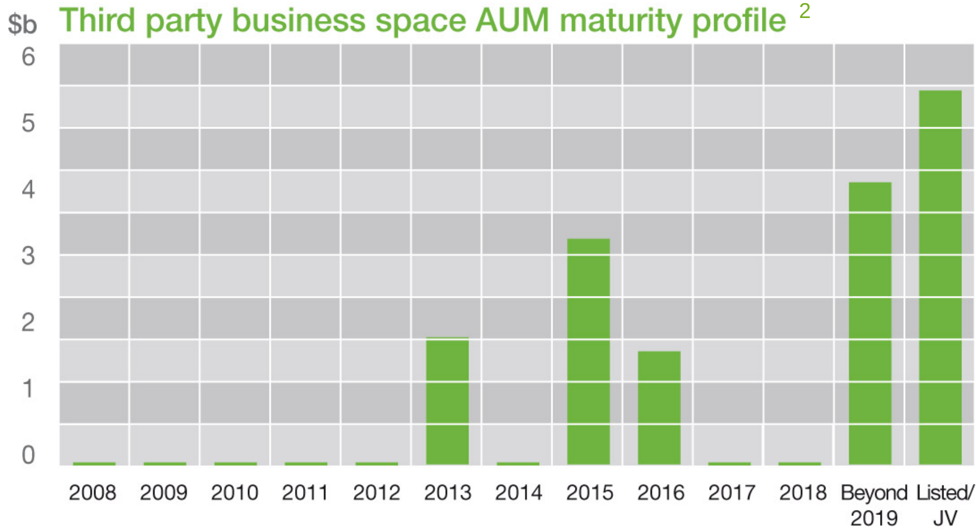
Investor location		%
Domestic		51
International		49

Investor type		%
Broker		1
Corporate		6
Custodian		1
Institution		75
Private		4
Related		13

1. Excludes GPI
2. Including holdings in GMG

Fund Platform Capital

+ Fund Platform
  - Primarily open end funds with "Review Events" at 10-year term
  - Weighted average life >10 years[1]
  - No fund Review Events in the next 5 years
  - 57% of funds have their first review event beyond 2018
  - AUM diversified across 8 different funds
  - AUM geographically diversified



Third party business space AUM	%
Europe	40
Asia Pacific	60

1. Adopting 11 years for JV and Listed funds
2. For open ended funds, maturity date represents the first liquidity review date of the funds

Drivers of AUM Growth

- $21.1 billion of Business Space AUM
  - $1.6 billion net increase over the half year
  - 8% growth for the half year period
- $4.1 billion of gross asset value increase over the period
  - $2.6 billion of acquisitions from Group and on-market
  - $1.5 billion of developments
- $2.5 billion of gross asset value decrease over the period
  - $2.2 billion of asset sales across fund platform
- Development program underpins growth of AUM platform
  - Allows investors to participate in value uplift
  - Allows for strategic asset selection & portfolio churn through asset sales
- Funded by $1.2 billion of equity (including new and previously committed capital)

Business Space AUM Growth Drivers 1H FY08	$1.6bn
Open	$19.5bn
Acquisitions on market	$0.5bn
Acquisitions from GMG	$2.1bn
Developments	$1.5bn
Disposals	-$2.2bn
Revaluation	-$0.2bn
FX	-$0.1bn
Close	$21.1bn

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Fund Platform Capital

- Raised $0.8 billion in equity for Business Space Funds
  - GAIF, GMT, GELF, ABPP
- Balance of un-drawn capital ($2.3 billion)
  - $0.7 billion of un-drawn equity capital within business space funds
  - $1.6 billion of debt capacity

Undrawn capital (ex. GPI)	$b
Equity	0.7
Debt	1.6

Undrawn capital (ex. GPI)	$b
Asia Pacific	1.1
Europe	1.2

Fund Platform Performance

Key Fund Highlights

Management Services – Europe

+ UK Business Parks - ABPP
  - Decrease in property portfolio value of 5.7% over the year
    - Impacted by increase in yields of 44bps to 5.9%
  - Property portfolio (ungeared) total return in CY07 of -2.0%
    - **Outperformed** IPD UK Office Index by 100bps
  - 55% gearing (post devaluation)
  - £1.2 billion in debt refinanced during the period
  - Fund supported by four major global property investors – positioned to take advantage of opportunity

+ Continental European Business Parks - GEBPF
  - Increase in property portfolio value of 7.4%
    - Portfolio average yield of 6.3% - 20bps compression over the past year
  - Fund total return of 16.1% for CY07 – outperforming benchmark

Goodman

Fund Platform Performance

Key Fund Highlights

Management Services – Europe

+ Continental European Logistics - GELF
  - Increase in property portfolio value of 1.5% for CY07
    - Portfolio average yield of 6.4% - 20bps compression from launch
  - Fund total return of 11.5% for CY07 – outperforming benchmark
  - Successful merger with Celogix portfolio – total portfolio value now $1.6 billion

Management Services – Asia Pacific

+ Hong Kong - MGHKF
  - Fund total return of 11.6% for the period
    - Portfolio yields of 6.5% - primarily static
    - Outperformed benchmark over period
  - Significant portfolio investment activity in the period
    - $180 million in property disposed
    - $87 million in property acquired
  - Fund continues to target enhanced asset management opportunities to add value

Fund Platform Performance

Key Fund Highlights

Management Services – Asia Pacific

+ Australia - GAIF
  - Fund total return of 15.2% annualised for the period
    - Portfolio yields of 7.0%
    - Outperformed benchmark over period
  - Acquired 22 properties from the Group for $640 million
  - Investors have approved the increase of Greenfield land bank in the fund to 10% of GAV
    - Provides the fund with circa $300 million of land bank acquisition capacity
    - Ability to participate in development projects to provide enhanced returns
  - Gearing currently at 38%
  - $1.6 billion in debt refinanced during the period

+ Singapore - AREIT
  - Solid increase in DPU for the period of 10.5%
  - Portfolio occupancy reached high of 98.7%

Fund Platform Performance

Key Fund Highlights

Management Services – Asia Pacific

+ New Zealand - GMT
  - Successful NZ$275 million equity raising to fund the acquisition of 50% in Highbrook
  - 4.2% increase in FY09 cash distributions forecast

Fund Platform Performance

Growth Initiatives – Asia Pacific

+ Significant focus from investor base to this region given the attractive risk/return investment metrics – reviewing opportunities to meet demand
+ Focus on Japan and China markets for fund launches in the coming 12 months
+ Ongoing strategy to offer office park and industrial assets to GAIF and its securityholders
+ Growth of existing funds to be driven by “in-country” development pipelines

Growth Initiatives – Europe

+ Investment demand for Continental Europe remains robust
+ UK property market awaiting transactional evidence
+ Growth drivers for existing funds are two-fold:
  – development pipelines in existing and new markets
  – opportunistic buying in UK markets
+ UK Logistics portfolio positioned for Core Plus investor profile

Section 7 – Recap+

Recap and Outlook

+ 11% EPS growth recorded – ahead of budget for the year
+ Demand from occupiers remains strong
+ Management income grown rapidly
+ Developments above budget
+ Effectively managing capital
+ Organic FY08 forecast EPS 34cps (growth of 8%)
+ Business is very well positioned for sustained growth over the long term

Section 8 – Appendices+

Appendices

Contents	Page Number

Goodman

Financial Performance

GMG Results	Half Year Ended 31 Dec 2007 $M	Half Year Ended 31 Dec 2006 $M	Increase / (decrease) %
Property Investment	193.3	195.4	(1.1)
Management Services	192.1	95.1	102.0
Development	96.7	100.0	(3.3)
Operating revenue net of property expenses	**482.1**	**390.5**	**23.5**
Unrealised gains on investment properties	(7.2)	40.7	(117.7)
Total income	**474.9**	**431.2**	**10.1**
Expenses from operations	(107.7)	(61.5)	75.1
Net interest expense	(64.6)	(51.0)	26.7
Tax	(16.2)	(16.0)	1.3
Minority interests	(1.5)	(0.2)	650.0
Profit after tax attributable to Securityholders	**284.9**	**302.5**	**(5.8)**
Less Unrealised gains on investment properties	(0.6)	(40.7)	(98.5)
Less Other AIFRS adjustments	6.0	(8.5)	(170.6)
Operating profit after tax attributable to Securityholders	**290.3**	**253.3**	**14.6**
Transfer from reserves	-	1.6	(100.0)
Total distributable income	**290.3**	**254.9**	**13.9**
Operating basic earnings per security (cents)	**17.47**	**15.75**	**10.9**
Distribution per security (cents)	**17.00**	**15.75**	**7.9**
Weighted average number of securities – EPS[1] (million)	1,661.5	1,607.5	3.4

1. Excludes weighted average number of treasury securities on issue

Reconciliation of Distributions

GMG Results	Half Year Ended 31 Dec 2007 $M
Profit after tax attributable to Securityholders	284.9
Less unrealised gains on investment property revaluations	(54.6)
Less unrealised gains included in associate share of profits	54.0
	284.3
Add / (Subtract) other AIFRS adjustments:	
Straight-lining of rent and amortisation of lease incentives	(4.9)
Fair value of derivatives and deferred tax on derivative valuations	(4.4)
Employee LTIP	15.3
Operating profit after tax applicable to Securityholders	**290.3**
Reconciliation of Transfer from Reserves	
Pari Passu	-
Total distributable income	**290.3**
Total distribution paid	**283.5**

Total Income by Business Segment

+ For half year end 31 December 2007

Category	Total $M	Net Property Investment Income $M	Net Management Income $M	Net Development Income $M	Unrealised Gains on Investment Properties $M	Unallocated $M
Property income	167.8	167.8				
Net gain from fair value adjustment on investment properties: -Unrealised	54.6				54.6	
Net gain on disposal of investment properties	81.7		5.7	76.0		
Net gain on disposal of controlled entities	67.4		39.4	28.0		
Share of net results from equity accounted investments	(9.3)	38.5	14.0		(61.8)	
Net gain / (loss) on disposal of equity investments	-					
Funds management	87.8		87.8			
Property services	37.1		37.1			
Development management	138.1		138.1			
Distributions from listed investments	16.8	16.8				
Total income	**642.0**	**223.1**	**322.1**	**104.0**	**(7.2)**	**-**
Development and Property Expenses	(139.8)	(29.8)	(110.0)			
Operating Expenses	(135.0)		(105.0)	(7.3)		(22.7)
EBIT	**367.2**	**193.3**	**107.1**	**96.7**	**(7.2)**	**(22.7)**
Employee LTIP			15.3			
Straight-ling of rent and amortisation of lease incentives		(4.9)				
NPI Look Through Adjustment		57.0				
Operating EBIT		**245.4**	**122.4**	**96.7**		

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Total Income by Geographic Segment

+ For half year end 31 December 2007

Category	Total $M	Asia Pacific $M	Europe $M
Net Property Investment Income[1]	193.3	160.3	33.0
Net Management Income	122.4	70.6	51.8
Net Development Income	96.7	92.9	3.8
Unrealised gains	(7.2)	97.9	(105.1)
	405.2	**421.7**	**(16.5)**
Employee LTIP	(15.3)		
Unallocated Costs	(22.7)		
EBIT	**367.2**		

1. Includes share of income from cornerstone investments

Movement in Assets

+ For half year end 31 December 2007

Net Tangible Asset Reconciliation	$M	$M	Per Security[1]
Net assets at 1 July 2007		4,578.2	2.73
Less: Minority interests		(23.7)	(0.01)
Net assets attributable to security holders		**4,554.5**	**2.72**
Revaluation of non-current investments during the year			
Revaluation of investments properties in associates	(61.8)		
Revaluation of investment properties	54.6	(7.2)	(0.00)
Revaluation of investments (incl A-REIT)		(15.7)	(0.01)
Movements in equity			
Equity issues (DRP net of issue costs, effect of ESAP, and minority interests)		142.8	0.08
Other			
Transfer from reserves (EPS/DPS gap, other AIFRS adjustments)		23.3	0.01
Change in fair value of derivatives and foreign exchange losses		(72.8)	(0.04)
Share of profit attributable to minority interests		(1.5)	(0.00)
Net assets attributable to security holders at 31 December 2007[2]		**4,623.4**	**2.76**
Less Intangibles		(1,322.8)	(0.79)
Net tangible assets at 31 December 2007		**3,300.6**	**1.97**

1. Calculated on 1,674.6 million securities being closing securities on issue of 1,715.5 million less 40.9 million securities related to ESAP
2. Excludes minority interests

Financial Position

- Headline gearing of 40.9%
- Look through gearing of 47.0%

As at 31 December 2007	Asia Pacific $M	Europe $M	Total $M
Investment properties	3,436.2	1,723.1	5,159.3
Investments in managed funds	1,634.6	627.0	2,261.6
Other assets[1,3]	908.8	1,275.5	2,184.3
Total assets	**5,979.6**	**3,625.6**	**9,605.2**
Interest bearing liabilities	673.0	3,353.8	4,026.8
Other liabilities	306.8	325.7	632.5
Total liabilities	**979.8**	**3,679.5**	**4,659.3**
Net assets / (liabilities)	**4,999.8**	**(53.9)**	**4,945.9**
Gearing			**40.9%[2]**

1. Other assets include intangibles of $1,322.8 million
2. Gearing calculation based on IBL net of cash
3. Includes FX swaps

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Capital Management

Equity

- $142.8 million in new equity issued during the half year of which $130.8 million went to DRP investors
- Closing number of securities on issue 1,715.5 million[1]
- Market capitalisation of $8,388.8 million at a $4.89 security price as at 31 December 2007

