

GOODMAN BUSINESS PARK



OPPORTUNITY

Goodman Business Park

Goodman Group, a leading owner, developer and manager of logistics and business space globally is pleased to introduce Goodman Business Park, an innovative and contemporary approach to the design and creation of logistics and business space in Japan.

The opportunity and the challenge

The Japanese economy is experiencing a number of major shifts in how people live, work and shop, underpinned by the rising e-commerce sector and urbanisation trends, and further accelerated by the changes wrought by the Covid-19 pandemic. This has created opportunities for growth but also a number of challenges for businesses seeking to expand and capture that growth, particularly in the face of rising land prices, high construction costs and rents, as well as increased fuel and transport costs, and a shortage of labour in key sectors such as transport and logistics.

The solution

Responding to the opportunity for growth and the challenges facing businesses, we have created Goodman Business Park, a master-planned logistics and business park, with a number of benefits for your business:

- + Excellent connectivity to greater Tokyo and major transport infrastructure including roads, sea ports, and airports
- + High-growth residential catchment for employees with a dedicated bus service between Goodman Business Park, Chiba Newtown Chuo station (Hokuso line) and Kioroshi station (JR line)
- + Integration and harmony with nature and the local community including a number of environmentally sustainable features such as parks, water recycling and renewable energy
- + Significant amenities for workers at Goodman Business Park and the broader community, including theGreen, a brand-new retail facility with a nursery school, gym, food and beverage outlets and more, and a Truck Drivers' Facility

We look forward to discussing your specific requirements with you.



