GOODMAN GROUP

ESSENTIAL INFRASTRUCTURE

FY26 FULL YEAR RESULTS, 20 AUGUST 2026

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- This Presentation uses operating profit and operating earnings per security (EPS) to present a clear view of the underlying profit from operations. Operating profit comprises profit attributable to Securityholders adjusted for property valuation related movements, fair value adjustments related to hedging activities and other non-cash adjustments or non-recurring items e.g. the share-based payments expense associated with Goodman's LTIP. Operating EPS is the operating profit divided by the weighted average number of securities on issue, including securities relating to performance rights that have not yet vested but where the performance hurdles have been achieved. A reconciliation to statutory profit is provided in summary on page 20 of this Presentation and in detail on page 17 of the Directors' Report as announced on the ASX and available from the investor Centre at www.goodman.com
- The calculation of fair value requires estimates and assumptions which are continually evaluated and are based on historical experience and expectations of future events that are believed to be reasonable in the circumstances.
- This document contains certain "forward-looking statements". The words "anticipate", "believe", "expect", "project", "forecast"," estimate", "likely", "intend", "should", "could", "may", "target", "plan" and other similar expressions are intended to identify forward-looking statements. Indications of, and guidance on, future earnings and financial position and performance as well as expectations, objectives and assumptions in our climate change and sustainability related statements are also forward- looking statements. Due care and attention has been used in the preparation of forecast information
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01 HIGHLIGHTS

Goodman Joso, Ibaraki, Japan

HIGHLIGHTS

$2,675M
OPERATING PROFIT

10.1%
FY26 EPS GROWTH

Goodman has reported a strong operating result for FY26.

+ Financial highlights

- Operating profit[1] of $2,675 million, up 15.7% on FY25
- Operating earnings per security (OEPS)[2] of 129.9 cents, up 10.1% on FY25
- Statutory profit of $2.8 billion, up 67% on FY25
- Significant increase in development work in progress (WIP) up 53% on FY25 to $19.7 billion
- Total portfolio increased to $89 billion up 4%
- Group net tangible assets (NTA) up 7% on FY25 to $11.79 per security

+ Capital management

- Goodman has $6.4 billion of cash and undrawn lines, significant debt financing and refinancing completed through the year
- Gearing at 6.5%[3] (4.3% at FY25), 19.5% on a look-through basis and Interest Cover Ratio (ICR)[4] of 25.4 times (look-through 9.5x)
- $3.2 billion of capital raised from third parties across the Partnerships
- Financial risk management activity, retaining substantial FX and interest rate hedges – 81% interest payments are hedged over the next three years.

+ Data centre progress

- Global power bank of 6.4 GW across 16 major global cities and secured power of 3.6 GW
- Significant data centre commencements with projects providing 0.5 GW of power now in WIP
- 50 MW leased to a hyperscale customer at TYO05 for 20 years, with advanced negotiations over three other buildings in Los Angeles, Hong Kong and Amsterdam
- All current development projects (and the majority of the power bank) are located in significantly supply-constrained urban locations, suited to cloud requirements and latency dependent AI inferencing

+ Focus on asset location has continued to deliver

- High occupancy, cashflow growth and development activity have continued to support returns and performance fees
- Enquiry and activity for industrial space remains strong across our key global markets. Customers are increasingly seeking large-scale, strategically located facilities capable of supporting advanced automation and robotics.

+ The Group progressed the regional Partnership strategy during FY26, for development and long-term ownership of assets

- We continue to work with capital partners to progress funding programs in line with our development activities
- Established €8 billion European Data Centre Development Partnership in FY26
- Launched an operational and development joint venture with Data Bank at LAX01 in North America
- Established logistics Partnerships in Australia and North America
- Introduced new investors into the Goodman Japan Data Centre Partnership and new investors advanced in Hong Kong
- Material asset rotation, with the $1.5 billion sale of Moorabbin Airport and the $2.65 billion acquisition of selected Brickworks interests in industrial Partnerships, including stabilised and development assets.

1. Operating profit comprises profit attributable to Securityholders adjusted for property valuation related movements, fair value adjustments related to hedging activities and other non-cash adjustments or non-recurring items e.g. the share based payments expense associated with Goodman's LTIP
2. Operating EPS is calculated using operating profit and weighted average diluted securities of 2,058.7 million, which includes 16.1 million LTIP securities that have achieved the required performance hurdles and will vest between FY27 and FY32
3. Gearing is calculated as total interest bearing liabilities over total assets, both net of cash and the fair values of certain derivative financial instruments included in other financial assets of $64.9 million (30 June 2025: $101.8 million). Total interest bearing liabilities are grossed up for the fair values of certain derivative financial instruments included in other financial liabilities of $26.2 million (30 June 2025: $17.9 million)
4. Interest cover is operating profit before net finance expense (operating) and income tax (operating) divided by net finance expense (operating). The calculation is in accordance with the financial covenants associated with the Group's unsecured bank loans and includes certain adjustments to the numerator and denominator

