

APPENDIX 4D
GOODMAN GROUP
(comprising Goodman Limited and Goodman Industrial Trust)
RESULTS FOR ANNOUNCEMENT TO THE MARKET
FOR THE HALF YEAR ENDED 31 DECEMBER 2009

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

Highlights of results	31 Dec 09	31 Dec 08	Change	
Revenue and other income (\$M)	(192.8)	33.7	down	(672.1%)
Loss attributable to Securityholders (\$M)	(500.3)	(465.9)	down	(7.4%)
Operating profit (before specific non-cash and other significant items attributable to Securityholders) (\$M)	138.5	216.2	down	(35.9%)
Basic loss per security (cents)	(9.8)	(19.1)	up	48.7%
Diluted loss per security (cents)	(9.8)	(19.1)	up	48.7%
Dividends paid or proposed per share (cents)	-	-	-	-
Distributions paid or proposed per security (cents)	1.50	9.65	down	(84.5%)
Distributions paid or proposed (\$M)	92.5	264.1	down	(65.0%)
Franked amount per security/share (cents)	-	-	-	-
Record date for determining entitlements to the distributions/dividends	31 Dec 09	31 Dec 08		
Date distribution/dividend is payable	26 Feb 10	26 Feb 09		
Total assets (\$M)	7,908.3	9,650.9	down	(18.1%)
Total liabilities (\$M)	2,998.0	5,142.1	down	(41.7%)
Net assets (\$M)	4,910.3	4,508.8	up	8.9%
Net tangible assets per security/share (cents)	49.75	103.81	down	(52.1%)
Total borrowings to equity ratio (%)	50.9	90.3	down	(43.6%)
Contributed equity (\$M)	6,542.9	5,245.3	up	24.7%
Security price (\$)	0.635	0.74	down	(14.2%)
Number of securities on issue on the ASX (M)	6,205.7	2,779.7	up	123.3%
Number of securities on issue, net of Treasury Securities	6,169.4	2,738.0	up	125.3%
Market capitalisation (\$M)	3,940.6	2,057.0	up	91.6%
Number of Securityholders	29,988	24,671	up	21.6%
Controlled entities acquired or disposed				
Refer to note 20 of the interim financial report for the half year ended 31 December 2009 for further details.				
Associates and joint venture entities				
Refer to note 11 of the interim financial report for the half year ended 31 December 2009 for further details.				