ACCESSIBILITY

Kaguro Minami, Inzai City, Chiba



22km

From Narita airport



20km

From Chiba port



35km

From Tokyo port



38min

From Nihonbashi station



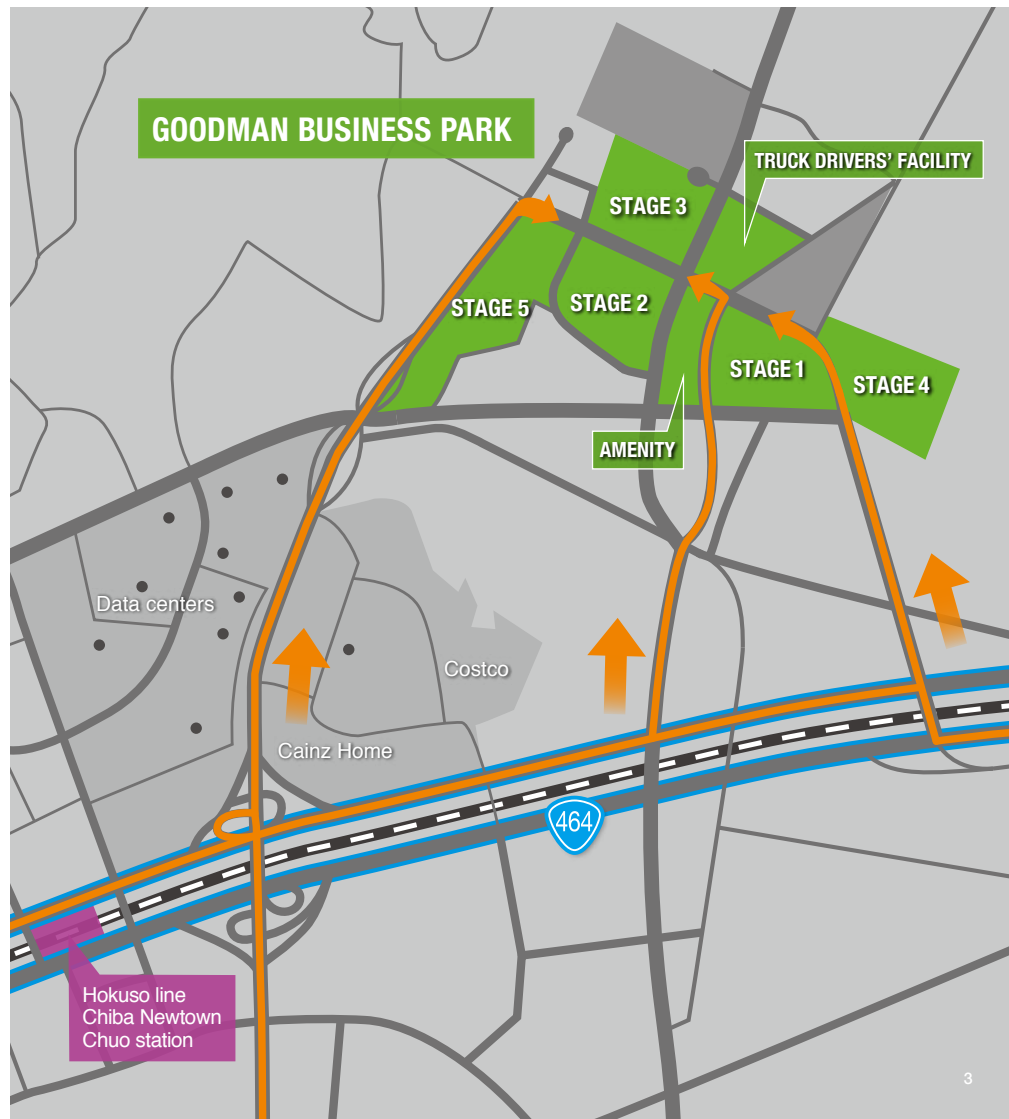
16km

From Chiba Kita IC



21km

From Kashiwa IC



CONCEPT

The design of Goodman Business Park creates harmony and balance between the key elements of *LIVE+WORK+PLAY*.

A great place to *LIVE* with retail, restaurants, cafes, recreation facilities and child care services for the local community and your employees.

A great place to *WORK* incorporating the latest designs and technology from Japan and around the world to help you cost effectively manage your complete supply chain and business space needs.

A great place where your employees can take a break to *PLAY* and re-energise, enjoying the parks and open spaces.

LIVE+



WORK+



PLAY+



SYNERGY+

Goodman Business Park has been carefully planned to accommodate a dynamic mix of complementary users resulting in business synergy and efficiency, whilst enhancing amenity and experience.

LOCATION

The ideal location for your employees to **LIVE + WORK + PLAY**

Access+

- + Serviced by multiple toll free access routes including the Route 16 and Route 464 national highways
- + Access to further improve with the planned extensions to the Tokyo-Gaikan Expressway, Metropolitan Inter-City Expressway and Route 464 national highway
- + Close to Chiba Newtown Chuo station, which directly connects to the Keisei Oshiage, Toei Asakusa and Keikyu lines allowing for easy access to the Tokyo CBD, Haneda Airport and Narita Airport
- + Regular public bus service and dedicated bus service operating at least every hour connecting Kioroshi station, Goodman Business Park and Chiba Newtown Chuo station
- + Additional road access (the newly opened Chiba Ryugasaki Bypass) providing better access to the premises

Efficiency+

- + Brand new, wide estate roads within Goodman Business Park ensuring congestion free access, with dedicated separate pedestrian pathways and separation of cars and trucks, ensuring safe and efficient operation
- + Surrounded by residential areas, providing a good catchment for employees within Goodman Business Park whilst also allowing 24/7 operation to maximise your business and operational efficiency
- + Located inland in an elevated, seismically stable area, resulting in a very low risk of business interruption from unexpected natural disasters such as earthquakes and tsunamis
- + Fast growing commercial and residential area with high level of surrounding amenity



The plans, images, concepts and details herein are tentative only and subject to change without notice