HIGHLIGHTS

+ Development

- WIP[1] of $19.7 billion representing an annualised production rate of over $7.5 billion
- Data centres comprise 78% of WIP, with increasing demand for fully-fitted solutions
- The recent Brickworks transaction and increased ownership of the Oakdale platform reflects our confidence in the demand for large-scale, strategically located facilities capable of supporting advanced automation and robotics
- Estimated development yield on cost (YOC) of 8.2% , 9.2% on the FY26 commencements
- WIP is 25% committed (with a 13.9-year weighted average lease expiry (WALE)). The Group is well placed to execute a number of customer contracts over available space as projects approach completion
- A high portion commenced on balance sheet and now in Partnerships (71% of current WIP is being undertaken for Partnerships or third-parties)
- Data centre program expected to progress throughout FY27 which will increase WIP and production rate

+ Partnerships

- Partnership AUM of $75.4 billion
- The Group has successfully raised $3.2 billion of third-party capital during the period including the establishment of four new Partnerships
- Cash, undrawn debt lines and equity commitments[5] of $12.4 billion and average gearing of 22.5%.

+ Investment portfolio

- Total portfolio of $89.0 billion, an increase of 4% on FY25
- Valuations were up $3.1 billion across the Group and Partnerships ($963 million for the Group's share), driven by capitalisation rate tightening and rental growth
- Continued high occupancy of 95.6%[2]
- Capitalisation rates tightened by 12bps over the 12 months to 5.0%
- Like-for-like net property income (NPI) growth impacted by Greater China but still strong at 4.0%[2]
- Average reversion to market rents across the portfolio is ~10%[3]

+ Goodman has performed strongly in FY26 and is positioned well for FY27

+ The Group is targeting full year OEPS growth of 9%[4] in FY27

- The target distribution for FY27 remains at 30.0 cents per security given the attractive opportunities to deploy retained earnings into our ongoing activities while maintaining a strong capital position.

$89.0BN
TOTAL PORTFOLIO

5.0%
WEIGHTED AVERAGE CAP RATE

$19.7BN
WORK IN PROGRESS

6.4 GW
GLOBAL DATA CENTRE POWER BANK

1. Development work in progress (WIP) relates to active developments across Goodman and its investments in associates and joint ventures (JVs) (collectively referred to as Partnerships). In most cases, WIP is the projected end value of projects. However, for certain longer dated projects that are in the early stages of development, WIP is the estimated cost of land and committed works. Production rate is the WIP at a point in time divided by the expected time from commencement to stabilisation, reported on a per annum basis.
2. Partnership industrial and warehouse assets (excludes office properties which have been earmarked for redevelopment)
3. Rental reversion to market is based on management's assessment of market rents
4. The Group sets financial performance targets annually and reviews them regularly. These are subject to there being no material adverse change in the market conditions or the occurrence of other unforeseen events.
5. Equity commitments subject to Partnership Investment Committee approval

GROUP AND PARTNERSHIP HIGHLIGHTS

OWN

95.6%
OCCUPANCY
High occupancy maintained at 95.6% and WALE of 4.8 years

4.0%
NPI GROWTH
Like for like NPI growth at 4.0%

3.6m
SQUARE METRES LEASED
Across the global portfolio equating to $558 million of annual rental property income across the Group and Partnerships

6.5%
GEARING
Headline gearing of 6.5%, with look through gearing of 19.5%

DEVELOP

$19.7bn
WORK IN PROGRESS
With space in 12 countries across 50 projects with a forecast yield on cost of 8.2%

71%
IN PARTNERSHIPS
71% of current WIP is being undertaken within Partnerships or for third parties

6.4 GW
POWERBANK
3.6 GW secured, 2.8 GW in advanced stages of procurement

$3.6bn
DEVELOPMENTS COMPLETIONS
with 89% committed

MANAGE

$89.0bn
TOTAL PORTFOLIO[3]
With external AUM of $75.4 billion, up 4.6% on FY25

$3.1bn
REVALUATIONS
Across the Group and Partnerships. Global WACR compressed 12 bps to 5.0%

$12.4bn
LIQUIDITY
Across the Partnership platform, comprising $5.7 billion in equity commitments[2] and $6.7 billion of cash and undrawn debt

22.5%
GEARING
Average Partnership gearing of 22.5%

SUSTAINABILITY[1]

Carbon
EMISSIONS TARGETS
The Group has committed to SBTi validated 2030 GHG emissions reduction targets

363 MW
SOLAR
Global solar PV installations or commitments in place

ESG
RISK RATING
Achieved a score of 11.4 and ESG rating of 'Low Risk' from *Sustainalytics*

$21m
GOODMAN FOUNDATION
Contributed $21 million to community and philanthropic causes. Reached approximately 94% of our target of investing $100 million in communities by 2030

1. Refer to 2026 Annual Report for more details
2. Equity commitments subject to Partnership Investment Committee approval
3. Includes all Group, Managed Partnerships and Partnership Investments

02 DATA CENTRES

LAX01, Los Angeles, USA

DATA CENTRES UPDATE

Our data centre strategy continues to progress, with a global power bank of 6.4 GW – including 3.6 GW secured – and a globally diversified 0.5 GW of metro data centre developments in WIP at June 2026. We continue to see strong customer demand from cloud and AI inferencing workloads, recently signing a long-term lease with a hyperscale customer in Tokyo, and continue to secure contractors and critical equipment to support delivery schedules. Supported by strong liquidity and capital partnerships, we are well positioned to execute at scale, delivering for customers and investors.