	Securities Issued	$M
DRP and other	22,734,979	130.8
Institutional Placement	-	-
Shareholder Purchase Plan	-	-
Less Issue costs	-	0.1
Sub Total	22,734,979	130.8
Effect of ESAP securities	1,694,615	12.0
Total	24,429,594	142.8

1. Includes 40.9 million of ESAP securities

Capital Management

Hybrid

- Group successfully raised $327 million on its Goodman Plus Hybrid Security
- The offer was allocated to the retail brokers and institutions who were bidding participants in the book build process
- Margin is set at 190bps over the three month bank bill rate
- Significant contributions from local Australian and International banks

Capital Management

Credit Metrics

+ The Group maintains the dual long term Credit Ratings as follows:
  – BBB+ - Standard & Poor's
  – Baa1 - Moody's Investor Services

+ Credit Ratings reflect the Group's solid and diversified financial profile

+ As at 31 December 2007, Total Group Borrowings at $4,026.8 million

+ Priority Debt Ratio
  – Secured Debt to Total Assets 1.7%

	Standard	Look Through
Gearing	40.9%	47.0%
Interest Cover Ratio	3.2X	2.9X

+ Group gearing and interest coverage (47.0% and 2.9X look through) are within Corporate Credit Rating metrics

Debt Management

- New Facilities to 31 December 2007
  - European Facility
    - €525 million unsecured, revolving credit facility over 5 years completed in December 2007
    - Syndicated with 6 International Banks, at market competitive pricing
    - The facility refinanced the existing €300 million revolving credit facility maturing on 31 December 2007
  - Singapore Facility
    - S$125 million unsecured revolving credit facility over 2 years completed in December 2007
  - Syndicated Multi Currency Facility ("SMCF")
    - Successfully increased by $100 million to $2.1 billion
- New Facilities since 31 December 2007
  - Fully underwritten $800 million facility over 4 years completed in January 2008
    - Unsecured facility, based on Common Term at competitive market pricing
    - Syndication to be completed by May 2008
  - £220 million facility over 5 years completed in February 2008
    - Unsecured facility, based on Common Term at competitive market pricing

Debt Management

Currency mix – outstanding debt	%
GBP	66.2
EUR	17.1
SGD	4.4
JPY	3.4
AUD	3.2
NZD	2.8
USD	2.7
HKD	0.2

Currency mix – including impact of Capital Hedging FX Swaps	%
GBP	54.4
EUR	24.2
NZD	5.9
JPY	3.8
SGD	3.6
HKD	3.2
AUD	2.7
USD	2.2

Financial Risk Management

+ Capital Hedging

- The Group, where practical, funds its international commitments and investments in the local foreign currency
- Cross Currency Swaps are used on a case by case basis as required

+ Foreign sourced income

- Foreign currency exposures in GBP, EUR, NZD, SGD, HKD, JPY and USD from the Group's investments in direct property, cornerstone investments and management companies
- The Risk Management Policy for the Group allows for foreign currency hedging to a minimum of 95% of known foreign cash flows for a minimum of 3 years

+ Interest rate

- Board approved strategy adopting maximum and minimum ranges as outlined in the table below:

	< 1 Yr	1 – 2 Yrs	2 – 3 Yrs	3 – 4 Yrs	4 – 5 Yrs	5 – 6 Yrs	6 – 7 Yrs	7 – 8 Yrs	8 – 9 Yrs	9 – 10 Yrs
MAX %	100	90	90	80	70	50	50	20	20	20
MIN %	60	50	50	40	20	0	0	0	0	0

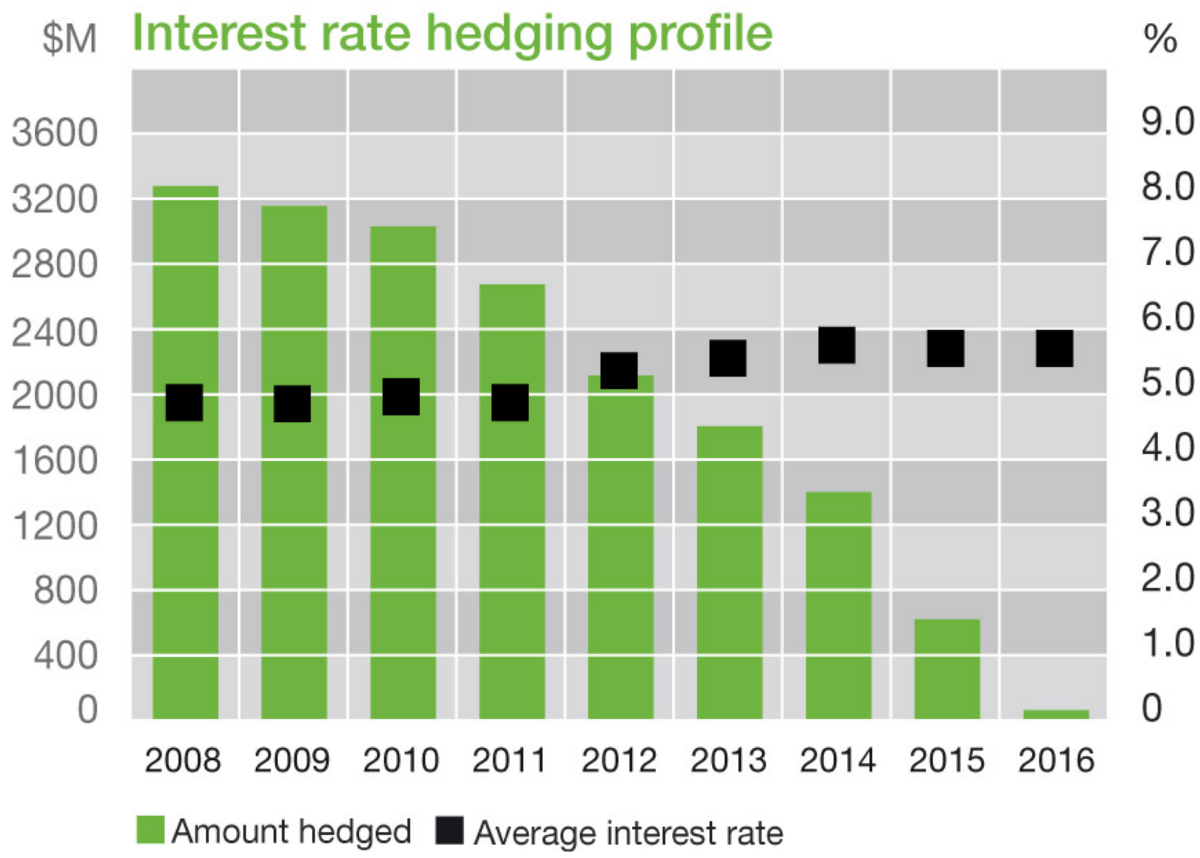
Financial Risk Management

+ Interest Rate
  - Interest rates are hedged to 84% over next 12 months
  - Weighted average Hedge Rate of 4.58% vs spot[1] 4.60%
    - NZD – (hedge 7.07%, spot 8.09%)
    - JPY – (hedge 1.52%, spot 1.09%)
    - SGD – (hedge 3.45%, spot 2.40%)
    - HKD – (hedge 4.27%, spot 2.83%)
    - GBP – (hedge 5.13%, spot 4.92%)
    - Euro – (hedge 4.07%, spot 3.92%)
  - Weighted Average Maturity of 5.2 years

1. Spot refers to market rate as at 12 February 2008

Financial Risk Management

Interest Rate Hedging Profile



Financial Risk Management

Interest Rate Hedging Profile

As at June	Euro Payable €M	Euro Payable Fixed Rate %	GBP Payable £M	GBP Payable Fixed Rate %	HKD Payable HK$M	HKD Payable Fixed Rate %	NZD Payable NZ$M	NZD Payable Fixed Rate %	SGD Payable SG$M	SGD Payable Fixed Rate %	JPY Payable ¥M	JPY Payable Fixed Rate %
2008	(656.4)	3.95%	(613.4)	5.02%	(1,600.0)	4.28%	(257.3)	7.17%	(190.0)	3.41%	(17,000.0)	1.49%
2009	(652.9)	3.96%	(563.2)	5.07%	(1,600.0)	4.28%	(253.3)	7.10%	(190.0)	3.41%	(17,000.0)	1.49%
2010	(590.0)	4.11%	(560.0)	5.07%	(1,530.4)	4.28%	(250.0)	7.06%	(190.0)	3.41%	(17,000.0)	1.49%
2011	(487.2)	4.09%	(533.0)	5.10%	(871.2)	4.25%	(250.0)	7.06%	(165.5)	3.44%	(16,161.6)	1.51%
2012	(353.2)	4.07%	(445.0)	5.17%	(345.5)	4.30%	(250.0)	7.06%	(109.1)	3.42%	(14,808.7)	1.53%
2013	(291.8)	4.05%	(428.7)	5.20%	(124.7)	4.25%	(250.0)	7.06%	(70.0)	3.57%	(4,000.0)	1.69%
2014	(118.1)	4.23%	(400.0)	5.24%	-	-	(216.0)	7.17%	(70.0)	3.57%	(3,769.9)	1.69%
2015	-	-	(204.9)	5.23%	-	-	(106.0)	7.04%	(63.9)	3.57%	-	-
2016	-	-	-	-	-	-	(60.0)	6.72%	-	-	-	-
2017	-	-	-	-	-	-	(19.2)	6.72%	-	-	-	-

Financial Risk Management

Currency Hedging Profile

Maturing in year ending June	Hedge Rate	Amount payable £M	Hedge Rate	Amount payable €M	Hedge Rate	Amount payable HK$M	Hedge Rate	Amount payable NZ$M	Hedge Rate	Amount payable S$M
2008	0.4159	(13.5)	0.5978	(9.6)	6.3543	(12.9)	1.1235	(14.4)	1.2291	(5.4)
2009	0.4150	(10.0)	0.5832	(24.0)	6.1394	(15.1)	1.1519	(8.9)	1.1997	(7.3)
2010	0.4150	(10.0)	0.5667	(24.0)	6.3403	(10.0)	1.1633	(8.9)	1.1549	(4.9)
2011	0.4150	(5.0)	0.5551	(9.5)	-	-	1.1720	(4.5)	1.1130	(1.1)
2012	-	-	0.5421	(9.5)	-	-	1.1809	(4.5)	1.1130	(1.1)

Financial Risk Management

Foreign Currency Denominated Balance Sheet Hedging Maturity Profile

Currency	Maturity	Weighted Average Exchange Rate	Amount Receivable[1]	Amount Payable[1]
€M	2008	0.6090	A$492.6M	€300M
NZ$M	2012	1.1328	A$176.6M	NZ$200M
HK$M	2012	6.7145	A$148.9M	HK$1000M
¥M	2012	97.4500	A$51.3M	¥5,000M

1. Floating Rates apply for the payable and receivable legs for the cross currency swaps

Financial Risk Management

Exchange Rates

+ Statement of Financial Performance – average exchange rates for the 6 months to 31 December 2007

  - AUDGBP – 0.4269 (31 December 2006 : 0.4030)
  - AUDEUR – 0.6164 (31 December 2006 : 0.5955)
  - AUDHKD – 6.7640 (31 December 2006 : 5.9387)
  - AUDSGD – 1.2899 (31 December 2006 : 1.1982)
  - AUDNZD – 1.1543 (31 December 2006 : 1.1694)
  - AUDUSD – 0.8686 (31 December 2006 : 0.7634)
  - AUDJPY – 100.3509 (31 December 2006 : 89.2478)

+ Statement of Financial Position – exchange rates as at 31 December 2007

  - AUDGBP – 0.4381 (31 December 2006 : 0.4004)
  - AUDEUR – 0.6041 (31 December 2006 : 0.5959)
  - AUDHKD – 6.7988 (31 December 2006 : 6.0807)
  - AUDSGD – 1.2641 (31 December 2006 : 1.2050)
  - AUDNZD – 1.1380 (31 December 2006 : 1.1262)
  - AUDUSD – 0.8690 (31 December 2006 : 0.7862)
  - AUDJPY – 99.12 (31 December 2006 : 92.980)

Property Investment

- 56 properties with a total value of $3.4 billion[1] located across key Australian markets
- High volume of leasing deals on a reduced portfolio (7.3% of portfolio vs 4.8% Dec 06)
  - 112,631 sqm ($11.6 million net annual rental) of existing space leased
  - Customer retention 66% (rolling 12 months), 71% excluding the impact of early terminations
  - Average increases of 3.2% on passing rentals
  - Average portfolio valuation cap rate of 7.0%
- 97% occupancy and a weighted average lease expiry of 4.8 years
- Revaluations adding $63.2 million in value for the half

Geographic diversification	%
New South Wales	85
Victoria	10
Other	5

Assets class diversification	%
Office Park	31
Business Park	30
Warehouse/Distribution	22
Industrial Estate	16
Suburban Office	1

1. Includes developments

Property Investment

Occupancy, Lease Expiry and Retention

- Minimal lease expiry (11.4% of portfolio) over the next 12 months
- WALE of 4.8 years – in line with historical average
- Occupancy stable at 97%
- Customer retention slightly lower than historical average due to early terminations

	Dec-07	Dec-06
WALE	4.8 years	4.9 years
Occupancy	97%	98%
Retention	66%	77%
Pending expiries (% of portfolio)	11.4%	14.7%

Property Investment

Leasing Deals

- Leased 112,631 sqm of existing space (7.3% of the portfolio compared to 4.8% at December 2006)
- $11.6 million net annual rental
- Average lease term on new deals of 4.8 years
- Average rental increases of 2.0% on new lease transactions with average downtime below 3 months