Surrounding Retail



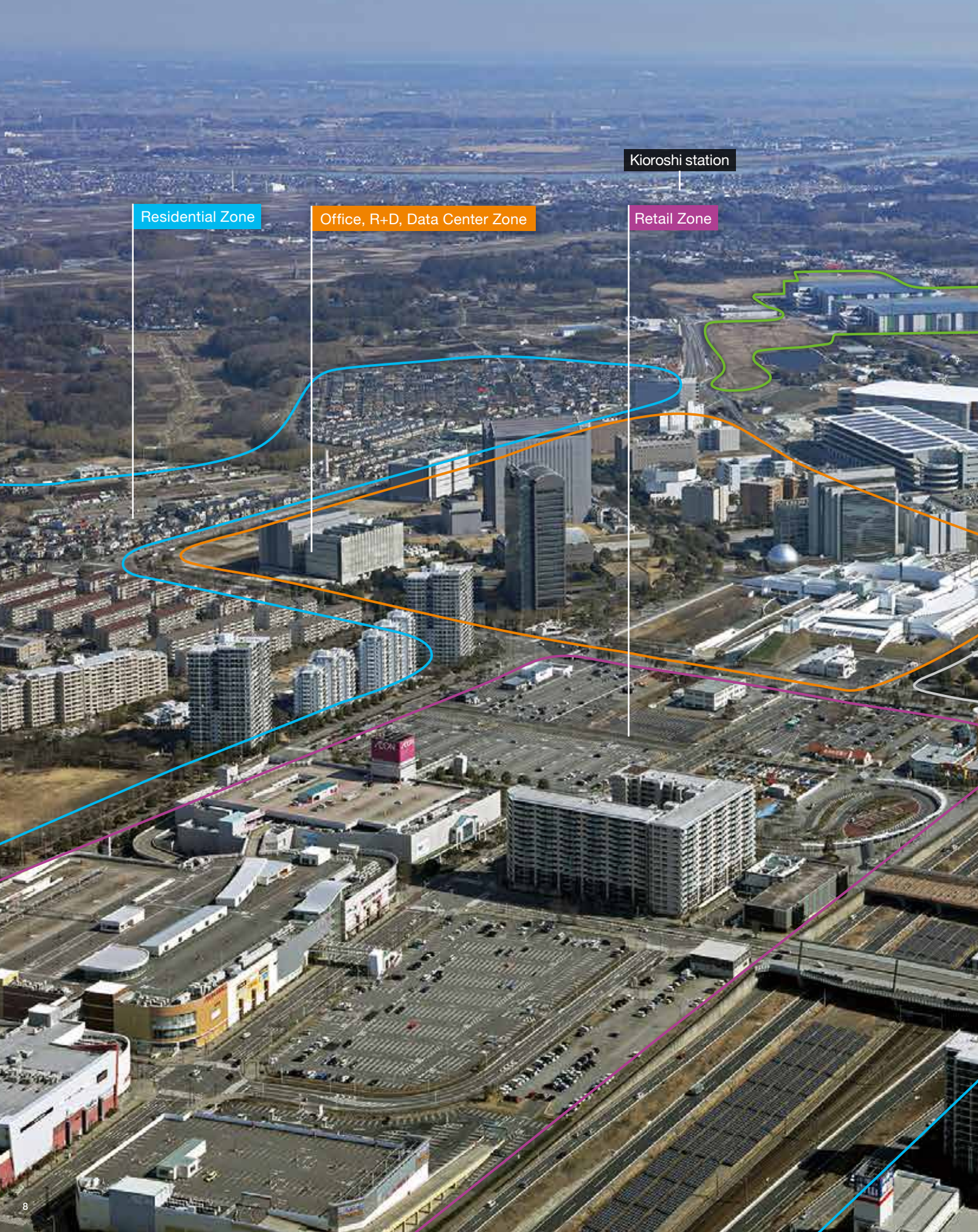
Surrounding Residential



Surrounding Office, R+D, Data Center



SURROUNDINGS



Residential Zone

Office, R+D, Data Center Zone

Retail Zone

Kioroshi station

Logistics Zone: Goodman Business Park

Community Services Zone

Chiba Newtown Chuo station



MASTER PLAN

2021

completion: **October 2020**

Stage 4 | East Gate

Lettable area : 116,000 m²

2020

2019

2018

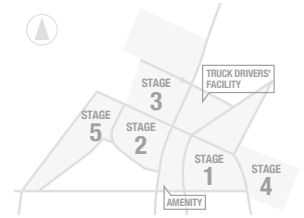
2017

2016

completion: **March 2016**

Stage 1 | East

Lettable area : 116,600 m²



completion: **Spring 2020**
Amenity | theGreen

completion: **October/November 2020**
Truck Drivers' Facility

completion: **January 2018**
Stage 2 | South
 Lettable area : 125,000 m²

completion: **February 2019**
Stage 3 | North
 Lettable area : 122,600 m²

completion: **October 2021**
Stage 5
 Lettable area : 129,900 m²

Chiba Newtown Chuo Station



COMPLETED BUILDINGS

The park currently features four sustainable state-of-the-art logistics facilities and are fully leased.