SIGNIFICANT POWER BANK

+ Global power bank of 6.4GW
+ Secured power of 3.6 GW
+ 2.8 GW in advanced stages of procurement
+ Continue to progress planning and infrastructure works, with additional industrial properties under review for data centre use.

STRONG TRACK RECORD

+ Proven expertise in designing, developing and delivering large-scale infrastructure and data centre projects
+ 20 years in the data centre sector
+ Delivered 0.8GW of data centre assets.

CAPITAL PARTNERSHIPS

+ The Group has established seven investment vehicles with long-term capital and strategic joint venture partners, which own or develop data centres,
+ Data centre development Partnership in Australia well advanced and expected to be established in 1H FY27
+ Investors secured in Japan and advanced in Hong Kong.

DEVELOPMENT CAPABILITIES

+ Integrated design, construction and delivery platform to reduce time-to-market and improve reliability
+ >$15 billion of data centre projects in WIP at June 2026. Projects under construction will provide 0.5GW power on completion.

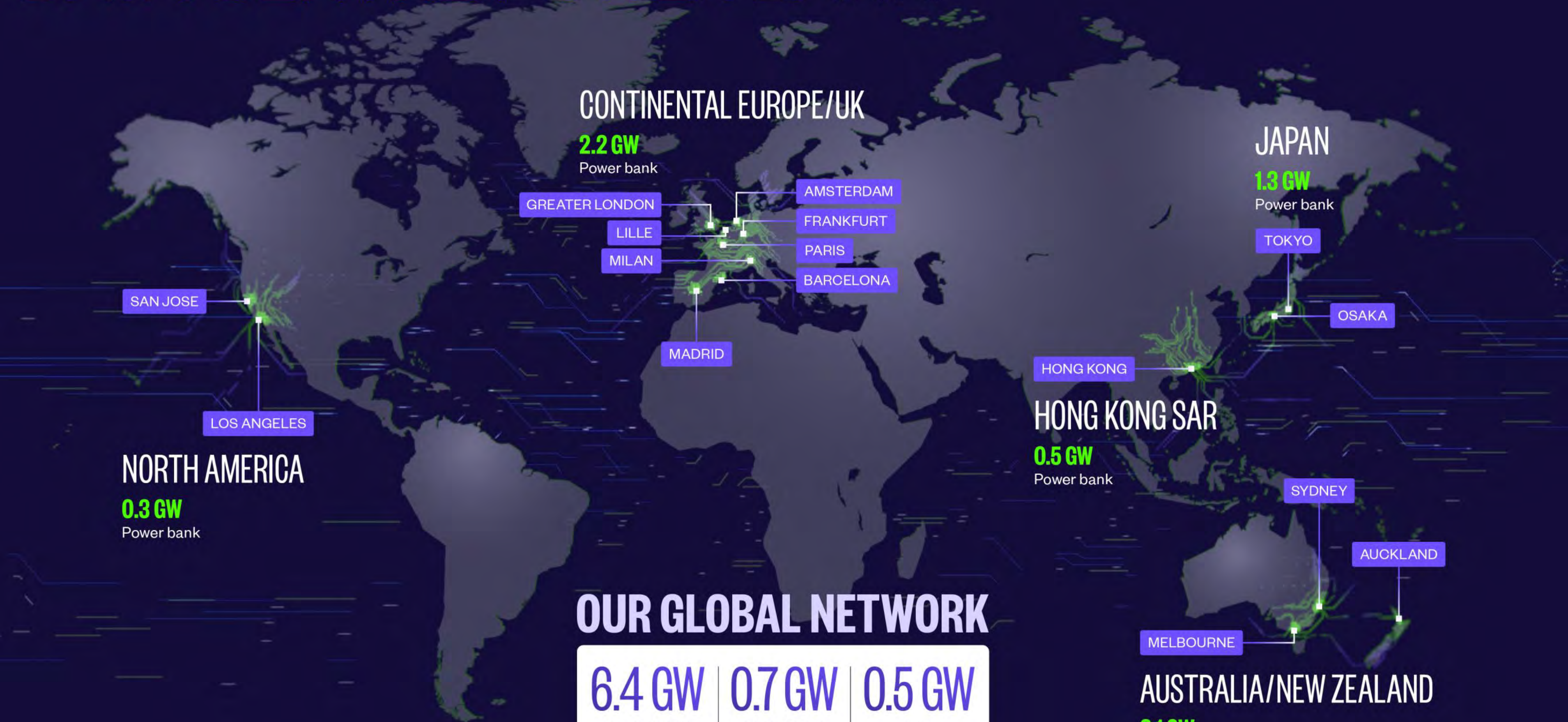
CUSTOMER SOLUTIONS

+ Working with our customers to facilitate cloud, AI, and low latency deployments
+ Providing a range of deployment options to our customers, from powered shell to fully fitted facilities with operational solutions
+ 100 MW of WIP contracted including recent 20-year lease with a hyperscale customer in Tokyo.

SPECIALIST DATA CENTRE TEAM

+ Local and global specialist data centre team integrated within the Goodman global platform
+ Continue to expand resourcing capability in line with expected growth, several recent key hires across design, operational, technical and commercial teams.