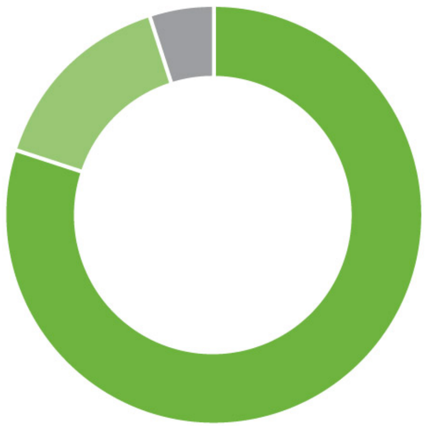
	Area (sqm)	Net Annual Rental ($M)	Average Lease Term (years)	Average Let Up Period (months)	Leasing on Passing Rental (%)
New South Wales	56,253	8.6	4.7	3.0	0.6
Victoria	56,378	3.1	5.1	2.7	6.2
Other	-	-	-	-	-
GMG	**112,631**	**11.6**	**4.8**	**2.9**	**2.0**

Property Investment

Rental Increase Profile

+ Average rental increase of 3.2% YTD
+ High proportion of market reviews to be offset by fixed reviews in 2H FY08

Rental increase profile	%
Fixed reviews	80
Market reviews	15
CPI reviews	5



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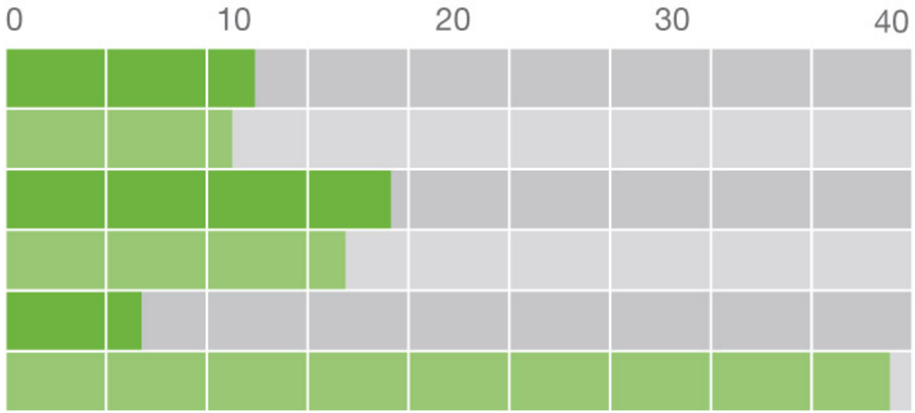
Property Investment

Lease Expiry Profile

- Low expiry risk over the coming two years
- 39% of income expiring beyond five years

Lease expiry profile	%
<1	11
1 – 2	10
2 – 3	17
3 – 4	15
4 – 5	6
>5	39



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Property Valuations

Property Revaluations - Australia

- $1.7 billion (51% of total portfolio) of properties revalued for the half year ended 31 Dec 07
- 4.2% increase over previous book values
- Revalued portfolio weighted average capitalisation rate of 6.8%
- GMG portfolio weighted average capitalisation rate of 7.0%

	Book Value $M	Valuation $M	Value Addition $M	Increase %	WACR on Valued Portfolio %
New South Wales	1,612.1	1,664.7	46.1	3.3	6.8
Victoria	33.2	36.1	2.4	8.6	7.5
Other	31.8	46.4	14.7	46.1	7.6
GMG	**1,677.1**	**1,747.2**	**63.2**	**4.2**	**6.8**

Cornerstone Investment Performance

+ $2.3 billion invested up $0.8 billion since June 2007
+ All funds outperforming since inception
+ Average rolling total return (annualised) 5.2%[3]
  - Asia Pac 10.2%
  - Europe -4.2%
+ Return before revaluation 5.5%

Largest cornerstone investments

Fund	Performance Since Inception[1] %	Relative to Performance Benchmark[2]	Occupancy %	WALE Years	Retention %
A-REIT	28.3	Outperform	99	6.2	95.5
GMT	19.5	Outperform	97	5.9	90.0
GAIF	13.2	Outperform	100	6.8	88.0
MGLF-HK	27.4	Outperform	99	3.1	75.0
ABPP (UK)	14.2	Outperform	88	11.9	60.0
GELF (Europe)	12.5	Outperform	97	6.1	NA

1. Annualised to 31 December 2007

2. Performance relative to annualised benchmark since inception: AREIT (DPU>2.5%pa), GMT (NZX Property ex GMT), GAIF (10 Yr CGS + 350bps), MGLF-HK, (10 year HIBOR +450bps), ABPP (IPD +100bps), GELF (Euribor + 450bps)

3. Weighted by value of GMG cornerstone interest

Acquisitions and Disposals

Acquisitions

+ $333 million in acquisitions for the half year
  – $189 million in Europe
  – $144 million in Australia

Region	Acquisitions $M	Disposals $M
Asia Pacific	144[1]	1,176
Europe	189	109
Total	**333**	**1,285**

1. Includes $55 million of staged settlements

Disposals

+ $1,285 million in disposals for the half year
  – $109 million in Europe
  – $907 million in Australia
    – $875 million to the Goodman Australia Industrial Fund
  – $248 million in New Zealand
    – Disposal of HDL to GMT
  – $21 million in Asia

Developments

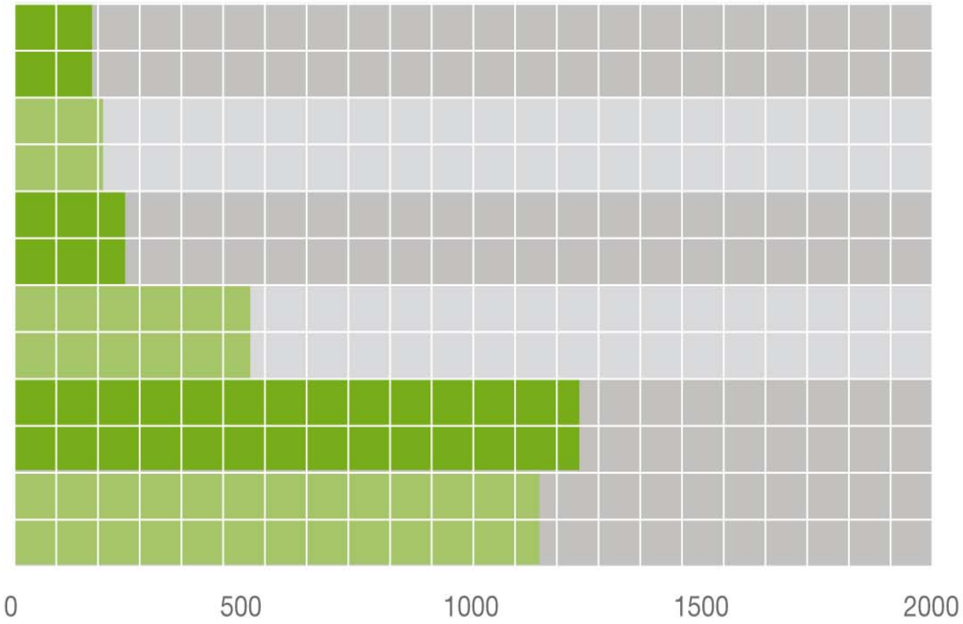
+ $3.5 billion of new product currently under development to deliver $2.3 billion pa of completed investment product for Funds
+ Development commitments for the half-year are 75%, increasing the under development commitments to 66%.
+ $15 billion+ of gross development value and over 6 million sqm of GFA on balance sheet, JVs and third party managed funds
+ Sharing capital and profit with the Funds, enhances GMG ROC and Fund returns

Work In Progress By Region	On Balance Sheet End Value $M	Third Party Funds End Value $M	Total End Value $M	Third Party Funds % of total
Asia Pacific	498	1,427	1,925	74
Europe	657	887	1,544	57
Total	**1,155**	**2,314**	**3,469**	**67**

Developments

Completed Developments

YEAR	SQM (000)
2003	168
2004	192
2005	240
2006	512
2007	1,230
2008 [(1)]	1,156

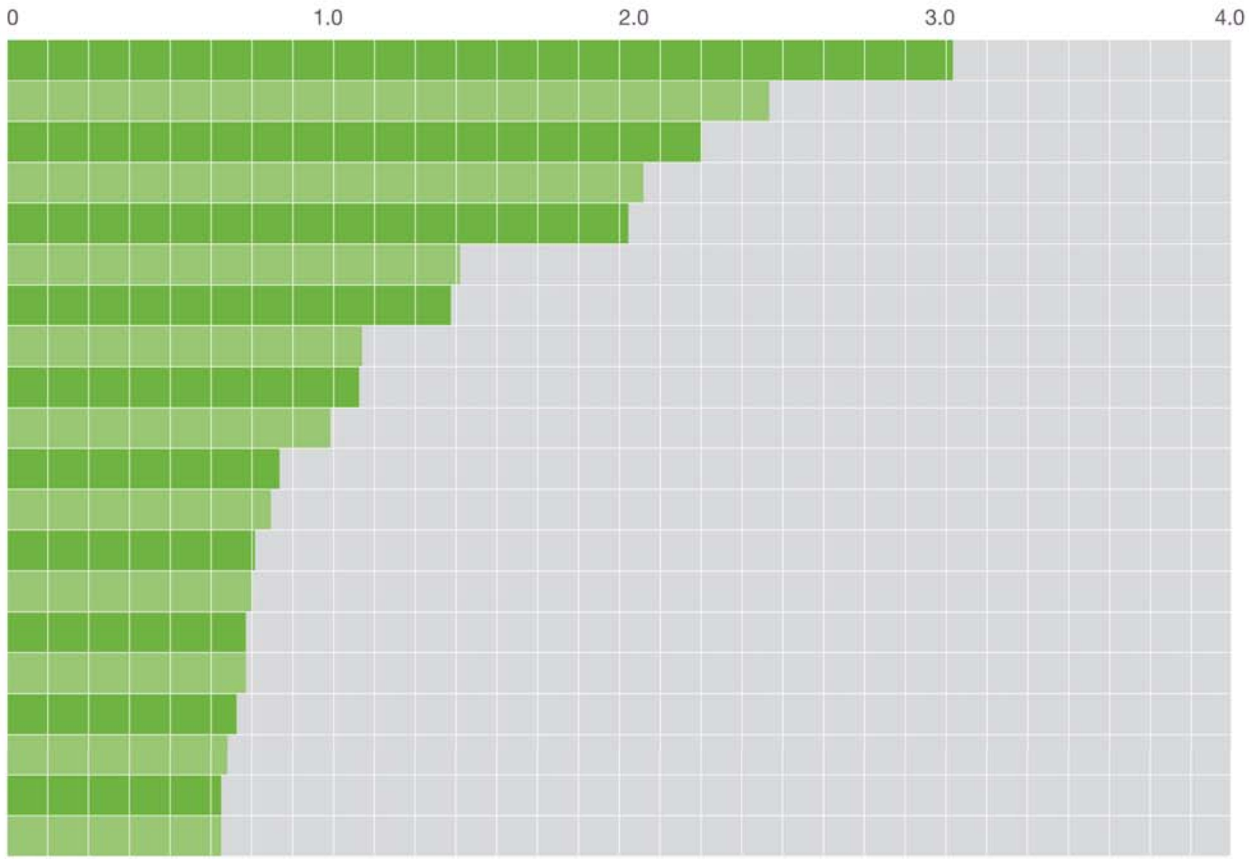


(1) Six months to December 2007

Goodman

Customer Base

Top 20 Customers (by income)	(Moody's/S&P)	%
Toll	Not rated	3.09
Coles	Baa2/BBB[1]	2.49
Deutsche Post World Net	A2/A-	2.27
Verizon	A3/A	2.08
T-Mobile	A3/A+	2.03
Singtel	Aa2/A+	1.48
Linfox	Not rated	1.45
Woolworths	A3/A-	1.16
C & P Holdings Pte Ltd	Not rated	1.15
Regus Group	Not rated	1.06
Nats (en route) Plc	A3/A	0.89
Unilever	A1/A+	0.87
Kuehne & Nagel	Not rated	0.81
Brambles Australia	Not rated	0.80
Coca-Cola Amatil	A3/A-	0.78
Amazon	Ba2/BB	0.78
Hewlett Packard	A2/A	0.75
Diamond Sparkling	Not rated	0.72
BP Plc	Aa1/AA+	0.70
ACI Packaging	Not rated	0.70



1. Excludes customers in GPI funds

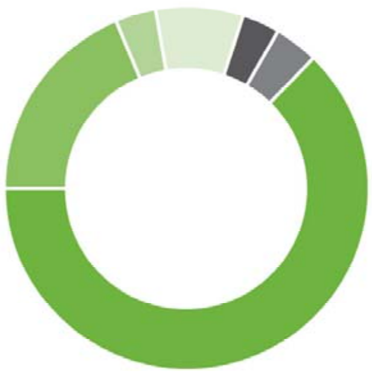
Goodman

Funds Management

Overview

+ Management of third party funds on behalf of investors
+ Total assets under management of $38.1 billion
+ Diversified across public and private markets in Australia, New Zealand, Hong Kong, Singapore, Japan, UK and Europe