Stage 4 | East Gate



Stage 1 | East Building



Stage 3 | North Building



Stage 2 | South Building



North Building

Stage

3

South Building

Stage

2

East Gate

Stage

4

East Building

Stage

1

West Building

Stage

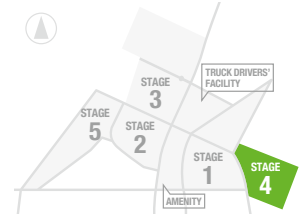
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Stage 3 | North Building

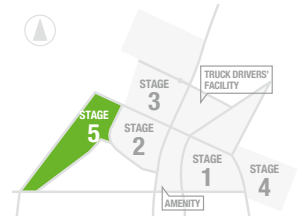
STAGE 4 - EAST GATE

Completion : October 2020 | **Fully Leased**



STAGE 5 - WEST BUILDING

Completion : October 2021 | **Fully Leased**



COMMUNITY

Goodman Business Park supports the local community, and maintains a great relationship with local residents and municipality.

- + Collaboration with Inba Gakusha - Osoroku Club (a social welfare corporation)
- + Regular promotional events held at theGreen
- + Kids park and green space in theGreen open to the public
- + Sponsorship for events hosted by the local government



theGreen | Drive in Theater 2020



theGreen | Grass Square



theGreen | Kids Park



theGreen | Play Park Event



theGreen | Ground Sheet designed by Inba Gakusha

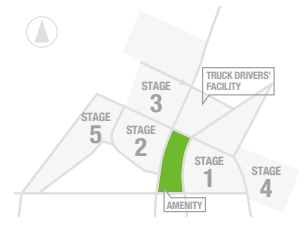


theGreen | Marche

AMENITY

Amenity zone | theGreen

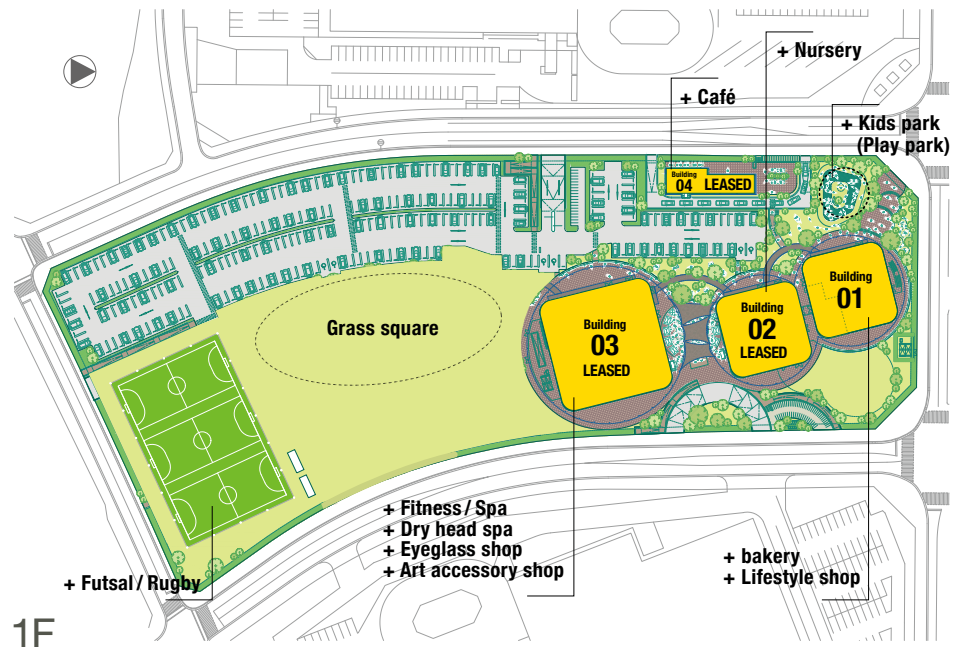




Central to the Goodman Business Park master plan are the retail and amenity zones.