DATA CENTRE POWER BANK



OUR GLOBAL NETWORK

6.4 GW	0.7 GW	0.5 GW
POWER BANK	STABILISED	WIP

AS AT 30 JUNE 2026

DATA CENTRES (CONT)

Market conditions and customer solutions

+ Scarcity of physical infrastructure, power and cooling are the main limiting factors in data centre availability, compute and AI growth
  – Cloud deployment, AI strategy and securing strategic sites early are critical to delivering a sustained competitive advantage
+ Barriers to entry in our markets are high and rising, keeping supply tightly constrained
  – Supply chain constraints on long-lead equipment, compounded by geopolitical disruption, are extending delivery timeframes and impacting construction costs
  – Capacity to deliver in metro locations requires control of sites, power, planning and capital over a long timeframe
+ The supply and demand imbalance in metro locations, together with our active customer engagement and capital partnering, supports commencing projects and building into future demand.
+ Our metro locations are well positioned to serve latency-sensitive, cloud and AI inferencing workloads, supporting continued customer demand over the long-term
  – Global data centre power requirements continue to grow significantly, with hyperscale demand accounting for the majority. Hyperscale reported capex expectations continue to increase, with many experiencing significant undersupply in 2026, and expect this to continue in 2027/2028
  – Outsourcing and migration to the cloud continues to drive hyperscale cloud revenues, with penetration still well below saturation and requirements across many of our markets
  – Growing AI inferencing deployments at scale are emerging and adding to this demand, requiring proximity to end users and existing connectivity
  – Demand for fully-fitted and operated facilities from customers in our locations is increasing.

We operate a flexible design approach offering a range of deployment options from powered shell to fully fitted facilities

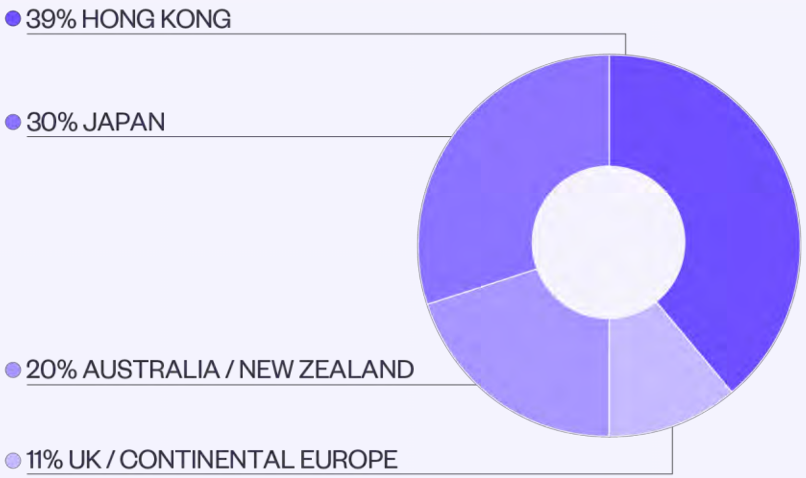
	POWERED SHELL	FULLY FITTED		
TYPE		– Hyperscale Build to Suit	– Hyperscale Build to Suit	– Co-location
CUSTOMER/S	– Hyperscale or Co-location provider	– Hyperscale	– Hyperscale	– Hyperscale and Enterprise
OPERATIONS	– Customer	– Customer	– Goodman	– Goodman or Operating Partner

DATA CENTRES (CONT)

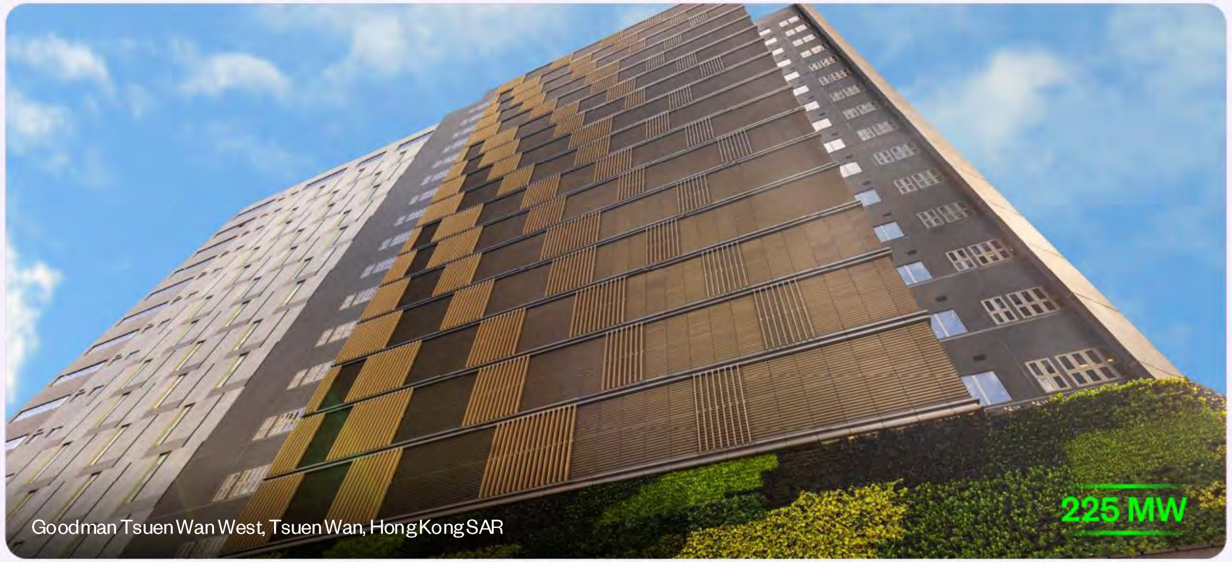
A 20-year track record of delivery across global gateway markets, with a demonstrated ability to meet the needs of hyperscale customers and operators