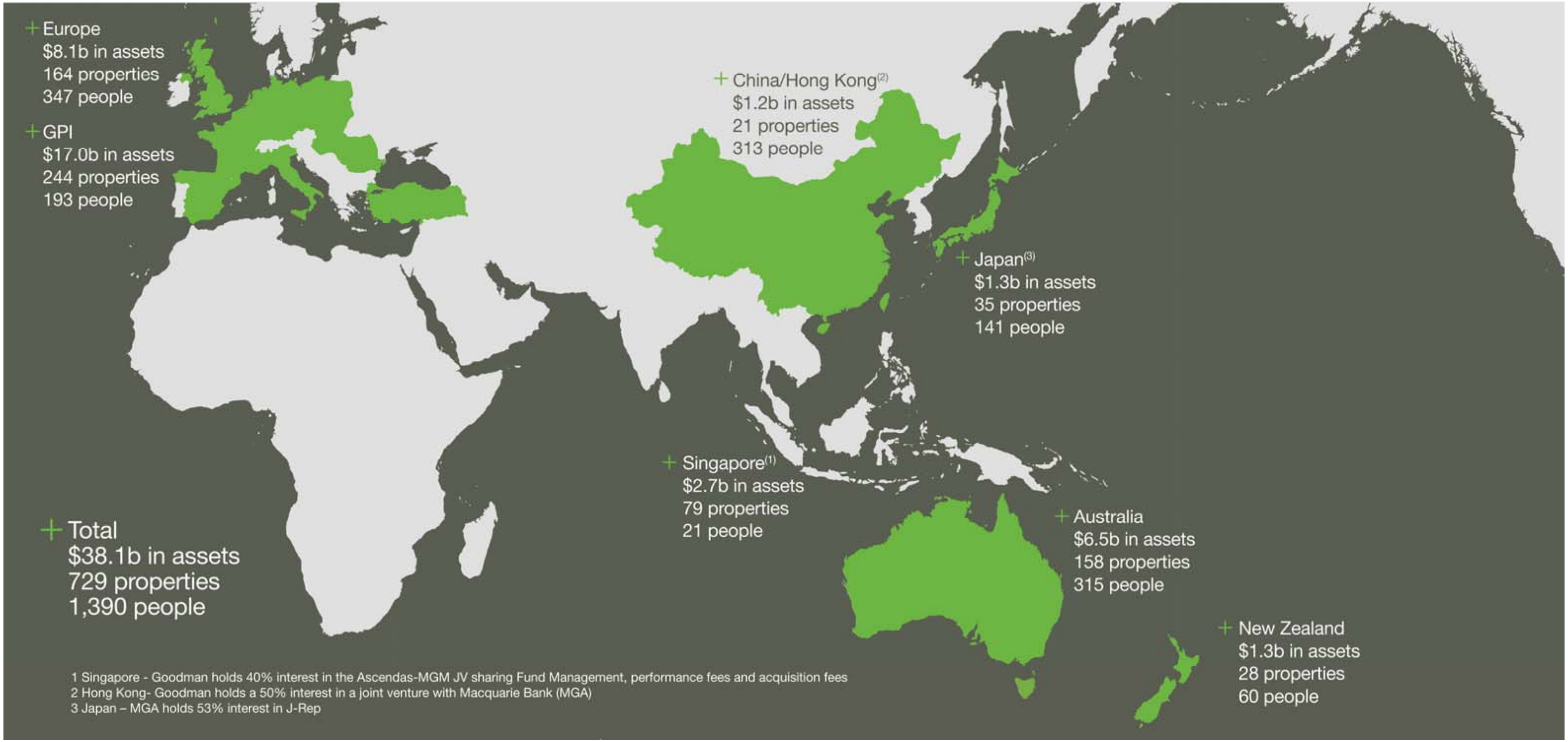
AUM by region	A$b
Australia	6.5
New Zealand	1.3
Singapore	2.7
China/Hong Kong	1.2
Japan	1.3
Europe	25.1



AUM by market segment	%
Listed	27
Unlisted	35
Mandates	38

Funds Management

+ Assets under management $38.1 billion ($21.1 billion in business space ex GPI)



Goodman

Funds Management

	Europe				Asia Pacific							Total
	Business Parks		Logistics		AUS	AUS	NZ	HK	SGP	China	Japan	
	UK	EUR	UK	EUR								
Fund Name	ABPP [4]	GEPBF	GUKLF	GELF	GIT	GAIF	GMT	MGLF	AREIT		J-REP	
AUM $bn	$4.1	$0.7		$1.6	$3.4	$3.2	$1.3	$1.1	$2.7		$1.3	$19.3
Warehouse $bn		$0.1	$1.4	$0.2			$0.0			$0.1		$1.8
WACR %	5.9%	6.3%		6.4%	7.0%	7.0%	8.1%	6.5%	6.8%			
Total Return % [1,2]	(14.8%)	16.1%		11.5%		15.2%	8.9%	11.6%	(4.9%)			
Cornerstone %	21.0%	2.6%		22.5%		30.4%	28.2%	20.0%	6.8%			
Gearing % [3]	55.8%	49.4%		39.9%		38.2%	24.9%	30.8%	37.5%			

1. Europe funds - total return for CY07
2. Asia Pacific funds - total return equates to fund year to date return to 31 December annualised for 12 months, except AREIT and GMT which is 12 months to 31 December 2007 based on listed price
3. Gearing calculated as a total debt net of cash over total assets net of cash
4. Includes Colworth

Funds Management

Fund	31 Dec 2007 $B	30 Jun 2007 $B	Variance $B	Variance %
GMG	5.2	5.4	(0.2)	(4%)
A-REIT	2.7	2.6	0.1	4%
GMT	1.3	1.1	0.2	18%
GAIF	3.2	2.1	1.1	52%
MGLF-HK	1.1	1.2	(0.1)	(8%)
J-REP	1.3	0.8	0.5	63%
GELF	1.6	0.5	1.1	220%
ABPP	4.0	4.5	(0.5)	(11%)
GEPBF	0.7	0.6	0.1	17%
Other wholesale[1]	0.1	0.8	(0.7)	(88%)
GPI	17.0	17.4	(0.4)	(2%)
Asia Pacific	**13.0**	**12.0**	**1.0**	**8%**
Europe	**25.1**	**24.9**	**0.2**	**1%**
Total	**38.1**	**36.9**	**1.2**	**3%**

1. Included C€logix as at 30 June 2007 which successfully merged with GELF in September 2007

thank you+

APPENDIX 4D

GOODMAN INTERNATIONAL LIMITED

RESULTS FOR ANNOUNCEMENT TO THE MARKET

FOR THE HALF-YEAR ENDED 31 DECEMBER 2007

The Condensed Consolidated Interim Financial Report has been reviewed by KPMG.

Highlights of results	**31-Dec-07**	31-Dec-06	**Change**	
Revenue and other income ($M)	**642.0**	609.1	**up**	**5.4%**
Profit after tax ($M)	**286.4**	302.7	**down**	**(5.4%)**
Basic earnings per security (cents)	**16.7**	18.8	**down**	**(11.2%)**
Diluted earnings per security (cents)	**16.7**	18.6	**down**	**(10.2%)**
Proposed/paid distribution per security (cents)	**17.00**	15.75	**up**	**7.9%**
Franked amount per security (cents)	**-**	-		
Record date for determining entitlements to the distributions/dividends	**31-Dec-07**	30-Dec-06		
Distribution payment date	**14-Feb-08**	15-Feb-07		
	31-Dec-07	30-Jun-07	**Change**	
Total assets ($M)	**9,605.2**	9,169.3	**up**	**4.8%**
Total liabilities ($M)	**4,659.3**	4,591.1	**up**	**1.5%**
Net assets ($M)	**4,945.9**	4,578.2	**up**	**8.0%**
Net tangible asset per security (cents)	**1.92**	1.93	**down**	**(0.3%)**
Total borrowings/equity ratio	**81.4%**	84.3%	**down**	**(3.5%)**
Issued Capital ($M)	**4,314.9**	4,172.1	**up**	**3.4%**
Security price ($)	**4.89**	6.72	**down**	**(27.2%)**
Number of securities on issue on the ASX	**1,715.5**	1,692.7	**up**	**1.3%**
Number of securities on issue, net of Treasury Securities	**1,674.6**	1,650.1	**up**	**1.5%**
Market capitalisation ($M)	**8,389**	11,375	**down**	**(26.3%)**
Number of securityholders	**22,183**	22,231	**down**	**(0.2%)**

CONTENTS **PAGE**

The Directors of Goodman International Limited ("Company" or "Parent Entity") present their Directors' Report together with the consolidated financial report on the Consolidated Entity consisting of the Company and the entities it controlled ("Goodman" or "Consolidated Entity") at the end of, or during, the six months ended 31 December 2007 ("half year") and the review report thereon.

DIRECTORS

The Directors of the Company at any time during or since the end of the half year are:

Director	Appointment date
Mr David Clarke, AO (Chairman)	26 October 2000
Dr David Teplitzky (Independent Deputy Chairman)	21 November 1990 (retired 22 November 2007)
Mr Gregory Goodman (Group Chief Executive Officer)	7 August 1998
Mr Ian Ferrier, AM (Independent Director)	1 September 2003
Mr Patrick Goodman (Non-Executive Director)	14 April 1998
Ms Diane Grady (Independent Director)	30 September 2007
Mr John Harkness (Independent Director)	23 February 2005
Mr James Hodgkinson (Non-Executive Director)	21 February 2003
Ms Anne Keating (Independent Director)	23 February 2005
Mr James Sloman, OAM (Independent Director)	1 February 2006
Mr Stephen Girdis (Alternate Director for Messrs David Clarke and James Hodgkinson)	21 February 2003 (retired 14 November 2007)

COMPANY SECRETARY

The Company Secretary at any time during or since the end of the half year is:

	Appointment date
Mr Carl Bicego	24 October 2006

REVIEW AND RESULTS OF OPERATIONS

The performance of the Consolidated Entity, as represented by the results of its operations for the half year, was as follows:

	Consolidated	
Six months ended 31 December	**2007**	2006
Revenue and other income ($M)	**642.0**	609.1
Profit attributable to Securityholders ($M)	**284.9**	302.5
Basic earnings per Company share (¢)	**-**	-
Basic earnings per security (¢)	**16.7**	18.8
Dividends and distributions provided for or paid by Goodman ($M)	**283.5**	254.9
Weighted average number of securities on issue (M)	**1,703.6**	1,607.5

As at	**31 Dec 07**	30 Jun 07
Net assets ($M)	**4,945.9**	4,578.2
Number of securities on issue (M) (1)	**1,715.5**	1,692.7
Net asset value per security ($) (2)	**2.70**	2.69

(1) Represents amounts as per the Australian Securities Exchange ("ASX") and includes 40.9 million Treasury Securities (30 June 2007: 42.6 million).

(2) Net asset value per security is stated after deducting amounts due to minority interests.

DIVIDENDS AND DISTRIBUTIONS

The Company did not declare any dividends during the half year ended 31 December 2007 or up to the date of this report (half year ended 31 December 2006: $nil).

Distributions declared/announced by a controlled entity, Goodman Industrial Trust ("GIT"), directly to Securityholders during the half year are as follows:

	Distribution cents per unit	Total amount $M	Date of payment
Distributions for the quarters ended:			
– 30 September 2007	8.5	141.1	8 Nov 07
– 31 December 2007	8.5	142.4	14 Feb 08
Total distributions for the half year ended 31 December 2007	**17.0**	**283.5**	

Distributions for the quarters ended:			
– 30 September 2006	7.875	126.5	9 Nov 06
– 31 December 2006	7.875	128.4	15 Feb 07
Total distributions for the half year ended 31 December 2006	**15.75**	**254.9**	

STATE OF AFFAIRS

The key changes in Goodman's state of affairs during the half year were as follows:

(a) Partial Disposal of Equity Interest in Highbrook Development Limited ("HDL")

On 17 December 2007, Goodman sold a 50% direct equity interest in HDL to Goodman Property Trust. Goodman retains a 25% direct equity interest in HDL. This transaction resulted in net cash inflows of $86.2 million.

(b) New Debt Facilities

On 10 December 2007, Goodman secured a new A$835 million (€500 million) unsecured debt facility in Europe for a term of five years. On 31 December 2007, Goodman secured a new A$99 million (Singapore Dollar 125 million) unsecured debt facility in Singapore for a term of two years. On 31 December 2007, Goodman also amended the $2 billion Syndicated Multi-Currency Facility to add a new one year A$100 million Facility.

On 31 January 2008, Goodman announced that it had entered into a commitment for a four year A$800 million unsecured banking facility, which was signed on 8 February 2008 and matures in February 2012. This facility will replace the A$600 million facility maturing in May 2008 and provides additional funding for working capital purposes.

On 12 February 2008, Goodman entered into a A$500 million (£220 million) unsecured banking facility available for up to five years.

(c) Goodman PLUS Hybrid ("Goodman PLUS")

On 21 December 2007, Goodman raised $327 million from its hybrid offering, Goodman PLUS. Goodman PLUS are a preferred, perpetual non-call security with limited exchange rights and are listed on the ASX. Goodman PLUS are classified as minority interests in equity and are repayable at the request of the Consolidated Entity.

In the opinion of the Directors, there were no other significant changes in the state of affairs of Goodman that occurred during the half year.

STRATEGY AND OUTLOOK

Goodman will continue to strengthen its presence in Asia Pacific and Europe. The focus for these regions is to grow the third party funds management businesses and pursue yield-accretive properties that are well located and provide stability through the diversification of Goodman's customer base, asset and geographic mix.

Likely developments over the course of the next 12 months include seeding funds with a view to expanding Goodman's third party funds management operations.

Further information as to other likely developments in the operations of the Consolidated Entity and the expected results of those operations in the future has not been included in the Interim Financial Report because disclosure of the information would be likely to result in unreasonable prejudice to the Consolidated Entity.

EVENTS SUBSEQUENT TO BALANCE DATE

Subsequent to 31 December 2007 and up to the date of this report the changes in unit prices in Ascendas Real Estate Investment Trust and ING Industrial Fund would result in a decrease in the carrying value of Goodman's investments in those entities of $24 million and $54 million respectively. No impairment loss has been recognised in the interim financial statements as a result of these changes in unit prices.