These dedicated zones are planned to provide:

- + Parks and open spaces
- + Cafes, retail and restaurants
- + Child care services
- + Fitness center, spa, futsal court
- + Various events



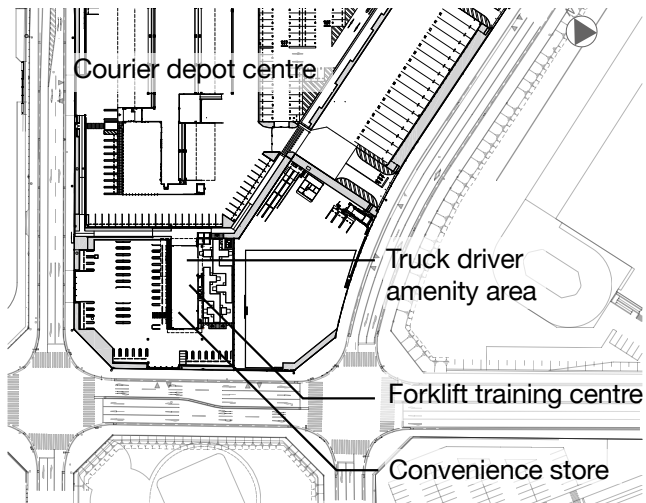
TRUCK DRIVERS' FACILITY

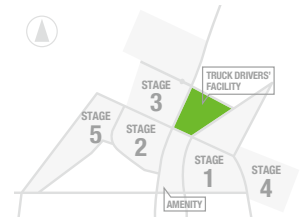


Truck driver amenity area (Shower/ Laundry/ Lounge)

Logistics focused facilities within Goodman Business Park including:

- + Convenience store
- + Truck driver amenity area (Shower/ Laundry/ Lounge)
- + Courier depot centre
- + Forklift training centre





Courier depot centre



EMPLOYEES

Goodman Business Park offers attractive elements and addresses key challenges affecting logistics and business space users in attracting and retaining employees:

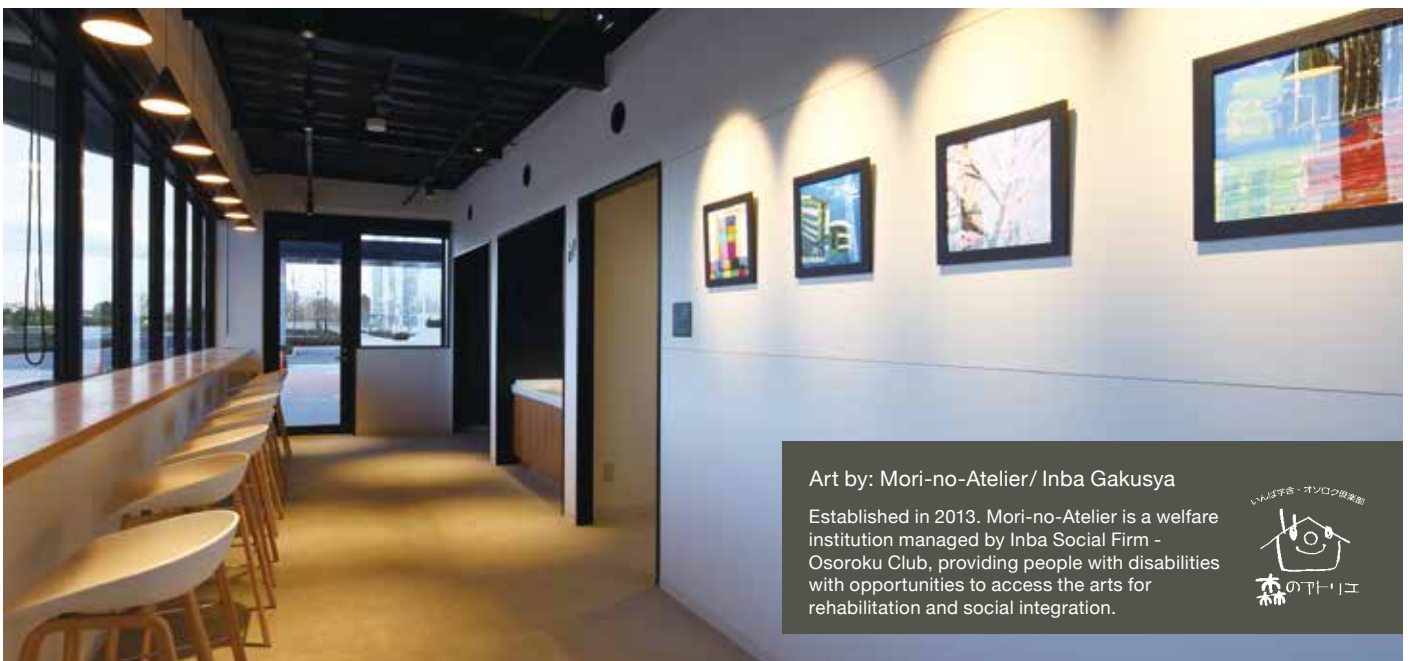
- + Located in Chiba Newtown, a growing, young and high population residential area that has been ranked first place for seven consecutive years since 2012 in the “Nation’s most livable ranking” (Toyo Keizai Newspaper)
- + High quality amenities include retail, restaurants, café, parks, recreation facilities and open spaces
- + Child care services, providing flexibility and convenience for employees and families who would like to work in Goodman Business Park, but are also trying to balance the pressures and challenges of raising a family given a chronic shortage of affordable child care services
- + Dedicated bus service for your employees connecting Goodman Business Park and Murakami station
- + Accommodation adjoining logistics facilities for truck drivers and other workers to take a rest and refresh in between shifts