+ Goodman has delivered over 0.8 GW of powered solutions for customers to-date
  - Projects delivered in Tokyo, Hong Kong, Sydney, Melbourne, London and Frankfurt
  - Data centre assets delivered, which remain owned or controlled by Goodman and its Partnerships provide 0.7 GW of capacity with a current value of $5.7 billion
  - 100% leased to hyperscale and colocation customers
  - Weighted average lease term of 13.3 years.

STABILISED PORTFOLIO BY REGION (MW)



Goodman Business Park, Chiba, Japan



Goodman Tsuen Wan West, Tsuen Wan, Hong Kong SAR

DATA CENTRES (CONT)

Overview of data centre development projects

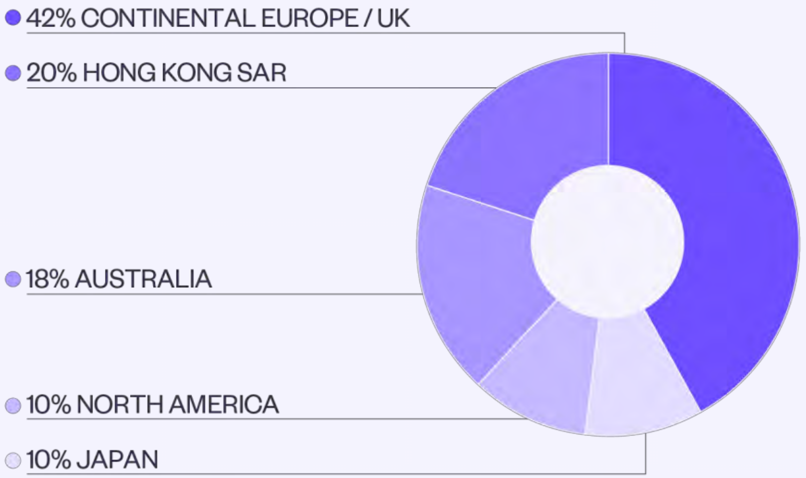
+ The Group had 0.5 GW of data centre projects in WIP at 30 June 2026
  - Represents a globally diversified portfolio of prime developments located in highly supply-constrained, metropolitan data centre markets supporting cloud and AI inferencing deployments
  - ~90% of projects are fully fitted with ~10% powered shell
  - Staged project delivery between early 2027 and 2030

+ Capital secured and in place to fund the build out of the projects in WIP
  - Approximately~90% of the data centre projects under construction in WIP, including associated future expansion capacity, are held in data centre or development Partnerships

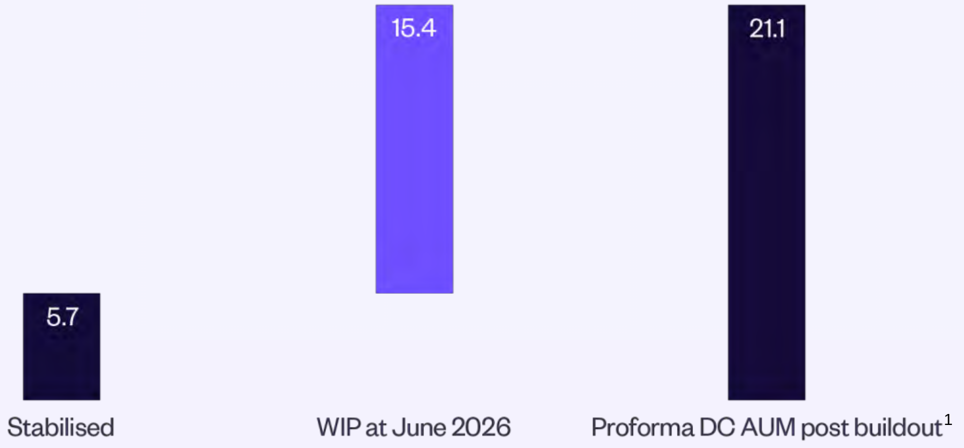
+ Continuing to secure contractors and critical long-lead equipment to support energisation and delivery schedules
  - Increased certainty of costs and timing is a key competitive advantage and risk mitigant
  - Definitive RFS dates are providing our customers a shorter time to market and greater certainty around delivery timing

+ Strong leasing progress driven by significant customer demand and limited supply, advancing in parallel with project construction
  - Recent signing of a long-term lease for 50 MW to a hyperscale customer at TYO05
  - Advanced negotiations underway to secure a full-building commitment to hyperscale customers on several sites
  - Other projects in WIP are in active discussions with customers
  - Negotiations are also underway across other projects in the secured power bank including large scale deployments.