Other than the changes in unit prices and the debt refinancing referred to above, in the opinion of the Directors, there were no events subsequent to balance date and up to the date of this report which would require adjustment or disclosure in the Interim Financial Report.

LEAD AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001

The lead auditor's independence declaration is set out on page 5 and forms part of the Directors' Report for the half year.

ROUNDING

Goodman is an entity of a kind referred to in Australian Securities & Investments Commission Class Order 98/100 dated 10 July 1998 and in accordance with that Class Order, amounts in the Interim Financial Report have been rounded to the nearest hundred thousand dollars, unless otherwise stated.

The Directors' Report is made in accordance with a resolution of the Directors.

David Clarke, AO
Chairman

Gregory Goodman
Director

Sydney, 13 February 2008

KPMG

LEAD AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001

To: The Directors of Goodman International Limited

I declare that, to the best of my knowledge and belief, in relation to the review for the half year ended 31 December 2007 there have been:

(i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the review; and

(ii) no contraventions of any applicable code of professional conduct in relation to the review.

KPMG

J Teer
Partner

Sydney, 13 February 2008

GOODMAN INTERNATIONAL LIMITED AND ITS CONTROLLED ENTITIES
INTERIM INCOME STATEMENT
FOR THE HALF YEAR ENDED 31 DECEMBER 2007

		Consolidated	
		31 Dec 2007	31 Dec 2006
	Note	**$M**	$M
Revenue			
Gross property income		167.8	200.2
Funds management		87.8	55.8
Property services		37.1	30.4
Development management		138.1	170.5
Dividends/distributions from investments		16.8	10.8
		447.6	**467.7**
Property and development expenses			
Property expenses		(29.8)	(33.6)
Development expenses		(110.0)	(144.3)
		(139.8)	**(177.9)**
Other income			
Net gain from fair value adjustments on investment properties	11	54.6	31.1
Net gain on disposal of investment properties	6	81.7	20.2
Net gain on disposal of controlled entities	6	67.4	79.8
Share of net results of equity accounted investments	12	(9.3)	31.6
		194.4	**162.7**
Other expenses			
Employee expenses		(80.0)	(36.2)
Administrative and other expenses		(55.0)	(46.6)
		(135.0)	**(82.8)**
Earnings before interest and tax		**367.2**	**369.7**
Financing costs			
Financial income	6	5.7	2.6
Financial expenses	6	(70.3)	(53.6)
Net financing costs		**(64.6)**	**(51.0)**
Profit before income tax	6	**302.6**	**318.7**
Income tax expense	7	(16.2)	(16.0)
Profit for the half year		**286.4**	**302.7**
Profit/(loss) attributable to Shareholders		7.0	(1.7)
Profit attributable to Unitholders		277.9	304.2
Profit attributable to Securityholders		**284.9**	**302.5**
Amount attributable to other minority interests		1.5	0.2
Profit for the half year		**286.4**	**302.7**
Basic earnings per Company share (¢)		-	-
Diluted earnings per Company share (¢)		-	-

The Interim Income Statement is to be read in conjunction with the accompanying notes.

GOODMAN INTERNATIONAL LIMITED AND ITS CONTROLLED ENTITIES
INTERIM BALANCE SHEET
AS AT 31 DECEMBER 2007

		Consolidated	
		31 Dec 2007	30 Jun 2007
	Note	$M	$M
Current assets			
Cash		160.2	81.8
Receivables	10	453.7	815.5
Inventories		7.5	20.6
Current tax receivables		1.0	6.0
Other assets		145.8	61.5
Total current assets		**768.2**	**985.4**
Non-current assets			
Receivables	10	46.5	7.1
Investment properties	11	5,159.3	5,360.0
Inventories		13.7	8.1
Investments accounted for using the equity method	12	1,794.3	1,092.1
Deferred tax assets		10.7	6.5
Other financial assets	13	467.3	407.0
Property, plant and equipment		22.4	21.3
Intangible assets	14	1,322.8	1,281.8
Total non-current assets		**8,837.0**	**8,183.9**
Total assets		**9,605.2**	**9,169.3**
Current liabilities			
Payables	15	282.0	324.6
Current tax payables		46.2	37.5
Interest bearing liabilities	16	1,699.4	2,276.6
Provisions		169.2	143.0
Total current liabilities		**2,196.8**	**2,781.7**
Non-current liabilities			
Payables	15	25.9	105.3
Interest bearing liabilities	16	2,327.4	1,585.0
Deferred tax liabilities		83.4	96.2
Provisions		25.8	22.9
Total non-current liabilities		**2,462.5**	**1,809.4**
Total liabilities		**4,659.3**	**4,591.1**
Net assets		**4,945.9**	**4,578.2**
Equity attributable to Shareholders			
Issued capital	17	192.3	178.9
Reserves	18	89.5	126.9
Accumulated losses	19	(25.0)	(57.4)
Total equity attributable to Shareholders		**256.8**	**248.4**
Minority interests			
Equity attributable to Unitholders			
Issued capital	17	4,122.6	3,993.2
Reserves	18	216.0	254.9
Retained earnings	19	28.0	58.0
Total equity attributable to Unitholders		**4,366.6**	**4,306.1**
Other minority interests	20	322.5	23.7
Total equity		**4,945.9**	**4,578.2**

The Interim Balance Sheet is to be read in conjunction with the accompanying notes.

GOODMAN INTERNATIONAL LIMITED AND ITS CONTROLLED ENTITIES
INTERIM STATEMENT OF RECOGNISED INCOME AND EXPENSE
FOR THE HALF YEAR ENDED 31 DECEMBER 2007

	Note	Consolidated 31 Dec 2007 $M	31 Dec 2006 $M
Amounts recognised directly in equity (net of tax):			
Effect of foreign currency translation	18	5.8	(0.5)
Cash flow hedges:			
– Losses taken directly to equity	18	(78.3)	(4.6)
– Losses transferred to Income Statement	18	-	4.7
Change in fair value of available-for-sale equity securities (net of deferred tax)	18	(15.8)	38.8
Net income recognised directly in equity		**(88.3)**	**38.4**
Profit for the half year		286.4	302.7
Total recognised income and expense		**198.1**	**341.1**
Attributable to:			
– Securityholders		196.6	340.9
– Other minority interests		1.5	0.2
Total recognised income and expense		**198.1**	**341.1**

The Interim Statement of Recognised Income and Expense is to be read in conjunction with the accompanying notes.

GOODMAN INTERNATIONAL LIMITED AND ITS CONTROLLED ENTITIES
INTERIM CASH FLOW STATEMENT
FOR THE HALF YEAR ENDED 31 DECEMBER 2007

		Consolidated	
	Note	31 Dec 2007 $M	31 Dec 2006 $M
Cash flows from operating activities			
Property income received		186.6	218.5
Other cash receipts from services provided		185.8	262.4
Property expenses paid		(17.5)	(66.1)
Other cash payments in the course of operations		(168.7)	(228.9)
Distributions and dividends received		39.5	31.9
Interest received		5.7	2.2
Finance costs paid		(55.1)	(33.2)
Income taxes paid (net of refunds)		(11.7)	(12.9)
Net cash provided by operating activities		**164.6**	**173.9**
Cash flows from investing activities			
Proceeds from sale of controlled entities (net of cash disposed)	4	119.4	-
Proceeds from sale of equity investments (net of cash disposed)		153.6	145.6
Proceeds from deferred settlement and sale of investment properties		1,288.4	398.1
Payments for intangible assets		(11.9)	-
Payments for acquisition of controlled entities (net of cash acquired)	3	(176.1)	(341.1)
Payments for equity investments		(846.3)	(565.8)
Payments for investment properties		(977.2)	(512.5)
Payments for property, plant and equipment		(4.2)	(0.8)
Net cash used in investing activities		**(454.3)**	**(876.5)**
Cash flows from financing activities			
Proceeds from issue of securities		16.9	212.5
Proceeds from issue of Goodman PLUS hybrid securities		326.8	-
Loans (to)/from related entities		(45.8)	24.4
Proceeds from borrowings		2,550.0	2,539.6
Repayments of borrowings		(2,334.5)	(1,818.3)
Dividends and distributions paid		(145.3)	(235.0)
Net cash provided by financing activities		**368.1**	**723.2**
Net increase in cash held		78.4	20.6
Cash at the beginning of the period		81.8	23.3
Cash at the end of the period		**160.2**	**43.9**

The Interim Cash Flow Statement is to be read in conjunction with the accompanying notes.

NOTE 1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

Goodman International Limited is a company domiciled in Australia. The consolidated financial report of the Company for the half year ended 31 December 2007 comprises the Company and its controlled entities and the Consolidated Entity's interest in associates and joint venture entities.

Statement of Compliance

The Interim Financial Report is a general purpose financial report which has been prepared in accordance with Australian Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Act 2001.

The consolidated Interim Financial Report does not include all of the information required for a full annual financial report and should be read in conjunction with the consolidated Annual Report of the Consolidated Entity as at and for the year ended 30 June 2007.

The accounting policies adopted in the consolidated Interim Financial Report are the same as those applied by the Consolidated Entity in the consolidated Annual Report as at and for the year ended 30 June 2007.

The consolidated Interim Financial Report is presented in Australian Dollars and was authorised for issue by the Directors on 13 February 2008.

Rounding

In accordance with Australian Securities & Investments Commission Class Order 98/100, the amounts shown in this Interim Financial Report have been rounded to the nearest hundred thousand dollars, unless otherwise stated.

NOTE 2. EARNINGS PER COMPANY SHARE

		Consolidated	
Six months ended 31 December		**2007**	2006
	Note	**¢**	¢
Attributable to securityholders			
Basic earnings per security	2(a)	16.7	18.8
Basic earnings per Company share		-	-
Diluted earnings per security	2(a)	16.7	18.6
Diluted earnings per Company share		-	-
Distribution per security	8	17.0	15.8

	Number of securities	
Six months ended 31 December	**31 Dec 2007**	31 Dec 2006
Weighted average number of securities used in calculating basic earnings per security and distribution per security	1,703,637,620	1,607,548,535
Effect of securities issued under the ESAP accounted for as Treasury Securities	11,239,920	30,807,588
Effect of executive options on issue	18,870,113	25,362,516
Weighted average number of securities used in calculating diluted earnings per security	**1,733,747,653**	**1,663,718,639**

(a) Profit after Tax used in Calculating Earnings per Security

Consolidated	**31 Dec 2007 $M**	31 Dec 2006 $M
Profit after tax used in calculating basic earnings per security	284.9	302.5
Effect of Treasury securities and options	4.6	7.7
Profit after tax used in calculating diluted earnings per security	**289.5**	**310.2**

NOTE 3. ACQUISITIONS OF CONTROLLED ENTITIES

The Consolidated Entity acquired all of the issued share capital of SMH Sparkasse Mannesmann Hoffmeister Projektentwicklung Gmbh & Co. KG ("SMH") on 11 September 2007.

The effect of the acquisition on the Consolidated Entity's assets and liabilities was as follows:

	SMH $M	Other acquisitions $M	Deferred settlements $M	Total $M
Cash assets	5.7	-	-	5.7
Receivables	1.3	0.1	-	1.4
Investment properties	96.5	0.8	-	97.3
Payables	(15.8)	-	-	(15.8)
Interest bearing liabilities	(47.8)	-	-	(47.8)
Net identifiable assets and liabilities	**39.9**	**0.9**	**-**	**40.8**
Add: Intangible assets on acquisition	-	-	-	-
Total consideration payable	**39.9**	**0.9**	**-**	**40.8**
Less: Transaction costs yet to be paid	-	-	-	-
Gross cash outflow	**39.9**	**0.9**	**-**	**40.8**
Cash held by controlled entities on acquisition	5.7	-	-	5.7
Net cash outflow (excluding prior year acquisitions)	**34.2**	**0.9**	**-**	**35.1**
Deferred settlements on prior year acquisitions	-	-	141.0	141.0
Net cash outflow	**34.2**	**0.9**	**141.0**	**176.1**

The Consolidated Entity paid $141.0 million during the half year in relation to the deferred settlements on entities that were acquired prior to 30 June 2007. Costs relating to Arlington Securities Limited ($78.8 million) were provided for at 30 June 2007. Costs relating to Rosemound Developments Limited ($62.2 million) were not provided for and capitalised at 30 June 2007 as the conditions for their payment did not exist at that time.

NOTE 4. DISPOSALS OF INTERESTS IN CONTROLLED ENTITIES

	Total $M
Proceeds received on partial disposal of equity interest in HDL (a)	86.2
Proceeds received on sale of other controlled entities (b)	33.2
Net cash inflow	**119.4**

(a) Partial Disposal of Equity Interest in HDL

Effective 17 December 2007, Goodman sold 50% of the issued share capital of HDL to Goodman Property Trust for consideration of $90.2 million, of which $86.2 million was received in cash.

The effect of the transaction is to reduce Goodman's direct equity interest in HDL from 75% to 25%. Subsequent to the above transaction, the Consolidated Entity has accounted for its investment in HDL as a joint venture entity. Investment properties have been reduced by $181.0 million, debt has been reduced by $58.4 million, and the carrying value of equity accounted joint venture entities has been increased by $30.0 million.

Up to the date of the disposal of the equity, HDL had contributed $1.5 million to the Consolidated Entity's result for the half year.

(b) Disposal of Other Controlled Entities

During the half year, a controlled entity disposed of several special purpose development property entities located in Europe for consideration of $34.9 million, of which $13.4 million was received in cash. The disposals had no significant effect on the Consolidated Entity's Interim Balance Sheet.