REFRESH+



Goodman Business Park is designed with the needs of your employees in mind, with a dedicated breakroom providing a comfortable space for truck drivers to rest and refresh. Breakrooms are equipped with restrooms, showers, vending machines and free WiFi Internet connection. Goodman also supports local artists through the Mori-no-Atelier program (refer to details below).



Art by: Mori-no-Atelier/ Inba Gakusya

Established in 2013, Mori-no-Atelier is a welfare institution managed by Inba Social Firm - Osoroku Club, providing people with disabilities with opportunities to access the arts for rehabilitation and social integration.



CYCLE+BUS



CYCLE

Goodman Business Park offers a bicycle share program to employees of occupiers free of charge, as an alternative and convenient mobility option for commuting and making short trips to and from the property. These bicycles can simply be picked up and dropped off either at Goodman Business Park or the bicycle parking of Chiba Newtown Chuo Station. Goodman eCycle, an electrically power assisted bicycle is also installed and can be borrowed and returned via an app.



BUS

Goodman shuttle buses run daily from Murakami station to Goodman Business Park, and locally operated buses are also available.

Map



WHO WE ARE

Goodman is a leading integrated property group with global operations throughout Australia, New Zealand, Asia, North America, Brazil, Europe and the United Kingdom.

We are experts in industrial and business space.

Goodman also offers a range of investment property funds, giving investors access to our specialist fund management services and industrial and business space assets.

グッドマンはオーストラリア、ニュージーランド、アジア、北米、ブラジル、ヨーロッパにおいて、インダストリアル不動産およびビジネススペースに特化した事業を展開する、世界有数の不動産グループです。さまざまな不動産ファンドを運用し、投資家の皆様にグッドマンの専門的なファンドマネジメントサービスや、インダストリアル不動産およびビジネススペースへの投資機会を提供しています。



SERVICE

Superior customer service is the foundation of Goodman's success.

Our integrated own+develop+manage customer service offering is at the heart of everything we do.

優れたカスタマーサービスがグッドマンの成功の基盤です。所有+開発+管理を含む総合的なカスタマーサービスが、ビジネスの真髄をなしています。



DEVELOP

Our tailor-made developments across Asia Pacific, North America, Brazil, Europe and the United Kingdom are designed to meet the individual needs of our customers.

グッドマンはアジア太平洋、ヨーロッパ、北米およびブラジルにおいて、個々のお客様の多彩なニーズに柔軟に対応する施設開発を行っています。



OWN

We invest in properties for the long-term, providing ongoing relationships with customers and investment opportunities for our funds.