DATA CENTRE PROJECTS (MW) IN WIP BY REGION



DATA CENTRE END VALUE BASED ON PROJECTS IN WIP AT 30 JUNE 2026 $B



1. Pro-forma includes pre-development works at 30 June 2026

DATA CENTRES (CONT)

LEASED | ADVANCED NEGOTIATIONS | NEGOTIATIONS | CUSTOMER ENGAGEMENT

PROJECT NAME	LOCATION	POPULATION WITHIN 50KM (MILLION)	OWNERSHIP	PROJECT TYPE	WIP PROJECTS (MW)	>FY26 SECURED PIPELINE ON CAMPUS (MW)	TOTAL (MW)	DESCRIPTION
HKG09	Hong Kong SAR, China	23.9	GHKDCP	Powered Shell	50	–	50	+ Located in Kwai Chung + Leased to a single customer.
TY005	Tokyo, Japan	11.2	GJDP	Fully Fitted	50	950	1,000	+ First 50MW building leased to a hyperscale customer + First phase of a multi-building campus.
LAX01	Los Angeles, USA	11.4	Goodman Databank JV	Fully Fitted	~50	~100	~150	+ Located in Los Angeles metro. Additional properties in nearby location to be developed in coming years + Significant demand. In advanced negotiations, with heads of terms under negotiation with hyperscale customer over the ~50MW.
HKG10	Hong Kong SAR, China	23.9	GHKDCP	Fully Fitted	50	–	50	+ Conversion of existing industrial building located in Tsuen Wan + In advanced negotiations with multiple hyperscale customers, each for the whole 50MW.
AMS01	Amsterdam, Netherlands	6.1	GEDCDP1	Fully Fitted	38	38	76	+ Located in highly power constrained Tier 1 market + Advanced negotiations and technical review underway with multiple customers for the whole facility.
PAR01	Paris, France	11.9	GEDCDP1	Fully Fitted	35	70	105	+ Located in North Paris Availability Zone + Active negotiations and technical review underway with multiple customers for whole facility.
FRA02	Frankfurt, Germany	4.9	GEDCDP1	Fully Fitted	45	45	90	+ Located in Frankfurt South Availability Zone + Active Negotiations and technical review underway with multiple customers for whole facility.
SYD01	Sydney, Australia	5.0	GMG	Fully Fitted	90	–	90	+ Located in Macquarie Park Availability Zone + Customer engagement with multiple customers – expected to accelerate in early 2027 as construction progresses towards First Phase RFS.
MAD01	Madrid, Spain	7.4	GMG	Fully Fitted	9	9	18	+ Located in Madrid metro + Customer engagement underway with technical review underway with multiple customers for whole facility.
PAR02	Paris, France	12	GEDCDP1	Fully Fitted	80	120	200	+ Located in Paris Central Availability Zone + Customer engagement and technical review underway with multiple customers – expected to accelerate in early 2027 as construction progresses towards First Phase RFS.
TOTAL					497	1,332	1,829	+ Excludes an additional 1GW of secured power on other sites owned and controlled by the Group.

DATA CENTRES (CONT)

Project delivery program for development projects in WIP at 30 June 2026 - Timing indicates year of RFS delivery from First to last Phase of MEP per project[1]

<table>
<tr><th>PROJECT NAME</th><th>2027</th><th>2028</th><th>2029</th><th>2030</th></tr>
<tr><td>HKG09</td><td></td><td></td><td></td><td>50 MW[2]</td></tr>
<tr><td>TYO05</td><td></td><td colspan="2">50 MW</td><td></td></tr>
<tr><td>LAX01</td><td>~50 MW</td><td></td><td></td><td></td></tr>
<tr><td>HKG10</td><td colspan="2">50 MW</td><td></td><td></td></tr>
<tr><td>AMS01</td><td></td><td>38 MW</td><td></td><td></td></tr>
<tr><td>PAR01</td><td></td><td colspan="2">35 MW</td><td></td></tr>
<tr><td>FRA02</td><td></td><td colspan="2">45 MW</td><td></td></tr>
<tr><td>SYD01</td><td></td><td colspan="3">90 MW</td></tr>
<tr><td>MAD01</td><td></td><td>9 MW</td><td></td><td></td></tr>
<tr><td>PAR02</td><td></td><td></td><td colspan="2">80 MW</td></tr>
<tr><td>TOTAL</td><td>62 MW</td><td>188 MW</td><td>133 MW</td><td>114 MW</td></tr>
</table>

1. Dates are indicative, with bars indicating the full year where a RFS will occur, actual dates will be at various stages not necessarily at the beginning or end of that year.
2. Powered shell

LEASED ADVANCED NEGOTIATIONS NEGOTIATIONS CUSTOMER ENGAGEMENT

DATA CENTRES (CONT)

Tsukuba Tech Central

+ 40-hectare master-planned technology estate
+ Located in Tsukuba, approximately 50km from the Tokyo CBD
+ 1,000 MW utility power secured - flexible site plan for multiple phases to meet various customer requirements
+ Power, water and exclusive dark fibre secured, and site wide civil works complete
+ First data centre building (TYO05 - 50MW) underway and 100% leased during construction

TYO05 lease

+ 50 MW facility
+ 100% leased to hyperscale customer
+ Fully fitted facility with operations
+ 20-year lease term
+ Staged completion over 2028-2029

Goodman TYO05, Tsukuba, Japan

DATA CENTRES (CONT)

Data centre partnering

+ Goodman continues to engage with long-term capital partners as it progresses its development program. Our approach provides opportunities for our partners and allows us to manage our risk and return appropriately
  - Given the long timeframes involved in data centre development, capital partners are looking for managers with a track record of delivery as well as live investment opportunities. This means sites which have planning approval, power secured and imminent commencement
+ The Group has established a range of data centre investment vehicles with long-term capital and strategic joint venture partners
  - Partnerships have been formed in Continental Europe, Hong Kong, Japan and the US, with Australia in progress and expected to complete 1H FY27
  - Two new capital partners were recently introduced into the Japan DC Venture (GJDCV) and two are advanced for the Goodman Hong Kong Data Centre Partnership (GHKDC).