In addition, the Consolidated Entity disposed of two controlled entities in Australia which held completed investment properties for consideration of $19.8 million. The principal effect of the disposals was a decrease in investment properties of $99.7 million and payables of $81.3 million.

NOTE 5. SEGMENT REPORTING

The Consolidated Entity is based in Australia and has operations in Asia Pacific (primarily Australia, New Zealand, Hong Kong, Singapore, People's Republic of China and Japan) and Europe. Products and services undertaken by the Consolidated Entity in each region are as follows: direct and indirect ownership of investment properties; funds management; property management; leasing services; due diligence works; and development management.

Geographical segment revenue and expenses are presented based on the geographical location of customers serviced. Segment assets and liabilities are classified based on the location of the assets.

Primary Segment Reporting – Geographical Segments

	Asia Pacific		Europe		Consolidated	
Six months ended 31 December	**2007**	2006	**2007**	2006	**2007**	2006
	$M	$M	**$M**	$M	**$M**	$M
Revenue and other income						
Revenue (gross property income, funds management, property services and development management)	**273.6**	335.5	**157.2**	100.1	**430.8**	456.9
Net gain /(loss) from fair value adjustments on investment pr	**65.1**	31.1	**(10.5)**	-	**54.6**	31.1
Net gain/(loss) on disposal of investment properties	**75.8**	20.9	**5.9**	(0.7)	**81.7**	20.2
Net gain on disposal of controlled entities	**33.3**	-	**34.1**	79.8	**67.4**	79.8
Share of net results of equity accounted investments	**77.5**	30.7	**(86.8)**	0.9	**(9.3)**	31.6
Dividends/distributions from investments	**14.5**	4.3	**2.3**	6.5	**16.8**	10.8
Total revenue and other income	**539.8**	422.5	**102.2**	186.6	**642.0**	**630.4**
Segment result						
Profit before depreciation, amortisation and income tax	**382.5**	243.7	**(12.1)**	127.3	**370.4**	371.0
Depreciation and amortisation					**(3.2)**	(1.3)
Income tax expense					**(16.2)**	(16.0)
Net financing costs					**(64.6)**	(51.0)
Profit for the period					**286.4**	**302.7**
As at	**31 Dec**	30 Jun	**31 Dec**	30 Jun	**31 Dec**	30 Jun
	2007	2007	**2007**	2007	**2007**	2007
	$M	$M	$M	$M	$M	$M
Segment assets						
Investment properties	**3,436.2**	4,144.7	**1,723.1**	1,215.3	**5,159.3**	5,360.0
Investments accounted for using the equity method	**1,185.9**	930.1	**608.4**	162.0	**1,794.3**	1,092.1
Other financial assets	**448.7**	202.1	**18.6**	204.9	**467.3**	407.0
Intangible assets	**5.9**	6.0	**1,316.9**	1,275.8	**1,322.8**	1,281.8
Inventories	**21.2**	28.7	**-**	-	**21.2**	28.7
Other assets	**330.6**	226.0	**315.0**	601.0	**645.6**	827.0
Total segment assets	**5,428.5**	**5,537.6**	**3,982.0**	**3,459.0**	**9,410.5**	**8,996.6**
Segment liabilities						
Payables	**(69.1)**	(111.7)	**(212.1)**	(318.2)	**(281.2)**	(429.9)
Provisions	**(24.7)**	(18.1)	**(28.0)**	(17.9)	**(52.7)**	(36.0)
Total segment liabilities	**(93.8)**	**(129.8)**	**(240.1)**	**(336.1)**	**(333.9)**	**(465.9)**
Total segment assets less segment liabilities	**5,334.7**	**5,407.8**	**3,741.9**	**3,122.9**	**9,076.6**	**8,530.7**
Non-segment assets and liabilities						
Cash					**160.2**	81.8
Derivative financial instruments					**7.8**	69.0
Interest bearing assets					**-**	15.9
Interest bearing liabilities					**(4,026.8)**	(3,861.6)
Provision for distributions					**(142.3)**	(129.9)
Deferred tax liabilities					**(83.4)**	(96.2)
Current tax payables					**(46.2)**	(31.5)
Total non-segment assets less total non-segment liabilities					**(4,130.7)**	**(3,952.5)**
Net assets					**4,945.9**	**4,578.2**

NOTE 5. SEGMENT REPORTING (CONT)

Change in Segment Reporting

As reported in the Annual Report of the Consolidated Entity as at and for the year ended 30 June 2007, the Consolidated Entity previously identified Australia and New Zealand together as a single primary reporting segment and Asia as a separate primary reporting segment. As the Consolidated Entity continues to expand into new geographical locations, Australia, New Zealand and Asia have been identified as a single geographical segment, reflecting Goodman's internal management and reporting structure. Accordingly, the Interim Income Statement comparatives for the Australian, New Zealand and Asian operations have been aggregated above.

In addition, depreciation and amortisation, and interest income and expense were previously included in arriving at the result for each segment. In order to report operational performance clearly, these items are now excluded from the segment result. The comparative figures have been adjusted to exclude these items. The net effect of this change for the comparative period is to increase the segment result for Asia Pacific by $10.5 million and Europe by $41.8 million.

NOTE 6. PROFIT BEFORE INCOME TAX

	Consolidated	
Six months ended	**31 Dec 2007 $M**	31 Dec 2006 $M
Profit before income tax has been arrived at after (charging)/crediting the following Items:		
Net proceeds from sale of investment properties	1,072.2	333.5
Carrying value of investment properties sold	(990.5)	(313.3)
Net gain on disposal of investment properties	**81.7**	**20.2**
Proceeds on sale of controlled entities	144.9	145.6
Net assets disposed	(77.5)	(65.8)
Net gain on disposal of controlled entities	**67.4**	**79.8**
Depreciation of property, plant and equipment	(3.1)	(1.3)
Amortisation of leasehold improvements	(0.1)	-
Total depreciation and amortisation	**(3.2)**	**(1.3)**
Financial income		
Interest income from:		
– Related parties	1.5	0.4
– Other parties	4.2	2.2
	5.7	**2.6**
Financial expenses		
Bank loans and overdraft interest	(115.1)	(68.8)
Other	(3.5)	(5.5)
Capitalised borrowing costs	48.3	20.7
	(70.3)	**(53.6)**
Net financing costs	**(64.6)**	**(51.0)**

NOTE 7. INCOME TAX EXPENSE

	Consolidated	
Six months ended	**31 Dec 2007 $M**	31 Dec 2006 $M
Current tax expense/(benefit) recognised in the Income Statement		
Current period	31.6	18.8
Adjustment for prior years	(4.3)	(9.2)
	27.3	**9.6**
Deferred tax benefit/(expense) recognised in the Income Statement		
Movements in deferred tax	(6.5)	(3.9)
Adjustment for prior years	(4.6)	-
Other	-	10.3
	(11.1)	**6.4**
Total income tax expense	**16.2**	**16.0**
Deferred tax recognised directly in Equity		
Relating to revaluation of investments	(7.9)	18.7
Other	-	(1.0)
	(7.9)	**17.7**

NOTE 8. DIVIDENDS AND DISTRIBUTIONS

(a) Dividends Declared by the Company

No dividends were declared or paid by the Company during the half year ended 31 December 2007 or up to the date of this report.

(b) Distributions Declared by Goodman Industrial Trust

Distributions from GIT	**Distribution cents per unit**	**Total amount $M**	**Date of payment**
Distributions for the quarters ended:			
– 30 September 2007	8.5	141.1	8 Nov 07
– 31 December 2007	8.5	142.4	14 Feb 08
	17.0	**283.5**	
Distributions for the comparative quarters ended:			
– 30 September 2006	7.875	126.5	9 Nov 06
– 31 December 2006	7.875	128.4	15 Feb 07
	15.75	**254.9**	

Movement in Provision for Distributions to Securityholders

Six months ended 31 December	**2007 $M**	2006 $M
Balance at the beginning of the period	129.9	108.5
Provisions for distributions	283.5	254.9
Payment of distributions	(271.1)	(235.0)
Balance at the end of the period	**142.3**	**128.4**

NOTE 9. PROPERTY SERVICES INCOME

Income from property services is accounted for in accordance with the accounting policies described in note 1(c) to the financial statements for the year ended 30 June 2007. In the comparative period, income from certain property services contracts was presented net of related expenses on the face of the Income Statement. As a result of this change, revenue from property services in the comparative period has increased by $21.3 million and administrative expenses have increased by the same amount. There is no impact on the reported net profit after tax for either the comparative period or the current period.

NOTE 10. RECEIVABLES

	Consolidated	
As at	31 Dec 2007 $M	30 Jun 2007 $M
Current		
Trade receivables	116.4	75.2
Other receivables [1]	171.1	503.6
Construction contract receivables	33.4	81.1
Receivables from the ESAP	1.8	2.4
Loans to other related parties	94.7	68.4
Other	36.3	84.8
	453.7	815.5
Non-current		
Other receivables [1]	-	1.4
Receivables from the ESAP	5.7	5.3
Loans to other related parties	40.8	0.4
	46.5	7.1

[1] Other receivables at 31 December 2007 include $3.7 million receivable from the sale of investment properties (30 June 2007: $138.6 million).

NOTE 11. INVESTMENT PROPERTIES

	Completed investment properties		Redevelopment projects		Investment properties under development		Total investment properties	
Six months ended 31 December	2007 $M	2006 $M	2007 $M	2006 $M	2007 $M	2006 $M	2007 $M	2006 $M
Carrying amount at the beginning of the period	3,815.2	3,794.6	67.7	63.7	1,477.1	331.7	5,360.0	4,190.0
Cost of acquisition:								
– On acquisition of controlled entities	-	445.9	-	-	97.3	79.2	97.3	525.1
– Other acquisitions	156.1	36.5	-	-	90.3	273.2	246.4	309.7
Costs capitalised	50.1	60.9	37.3	33.0	643.1	202.1	730.5	296.0
Transfers in/(out)	417.0	52.0	68.1	(24.9)	(485.1)	(27.1)	-	-
Disposals:								
– Carrying value of properties sold	(852.8)	(269.0)	-	-	(137.7)	(44.3)	(990.5)	(313.3)
– On disposal of interests in controlled entities	(47.4)	-	-	-	(237.4)	(274.6)	(284.8)	(274.6)
Changes in fair values	54.6	31.1	-	-	-	-	54.6	31.1
Effect of foreign currency translation	(24.4)	4.8	-	1.5	(29.8)	7.0	(54.2)	13.3
Carrying amount at the end of the period	3,568.4	4,156.8	173.1	73.3	1,417.8	547.2	5,159.3	4,777.3

Redevelopment projects represent properties previously included within completed investment properties but now undergoing redevelopment works with the intention of continued use as investment properties.

NOTE 12. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

		Consolidated	
	Note	31 Dec 2007 $M	30 Jun 2007 $M
Share of net assets of entities accounted for using the equity method:			
– Associates	12(a)	1,521.8	902.1
– Joint venture entities	12(b)	272.5	190.0
		1,794.3	**1,092.1**

(a) Investments in Associates

Name	Principal activities	Country of incorporation/ establishment	Share of associate's profit/(loss) recognised		Consolidated ownership interest		Consolidated investment carrying amount	
			31 Dec 2007 $M	31 Dec 2006 $M	31 Dec 2007 %	30 Jun 2007 %	31 Dec 2007 $M	30 Jun 2007 $M
Ascendas-MGM Funds Management Limited	Funds management	Singapore	**2.4**	2.0	**40.0**	40.0	**17.5**	16.1
Arlington Business Park Partnership ("ABPP")[(1)]	Property investment	United Kingdom	**(89.3)**	-	**21.0**	-	**326.8**	-
Goodman UK Active Property Fund plc[(2)]	Property investment	Republic of Ireland	**(6.1)**	-	**25.2**	24.4	**37.1**	45.7
Goodman Australian Industrial Fund ("GAIF")	Property investment	Australia	**36.4**	13.8	**30.4**	30.0	**517.7**	407.4
Goodman European Logistics Fund ("GELF")	Property investment	Luxembourg	**6.6**	-	**22.6**	27.2	**203.7**	84.4
Goodman Property Trust	Property investment	New Zealand	**15.0**	4.8	**28.2**	27.5	**274.9**	205.7
Macquarie Goodman Hong Kong Logistics Fund ("MGLF-HK")	Property investment	Cayman Islands	**12.5**	8.1	**20.0**	20.0	**144.1**	142.8
			(22.5)	**28.7**			**1,521.8**	**902.1**

(1) In July 2007, Goodman increased its effective interest in ABPP from 11% to 21%. Prior to this transaction the Consolidated Entity accounted for its investment within other financial assets at its fair value.

(2) Formerly Arlington Balanced Property Fund plc

	Consolidated	
Six months ended 31 December	**2007 $M**	2006 $M
Movements in carrying amount of investments in associates		
Carrying amount at the beginning of the period	902.1	454.7
Share of net results after tax of associates (1)	(22.5)	28.7
Share of movements recognised directly in reserves	(12.2)	2.2
Transfers in from other financial assets	188.9	-
Investments	534.4	418.8
Disposals of investments	(29.6)	-
Dividends/distributions received and receivable	(27.7)	(18.4)
Effect of foreign currency translation	(11.6)	3.7
Carrying amount at the end of the period	**1,521.8**	**889.7**

(1) Includes share of decrements on revaluation of investment properties of $36.1 million (half year ended 31 December 2006: increment of $9.6 million).