グッドマンは、カスタマーと継続的な信頼関係を築くとともに、投資家の皆様に運用するファンドの投資機会を提供するため長期保有を前提として不動産を取得しています。



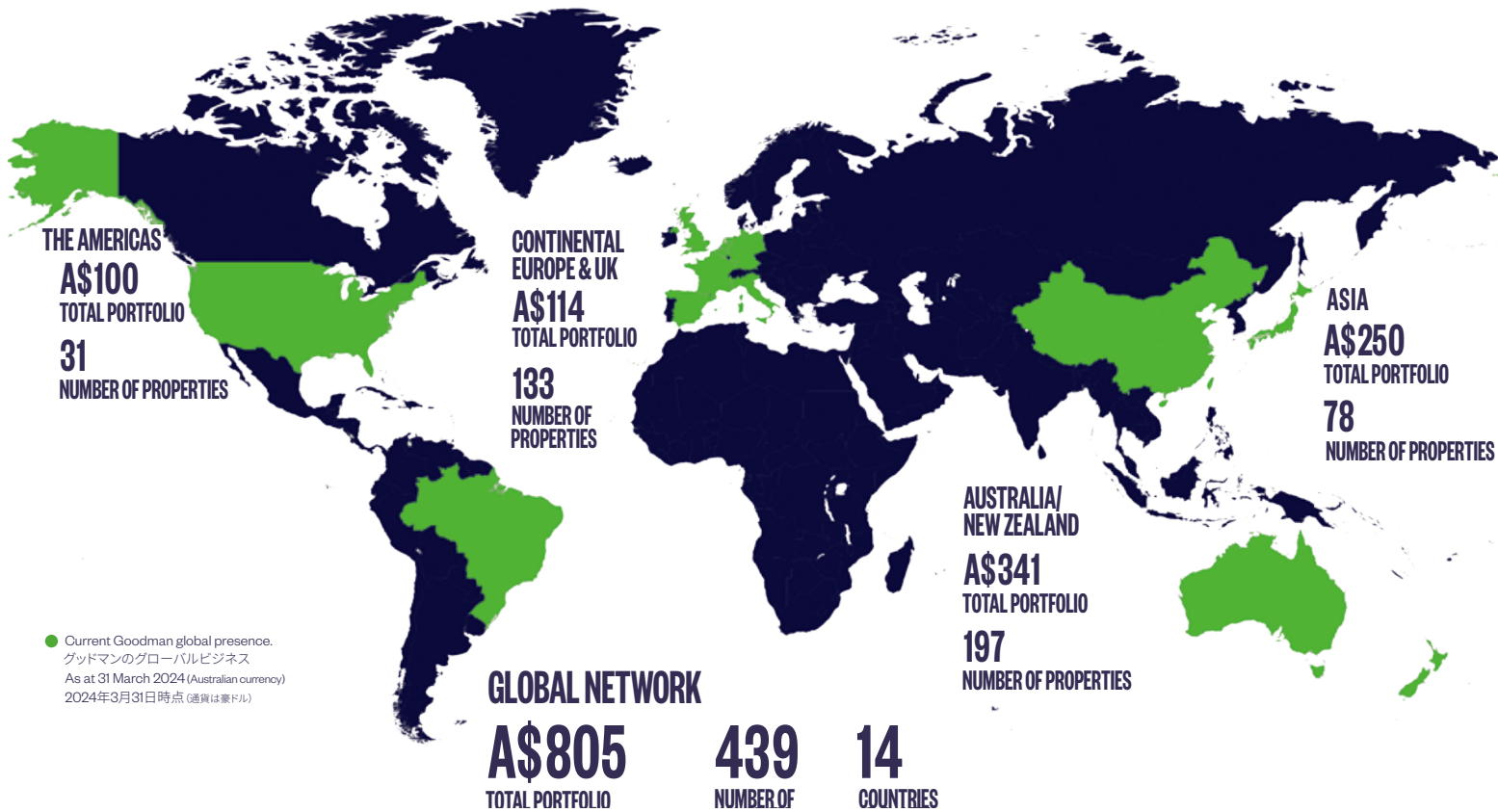
MANAGE

Our in-house property service teams ensure our customers' operational needs are met and our properties are maintained to an exceptional standard. This helps generate increased customer satisfaction, higher retention rates and in turn, stable returns for investors.

グッドマンは、社内にプロパティサービス部門を設け、カスタマーのニーズに迅速に対応するとともに、施設のクオリティを高水準に維持しています。充実したプロパティマネジメントはお客様の需要を喚起し、顧客満足度とリピート率を向上させ、投資家の皆様に安定したリターンを提供します。



GLOBAL NETWORK グローバルネットワーク



A\$80.5BN

Total Assets Under Management

26/14

Cities / Countries

1,700+

Business Space Customer Base (Approx.)