REGION	USA	HONG KONG S.A.R.		JAPAN		CONTINENTAL EUROPE		AUSTRALIA
Status	Established	Established	Established	Established	Established	Established	Established	In progress
Key pipeline capital partnering	Data Bank JV	GHKDC	GHKLP	GJDCV	GJDP	GEDCDP1	GEDCP1	SYD01
Partnership strategy	Development + operational	Development + stabilised	Development + stabilised	Stabilised	Development	Development	Stabilised	Development
MW (Partnership Plan / Commitment[1])	50	325	167	225	1,000	431	80	90

1. MW for stabilised partnerships reflects completed and owned data centres, MW for Development Partnerships reflects stabilised and/or expected project power delivery.

03 RESULTS OVERVIEW

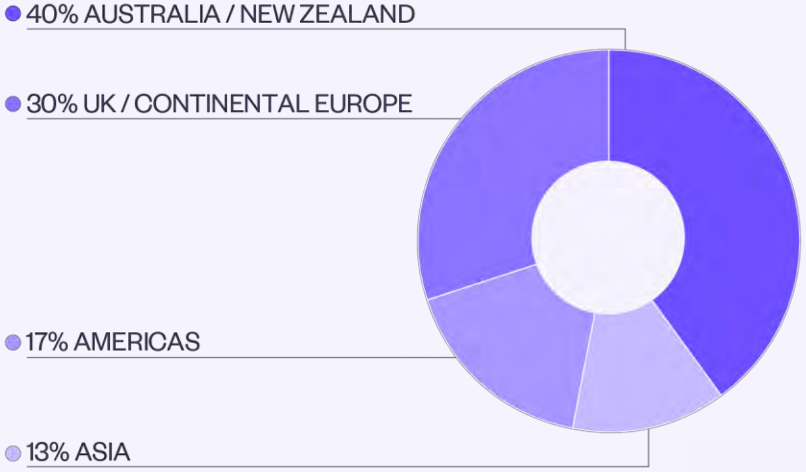
Redbank Motorway Estate, Redbank, Australia

RESULTS OVERVIEW

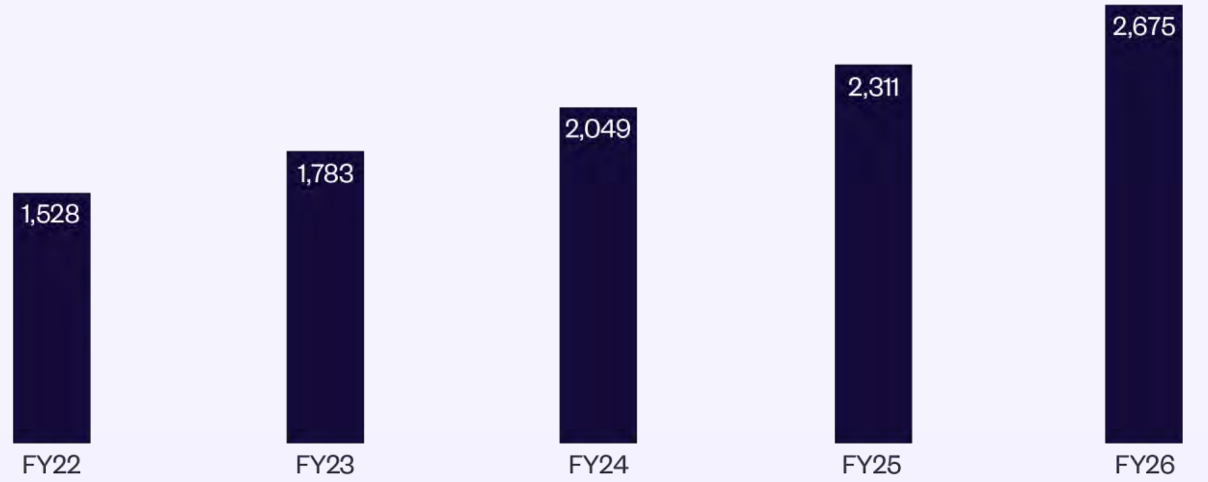
+ Cash aligned operating profit of $2,674.5 million up 16% on FY25
+ Statutory profit of $2,778.7 million
  - Includes the Group's share of property valuation related movements, fair value adjustments related to hedging activities and other non-cash adjustments or non-recurring items (e.g. share-based payments expense)
+ Operating EPS[1] of 129.9 cents per security, up 10.1% on FY25
+ DPS of 30.0 cents per security
+ Net tangible assets increased 7% to $11.79 per security.