NOTE 12. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD (CONTINUED)

(b) Interests in Joint Venture Entities

Name	Principal activities	Country of incorporation/ establishment	Share of joint venture's profit/(loss) recognised		Consolidated ownership interest		Consolidated investment carrying amount	
			31 Dec 2007 $M	31 Dec 2006 $M	**31 Dec 2007 %**	30 Jun 2007 %	**31 Dec 2007 $M**	30 Jun 2007 $M
BMGW Development Co Limited	Property investment	Australia	**6.0**	-	**50.0**	50.0	**13.1**	7.2
B L Rosemound Limited Partnership	Property investment	United Kingdom	**0.7**	-	**50.0**	50.0	**19.5**	11.0
MGJ Cayman 1 Limited	Property investment	Cayman Islands	**0.4**	-	**50.0**	50.0	**18.2**	-
Colworth Business Park Partnership	Property investment	United Kingdom	**1.2**	0.9	**50.0**	50.0	**21.3**	20.8
Macquarie Goodman Asia Limited	Funds management	Hong Kong	**3.7**	0.3	**50.0**	50.0	**4.8**	1.4
HDL [(1)]	Property development	New Zealand	**-**	-	**25.0**	75.0	**30.0**	-
Macquarie Goodman Japan Pte Limited	Property investment and management	Singapore	**1.2**	-	**50.0**	50.0	**163.5**	147.6
Toll Goodman Property Services Limited	Property investment	Australia	**-**	1.7	**50.0**	50.0	**2.1**	2.0
			13.2	**2.9**			**272.5**	**190.0**

[(1)] As set out in note 4, Goodman reduced its interest in HDL from 75% to 25% effective 17 December 2007. Subsequent to that transaction, the Consolidated Entity accounts for its investment using the equity method.

	Consolidated	
Six months ended 31 December	**2007 $M**	2006 $M
Movements in carrying amount of investments in joint venture entities		
Carrying amount at the beginning of the period	190.0	20.5
Share of net results after tax	13.2	2.9
Investments	62.3	0.1
Dividends/distributions received and receivable	-	(0.9)
Effect of foreign currency translation	7.0	-
Carrying amount at the end of the period	**272.5**	**22.6**

NOTE 13. OTHER FINANCIAL ASSETS

	Consolidated	
	31 Dec 2007 $M	30 Jun 2007 $M
Investments in listed securities, at fair value	448.7	202.1
Investments in unlisted securities, at fair value	18.6	204.9
	467.3	**407.0**

NOTE 14. INTANGIBLE ASSETS

	Consolidated	
	31 Dec 2007 $M	30 Jun 2007 $M
Management rights relating to European operations, at cost	506.3	509.5
Management rights relating to New Zealand operations, at cost	5.9	6.0
Goodwill relating to European operations, at cost	810.6	766.3
	1,322.8	**1,281.8**

Six months ended 31 December	**2007 $M**	**2006 $M**
Movements in carrying amounts of intangible assets		
Carrying amount at the beginning of the period	1,281.8	1,185.6
Acquisitions(1)	64.4	60.6
Other adjustments(2)	(30.9)	-
Effect of foreign currency translation	7.5	(8.8)
Carrying amount at the end of the period	**1,322.8**	**1,237.4**

(1) Acquisitions include amounts paid relating to the acquisition of Rosemound Developments Limited (A$52.5 million) and also an amount paid for management rights pursuant to the acquisition of C€logix Property Fund by Goodman European Logistics Fund (A$11.9 million).

(2) Other adjustments relate to deferred settlements in relation to the acquisition of Eurinpro that will no longer be paid.

NOTE 15. PAYABLES

	Consolidated	
	31 Dec 2007 $M	30 Jun 2007 $M
Current		
Trade creditors	35.7	50.5
Other creditors and accruals(1)	246.3	253.1
Deferred settlements	-	21.0
	282.0	**324.6**
Non-current		
Other creditors and accruals(1)	1.9	-
Deferred settlements(2)	24.0	105.3
	25.9	**105.3**

(1) Other creditors and accruals include unpaid interest and capital accruals.

(2) Deferred settlements at 31 December 2007 include amounts for the acquisition of Eurinpro. Amounts payable after 12 months have been discounted at the Consolidated Entity's weighted average cost of debt.

NOTE 16. INTEREST BEARING LIABILITIES

	Note	Consolidated 31-Dec 2007 $M	Consolidated 30-Jun 2007 $M
Current			
Bank loans – unsecured	16(a)	1,096.3	1,595.1
Bank loans – secured	16(b)	8.5	81.2
Other loans - unsecured	16(c)	594.6	600.3
		1,699.4	**2,276.6**
Non-current			
Bank loans – unsecured	16(a)	2,176.9	1,407.4
Bank loans – secured	16(b)	150.5	177.6
		2,327.4	**1,585.0**

(a) Bank Loans - Unsecured

Facility	As at	AUD	SGD	NZD	HKD	USD	GBP	EUR	YEN	Total
		Amounts drawn down in A$M equivalents								
SMCF[1]	**31 Dec 07**	**71.5**	**94.7**	**114.2**	**5.8**	**109.2**	**686.8**	**102.6**	**138.0**	**1,322.8**
	30 Jun 07	409.5	68.7	380.2	142.3	49.8	170.6	36.8	146.2	1,404.1
Bank loan[2]	**31 Dec 07**	-	-	-	-	-	**883.1**	**200.4**	-	**1,083.5**
	30 Jun 07	-	-	-	-	-	912.3	192.3	-	1,104.6
Bank loan[3]	**31 Dec 07**	-	-	-	-	-	**18.5**	**0.6**	-	**19.1**
	30 Jun 07	-	-	-	-	-	27.6	-	-	27.6
Bank loan[4]	**31 Dec 07**	-	-	-	-	-	**605.4**	**166.0**	-	**771.4**
	30 Jun 07	-	-	-	-	-	468.7	3.2	-	471.9
Bank loan[5]	**31 Dec 07**	-	**81.2**	-	-	-	-	-	-	**81.2**
	30 Jun 07	-	-	-	-	-	-	-	-	-
Total bank loans	**31 Dec 07**	**71.5**	**175.9**	**114.2**	**5.8**	**109.2**	**2,193.8**	**469.6**	**138.0**	**3,278.0**
	30 Jun 07	409.5	68.7	380.2	142.3	49.8	1,579.2	232.3	146.2	3,008.2
Less: Unamortised borrowing costs	**31 Dec 07**									**(4.8)**
	30 Jun 07									(5.7)
Total unsecured bank loans	**31 Dec 07**									**3,273.2**
	30 Jun 07									3,002.5

(1) The Syndicated Multi-Currency Facility ("SMCF") comprises six revolving tranches, a A$100 million tranche maturing on 24 May 2008, A$100 million tranche maturing on 31 December 2008, a A$460 million tranche maturing on 24 May 2009, a A$520 million tranche maturing on 24 May 2010, a A$520 million tranche maturing on 24 May 2011 and a A$400 million tranche maturing on 24 May 2012. The facility limit was increased from A$2.0 billion to A$2.1 billion during the half year to fund working capital requirements.

(2) Controlled entities have bank loans of A$1,083.5 million which are denominated in Pounds Sterling (A$883.1 million) and Euros (A$200.4 million). The facilities expire on 9 April 2008.

(3) A controlled entity has a bank loan of A$19.1 million denominated in Pounds Sterling (A$18.5 million) and Euros (A$0.6 million). The facility expires on 24 May 2009.

(4) Controlled entities have bank loans of A$771.4 million denominated in Pounds Sterling (A$605.4 million) and Euros (A$166.0 million). The facilities expire on 5 December 2012.

(5) A controlled entity has a bank loan of A$81.2 million denominated in Singapore Dollars. The facility expires on 31 December 2009. The terms of the facility were amended during the half year and the facility is now classified as unsecured.

On 12 February 2008, Goodman entered into a A$500 million (£220 million) unsecured banking facility available for up to five years.

NOTE 16. INTEREST BEARING LIABILITIES (CONTINUED)

(b) Bank Loans - Secured

Secured bank loans at 31 December 2007 are summarised as follows:

Facility		Amounts drawn down in A$M equivalents				
	As at	SGD	NZD	GBP	EUR	Total
Bank loan [1]	**31 Dec 07**	-	-	**150.5**	-	**150.5**
	30 Jun 07	-	-	155.5	-	155.5
Bank loan [2]	**31 Dec 07**	-	-	-	**8.5**	**8.5**
	30 Jun 07	-	-	-	-	-
Bank loan [3]	**31 Dec 07**	-	-	-	-	-
	30 Jun 07	89.6	-	-	-	89.6
Bank loan [4]	**31 Dec 07**	-	-	-	-	-
	30 Jun 07	-	13.7	-	-	13.7
Total secured bank loans	**31 Dec 07**	-	-	**150.5**	**8.5**	**159.0**
	30 Jun 07	89.6	13.7	155.5	-	258.8

(1) Controlled entities have a bank loan drawn to A$150.5 million denominated in Pounds Sterling. The facility expires on 20 September 2009.

(2) Controlled entities have a bank loan drawn to A$8.5 million denominated in Euros. The facility expires on 31 March 2008.

(3) The terms of the Singapore Dollar bank loan were amended during the half year and the facility is now unsecured.

(4) The New Zealand Dollar bank loan was drawn by HDL which is no longer consolidated subsequent to Goodman reducing its interest in this entity to 25%.

(c) Other Loans - Unsecured

The loan notes on issue at 31 December 2007 are denominated in Australian Dollars (A$63.3 million), Pounds Sterling (A$318.9 million) and Euros (A$212.4 million). The notes are unrated, unsecured and expire on 7 May 2008. On 31 January 2008, Goodman announced that it had entered into a commitment for a four year $800 million unsecured banking facility, which was signed on 8 February 2008 and matures in February 2012. This facility will replace the loan notes on issue and provides additional funding for working capital purposes.

(d) Finance Facilities

	Consolidated	
	Facilities available $M	Facilities drawn [1] $M
At 31 December 2007		
Bank loans – unsecured	4,249.5	3,273.2
Bank loans – secured	159.0	159.0
Other loans	603.0	594.6
	5,011.5	**4,026.8**
At 30 June 2007		
Bank loans – unsecured	3,700.3	3,002.5
Bank loans – secured	316.2	258.8
Other loans	600.3	600.3
	4,616.8	**3,861.6**

(1) In addition to the facilities drawn of $4,026.8 million the Consolidated Entity had utilised bank guarantees of $92.4 million (30 June 2007: $124.1m).

NOTE 17. ISSUED CAPITAL

	Consolidated	
	31 Dec 2007	30 Jun 2007
Securities on issue		
Number of securities on issue on the ASX	1,715,471,671	1,692,736,692
Less: Treasury Securities issued under the ESAP	(40,918,421)	(42,613,035)
Balance included in issued capital	**1,674,553,250**	**1,650,123,657**
	$M	$M
Parent Entity		
Issued capital, fully paid	199.4	186.0
Treasury Securities	(1.5)	(1.5)
Issue costs	(5.6)	(5.6)
	192.3	**178.9**
Goodman Industrial Trust		
Issued capital, fully paid	4,415.0	4,277.6
Issue costs	(66.6)	(66.6)
	4,348.4	**4,211.0**
Less: Amounts attributable to Shareholders [1]	(225.8)	(217.8)
Equity attributable to Unitholders	**4,122.6**	**3,993.2**
Total issued capital	**4,314.9**	**4,172.1**

[1] The equity attributable to Unitholders is reduced on consolidation by the Company's interest in GIT units issued under the ESAP which are not vested. The Company retains an economic interest in these units until they vest under the ESAP.

Terms and Conditions

Stapled security means one share in the Company stapled to one unit in GIT. Holders of stapled securities are entitled to receive dividends and distributions as declared from time to time and are entitled to one vote per security at Shareholders' and Unitholders' meetings. In the event of a winding up of Company and GIT, Securityholders rank after creditors and are fully entitled to any proceeds of liquidation.