439

Properties Under Management

24.4M

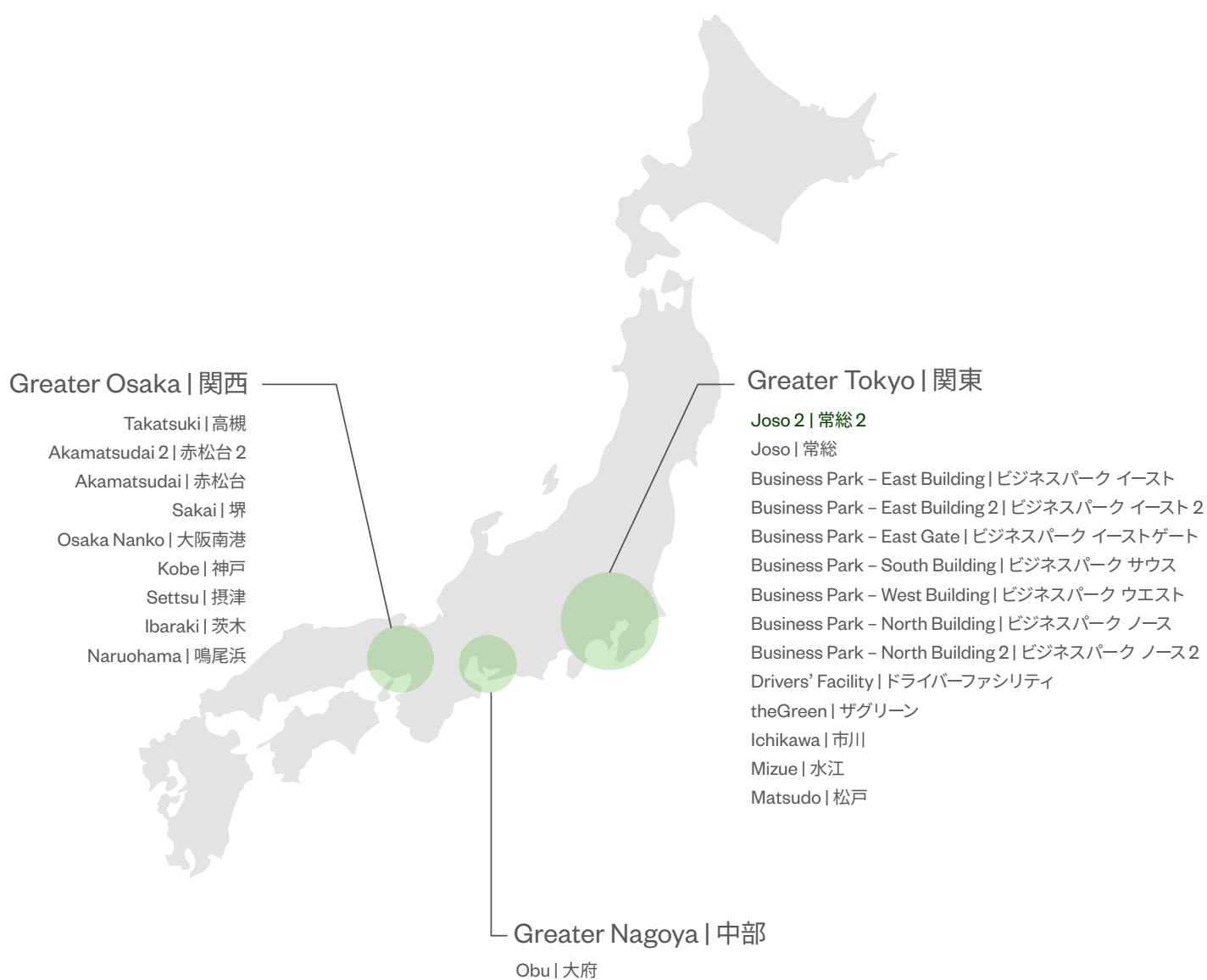
Sqm of Business Space Under Management (Approx.)

1,000+

Dedicated Property Professionals (Approx.)

*Figures as of 30 June 2023

Goodman Japan Network



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