NOTE 17. ISSUED CAPITAL (CONTINUED)

Reconciliation of Movements in Securities	Securities per ASX	Treasury securities	Consolidated	Equity	Treasury Securities	Consolidation eliminations	GIT	Parent Entity
	2007 M	2007 M	2007 M	2007 $M	2007 $M	2007 $M	2007 $M	2007 $M
Balance at the beginning of the period								
Securities on issue at 1 July 2007	1,692.7	-	1,692.7	4,311.6	-	(152.0)	4,277.6	186.0
Treasury securities at 1 July 2007	-	(42.6)	(42.6)	-	(67.3)	(65.8)	-	(1.5)
Less: issue costs	-	-	-	(72.2)	-	-	(66.6)	(5.6)
	1,692.7	(42.6)	1,650.1	4,239.4	(67.3)	(217.8)	4,211.0	178.9
Movements during the period								
– 19,419,978 securities issued under the Distribution Reinvestment Plan	19.5	-	19.5	125.8	-	-	118.9	6.9
– 2,000,000 treasury securities issued under the ESAP	2.0	(2.0)	-	-	-	(13.7)	13.7	-
– 1,315,001 securities issued on exercise of options	1.3	-	1.3	5.0	-	-	4.8	0.2
– 3,361,279 treasury securities converted to securities on vesting under the ESAP	-	3.4	3.4	7.4	3.8	5.7	-	5.5
– 333,336 treasury securities vested but not exercised	-	0.3	0.3	0.8	-	-	-	0.8
	1,715.5	(40.9)	1,674.6	4,450.6	(63.5)	(225.8)	4,415.0	197.9
Less: issue costs	-	-	-	(72.2)	-	-	(66.6)	(5.6)
Balance at the end of the period	**1,715.5**	**(40.9)**	**1,674.6**	**4,378.4**	**(63.5)**	**(225.8)**	**4,348.4**	**192.3**
Comprises:								
Securities on issue at 31 December 2007	1,715.5	-	1,715.5	4,450.6	-	(163.8)	4,415.0	199.4
Treasury securities at 31 December 2007	-	(40.9)	(40.9)	-	(63.5)	(62.0)	-	(1.5)
Less: Issue costs	-	-	-	(72.2)	-	-	(66.6)	(5.6)
	1,715.5	(40.9)	1,674.6	4,378.4	(63.5)	(225.8)	4,348.4	192.3

NOTE 17. ISSUED CAPITAL (CONTINUED)

Reconciliation of Movements in Securities	Securities per ASX	Treasury securities	Consolidated	Consolidated Entity		Consolidation eliminations	GIT	Parent Entity
				Equity	Treasury Securities			
	2006	2006	2006	2006	2006	2006	2006	2006
	M	M	M	$M	$M	$M	$M	$M
Balance at the beginning of the period								
Securities on issue at 1 July 2006	1,608.8	-	1,608.8	3,923.2	-	(41.3)	3,795.4	169.1
Treasury securities at 1 July 2006	-	(30.9)	(30.9)	-	(68.9)	(67.4)	-	(1.5)
Less: issue costs	-	-	-	(72.7)	-	-	(66.5)	(6.2)
	1,608.8	**(30.9)**	**1,577.9**	**3,850.5**	**(68.9)**	**(108.7)**	**3,728.9**	**161.4**
Movements during the period								
– 20,457,085 securities issued under the Distribution Reinvestment Plan	20.5	-	20.5	126.3	-	-	124.8	1.5
– 3,000,000 treasury securities issued under the ESAP	3.0	(3.0)	-	-	-	(16.5)	16.5	-
– 593,333 securities issued on exercise of options	0.6	-	0.6	2.0	-	-	2.0	-
– 9,725,620 securities issued under securities purchase plan	9.7	-	9.7	48.9	-	-	48.3	0.6
– 5,548,357 institutional placement of securities	5.6	-	5.6	28.3	-	-	28.0	0.3
– 11,606,556 securities issued on conversion of RePS	11.6	-	11.6	33.8	-	-	33.4	0.4
– 3,000,000 treasury securities converted to securities on vesting under the ESAP	-	3.0	3.0	8.3	-	-	-	8.3
– 125,288 treasury securities converted to securities on vesting under the ESAP	-	0.1	0.1	-	0.4	0.4	-	-
– 849,997 treasury securities vested but not exercised	-	-	-	2.2	-	-	-	2.2
	1,659.8	**(30.8)**	**1,629.0**	**4,173.0**	**(68.5)**	**(124.8)**	**4,048.4**	**180.9**
Less: issue costs	-	-	-	(71.9)	-	-	(66.5)	(5.4)
Balance at the end of the period	**1,659.8**	**(30.8)**	**1,629.0**	**4,101.1**	**(68.5)**	**(124.8)**	**3,981.9**	**175.5**
Comprises:								
Securities on issue at 31 December 2006	1,659.8	-	1,659.8	4,173.0	-	(57.8)	4,048.4	182.4
Treasury securities at 31 December 2006	-	(30.8)	(30.8)	-	(68.5)	(67.0)	-	(1.5)
Less: Issue costs	-	-	-	(71.9)	-	-	(66.5)	(5.4)
	1,659.8	**(30.8)**	**1,629.0**	**4,101.1**	**(68.5)**	**(124.8)**	**3,981.9**	**175.5**

NOTE 18. RESERVES

		Consolidated	
	Note	31 Dec 2007 $M	30 Jun 2007 $M
Asset Revaluation Reserve	18(a)	148.4	252.6
Cash Flow Hedge Reserve	18(b)	(19.4)	60.6
Foreign Currency Translation Reserve	18(c)	4.0	(1.8)
Capital Profits Reserve	18(d)	139.9	52.0
Employee Compensation Reserve	18(e)	33.8	19.6
Defined Benefit Plan Actuarial Gains	18(f)	(1.1)	(1.2)
Total reserves		**305.6**	**381.8**

The reserves of the Consolidated Entity are apportioned below between the amounts Securityholders are entitled by virtue of their shareholding in the Company and their unitholding in GIT.

	Shareholders of the Company		Unitholders of GIT		Securityholders	
Six months ended 31 December	**2007 $M**	2006 $M	**2007 $M**	2006 $M	**2007 $M**	2006 $M
(a) Asset Revaluation Reserve						
Balance at the beginning of the period	**95.6**	39.7	**157.0**	95.6	**252.6**	135.3
(Decrease)/increase due to revaluation of listed/unlisted investments	**(30.3)**	62.8	**6.6**	(5.3)	**(23.7)**	57.5
Deferred tax	**7.9**	(18.7)	**-**	-	**7.9**	(18.7)
Transfer to Capital Profits Reserve	**-**	-	**(89.0)**	(7.6)	**(89.0)**	(7.6)
Transfers (to)/from Retained Earnings	**(17.6)**	(3.4)	**17.6**	42.5	**-**	39.1
Effect of foreign currency translation	**1.1**	(0.9)	**(0.5)**	-	**0.6**	(0.9)
Balance at the end of the period	**56.7**	79.5	**91.7**	125.2	**148.4**	204.7
(b) Cash Flow Hedge Reserve						
Balance at the beginning of the period	**-**	(1.7)	**60.6**	7.4	**60.6**	5.7
Change in value of financial instruments	**(13.0)**	(1.4)	**(65.3)**	(3.2)	**(78.3)**	(4.6)
Transfers to Income Statement	**2.3**	3.3	**(2.3)**	1.4	**-**	4.7
Transfers from Retained Earnings[(1)]	**-**	-	**-**	10.8	**-**	10.8
Effect of foreign currency translation	**(0.9)**	-	**(0.8)**	0.1	**(1.7)**	0.1
Balance at the end of the period	**(11.6)**	0.2	**(7.8)**	16.5	**(19.4)**	16.7
(c) Foreign Currency Translation Reserve ("FCTR")						
Balance at the beginning of the period	**(2.2)**	(2.2)	**0.4**	(1.6)	**(1.8)**	(3.8)
Net exchange differences on conversion of foreign operations	**(1.0)**	0.9	**6.8**	(0.6)	**5.8**	0.3
Balance at the end of the period	**(3.2)**	(1.3)	**7.2**	(2.2)	**4.0**	(3.5)
(d) Capital Profits Reserve						
Balance at the beginning of the period	**15.1**	3.0	**36.9**	8.4	**52.0**	11.4
Transfers from Asset Revaluation Reserve	**-**	-	**89.0**	7.6	**89.0**	7.6
Transfers to Retained Earnings	**-**	-	**(1.0)**	-	**(1.0)**	-
Effect of foreign currency translation	**(0.1)**	(0.2)	**-**	-	**(0.1)**	(0.2)
Balance at the end of the period	**15.0**	2.8	**124.9**	16.0	**139.9**	18.8
(e) Employee Compensation Reserve						
Balance at the beginning of the period	**19.6**	17.2	**-**	-	**19.6**	17.2
Expense recognised in the Income Statement during the period	**13.6**	4.8	**-**	-	**13.6**	4.8
Amount transferred to issued capital on vesting of options/securities	**(1.7)**	(1.7)	**-**	-	**(1.7)**	(1.7)
Difference between the ESAP interest and distribution	**1.4**	(0.5)	**-**	-	**1.4**	(0.5)
Effect of foreign currency translation	**0.9**	0.1	**-**	-	**0.9**	0.1
Balance at the end of the period	**33.8**	19.9	**-**	-	**33.8**	19.9
(f) Defined Benefit Fund Actuarial Gains Reserve						
Balance at the beginning of the period	**(1.2)**	2.7	**-**	-	**(1.2)**	2.7
Effect of foreign currency translation	**0.1**	0.1	**-**	-	**0.1**	0.1
Balance at the end of the period	**(1.1)**	2.8	**-**	-	**(1.1)**	2.8
Total consolidated reserves	**89.6**	103.9	**216.0**	155.5	**305.6**	259.4

(1) Fair value movements in prior periods of certain cash flow hedges previously treated as ineffective have been transferred to the cash flow hedge reserve. Changes in the value of these instruments are now eligible for recognition in equity.

NOTE 19. (ACCUMULATED LOSSES)/RETAINED EARNINGS

The (accumulated losses)/retained earnings of the Consolidated Entity are apportioned below between the amounts Securityholders are entitled to by virtue of their shareholding in the Company and their unitholding in GIT:

	Shareholders of the Company		Unitholders of GIT		Securityholders	
	31 Dec 2007 $M	31 Dec 2006 $M	**31 Dec 2007 $M**	31 Dec 2006 $M	**31 Dec 2007 $M**	31 Dec 2006 $M
(Accumulated losses)/retained earnings at the beginning of the period	**(57.4)**	(63.3)	**58.0**	63.3	**0.6**	-
Profit/(loss) for the period	**7.6**	(1.7)	**277.3**	304.2	**284.9**	302.5
Transfers from /(to) Asset Revaluation Reserve	**17.6**	3.4	**(17.6)**	(42.5)	**-**	(39.1)
Transfers to Cash Flow Hedge Reserve	**-**	-	**-**	(10.8)	**-**	(10.8)
Transfers to Capital Profits Reserve	**-**	-	**1.0**	-	**1.0**	-
Distributions declared	**7.2**	4.7	**(290.7)**	(259.6)	**(283.5)**	(254.9)
(Accumulated losses)/retained earnings at the end of the period	**(25.0)**	**(56.9)**	**28.0**	**54.6**	**3.0**	**(2.3)**

NOTE 20. OTHER MINORITY INTERESTS

Other minority interests in controlled entities comprise:

	Consolidated	
	31 Dec 2007 $M	30 Jun 2007 $M
Goodman PLUS	322.5	-
Other shareholders in Ascendas Global Gateway Pte Limited	-	2.8
Other shareholders in HDL [(1)]	-	20.9
	322.5	**23.7**

(1) As set out in note 4, Goodman reduced its interest in HDL from 75% to 25% effective on 17 December 2007. Subsequent to the above transaction, the Group has accounted for its investment in HDL as a joint venture entity.

On 21 December 2007, Goodman issued $327 million of Goodman PLUS securities. Goodman PLUS are a preferred, perpetual non-call security with limited exchange rights and are listed on the ASX. Goodman PLUS are repayable at the request of the Consolidated Entity. The minority interest balance includes accrued distributions and is net of issue costs.

NOTE 21. COMMITMENTS

Commitment to Investment in Managed Funds

At 31 December 2007, the Consolidated Entity was committed to invest A$103.6 million into GAIF (30 June 2007: A$nil), A$93.4 million into GELF (30 June 2007: A195.6 million) and A$7.6 million into MGLF-HK (30 June 2007: A$7.9 million). The Consolidated Entity has also underwritten up to A$114.1 million of equity to be raised by ABPP (30 June 2007: $117.9 million).

Acquisition of Investment Properties

Amounts contracted for the acquisition of investment properties not provided for at 31 December 2007 are $65.5 million (30 June 2007: $129.0 million).

NOTE 22. EVENTS SUBSEQUENT TO BALANCE DATE

Subsequent to 31 December 2007 and up to the date of this report the changes in unit prices in Ascendas Real Estate Investment Trust and ING Industrial Fund would result in a decrease in the carrying value of Goodman's investments in those entities of $24 million and $54 million respectively. No impairment loss has been recognised in the interim financial statements as a result of these changes in unit prices.

Other than the changes in unit prices and the debt refinancing referred to in note 16(a) and 16(c), in the opinion of the Directors, there were no events subsequent to balance date and up to the date of this report which would require adjustment or disclosure in the Interim Financial Statements.

DIRECTORS' DECLARATION

In the opinion of the Directors of Goodman International Limited:

(a) the interim financial statements and the accompanying notes of the Consolidated Entity are in accordance with the Corporations Act 2001, including:

   i. giving a true and fair view of the financial position of the Consolidated Entity as at 31 December 2007 and of its performance, as represented by the results of its operations and its cash flows, for the half year ended on that date; and

   ii. complying with Australian Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001; and

(b) there are reasonable grounds to believe that the Consolidated Entity will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the Directors.

David Clarke, AO
Chairman

Gregory Goodman
Director

Sydney, 13 February 2008

KPMG

INDEPENDENT REVIEW REPORT TO THE MEMBERS OF GOODMAN INTERNATIONAL LIMITED

Report on the Interim Financial Report

We have reviewed the accompanying Interim Financial Report of Goodman International Limited which comprises the consolidated Interim Balance Sheet as at 31 December 2007, Income Statement, Statement of Recognised Income and Expense and Cash Flow Statement for the half year ended on that date, a statement of accounting policies and other selected explanatory notes and the directors' declaration of the Consolidated Entity comprising the Company and the entities it controlled at the half year's end or from time to time during the half year.

Directors' Responsibility for the Interim Financial Report

The directors of the Company are responsible for the preparation and the fair presentation of the Interim Financial Report in accordance with Australian Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Act 2001. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the Interim Financial Report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express a conclusion on the Interim Financial Report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 Review of an Interim Financial Report Performed by the Independent Auditor of the Entity, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the Interim Financial Report is not in accordance with the Corporations Act 2001 including: giving a true and fair view of the Consolidated Entity's financial position as at 31 December 2007 and its performance for the half year ended on that date; and complying with Australian Accounting Standards AASB 134 Interim Financial Reporting and the Corporations Act 2001. As auditor of Goodman International Limited, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of an interim financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the Interim Financial Report of Goodman International Limited is not in accordance with the Corporations Act 2001, including:

(a) giving a true and fair view of the Consolidated Entity's financial position as at 31 December 2007 and of its performance for the half year ended on that date; and

(b) complying with Australian Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001.

KPMG

KPMG
Sydney, 13 February 2008

J Teer
Partner