	FY25	FY26
Operating profit ($M)	2,311.2	2,674.5
Statutory accounting profit ($M)	1,666.4	2,778.7
Operating EPS (cents)[1]	118.0	129.9
Distribution per security (cents)	30.0	30.0
	AS AT 30 JUNE 2025	AS AT 30 JUNE 2026
NTA per security ($)	11.03	11.79
Gearing (balance sheet) (%)[2]	4.3	6.5
Available liquidity ($B)	6.6	6.4
WACR (look through) (%)	5.1	5.0

OPERATING EARNINGS BY GEOGRAPHIC SEGMENT



OPERATING PROFIT GROWTH $M



1. Operating EPS is calculated using operating profit and weighted average diluted securities of 2,058.7 million, which includes 16.1 million LTIP securities that have achieved the required performance hurdles and will vest between FY27 and FY32.
2. Gearing is calculated as total interest bearing liabilities over total assets, both net of cash and the fair values of certain derivative financial instruments included in other financial assets of $64.9 million (30 June 2025: $101.8 million). Total interest bearing liabilities are grossed up for the fair values of certain derivative financial instruments included in other financial liabilities of $26.2 million (30 June 2025: $17.9 million)

PROFIT AND LOSS

+ Strong full year operating profit of $2,674.5 million
  - Property investment income up 7% to $722.1 million, driven by capital investment and rental growth
  - Management earnings of $690.1 million, down 18% on FY25 driven primarily by lower transaction and performance fees, offset by higher base management fees
  - Development earnings of $1,792.2 million, up 34% on FY25, driven by increased on balance sheet transaction volumes
  - Operating expenses increase is reflective of business growth and market conditions
  - Net interest income of $109.1 million in FY26 reflecting higher interest income due to higher average cash balance, increase in capitalised interest and FX related hedge gains to offset the impact of foreign income related translation effects
  - Growth in tax expense commensurate with overall growth in the business and composition of earnings

+ Full year statutory accounting profit of $2,778.7 million
  - Revaluations were positive in FY26, with cap rates compressing and growth in both market and passing rents in most regions. The gains across the Group and Partnerships totalled $3.1 billion
  - The Group's proportionate share was $963.4 million or $229.7 million after reversal of prior period revaluation gains that have since been realised
  - Fair value movements on derivatives were primarily driven by valuation gains on currency derivatives, resulting from the appreciation of the Australian dollar against most currencies to which the Group is exposed
  - Share-based payments expense increased due to a range of factors.

Income statement

	FY25 $M	FY26 $M
Property investment	677.7	722.1
Management	837.4	690.1
Development	1,338.5	1,792.2
Operating expenses	(400.8)	(419.7)
Operating EBIT[1]	**2,452.8**	**2,784.7**
Net borrowing costs	33.9	109.1
Tax expense	(175.5)	(219.3)
Operating profit	**2,311.2**	**2,674.5**
Weighted average securities (million)[2]	1,959.2	2,058.7
Operating EPS (cps)	118.0	129.9
Non-operating items[3]		
Property valuation related movements	(41.1)	157.8
Fair value movements on derivatives	(285.8)	379.5
Other non-cash adjustments or non-recurring items	(317.9)	(433.1)
Statutory profit	**1,666.4**	**2,778.7**

1. Look through Operating EBIT is $2,974.0 million and reflects $189.3 million adjustment to GMG proportionate share of Partnership's interest and tax (FY25: $2,599.2 million)
2. Includes 16.1 million LTIP securities which have achieved the required performance hurdles and will vest between FY27 and FY32 (FY25: 8.3 million)
3. Refer slide 34

BALANCE SHEET

+ Strong balance sheet maintained
  - Gearing 6.5%[4] (4.3% in FY25) and 19.5%[5] on a look-through basis
+ Decrease in stabilised investment properties holdings primarily reflects the creation of a new Partnership in North America
+ Increase in development holdings reflecting growth in activity levels
+ NTA increased to $11.79 per security up 7% since June 2025
+ By combining balance sheet capital with our Partnerships, the Group is able to optimise risk and return outcomes while supporting capital-efficient growth across its development and investment opportunities.

$11.79	6.5%
NTA PER SECURITY	GEARING

Balance sheet

	AS AT 30 JUNE 2025 $M	AS AT 30 JUNE 2026 $M
Stabilised investment properties	5,112	3,853
Partnership investments[1]	14,868	15,528
Development holdings[2]	5,587	7,488
Intangibles	916	848
Cash	3,957	4,082
Other assets	1,125	1,634
Total assets	31,565	33,433
Interest bearing liabilities	(5,236)	(6,031)
Other liabilities	(3,019)	(2,453)
Total liabilities	(8,255)	(8,484)
Net assets	23,310	24,949
Net asset value ($)[3]	11.48	12.20
Net tangible assets ($)[3]	11.03	11.79
Balance sheet gearing (%)[4]	4.3	6.5

1. Includes Goodman's investments in its Partnerships and other investments
2. Includes inventories, investment properties under development and the Group's proportionate interest in development assets within the Partnerships
3. Based on 2,044.8 million securities on issue (FY25: 2,031.2 million securities on issue)
4. Gearing is calculated as total interest bearing liabilities over total assets, both net of cash and the fair values of certain derivative financial instruments included in other financial assets of $64.9 million (30 June 2025: $101.8 million). Total interest bearing liabilities are grossed up for the fair values of certain derivative financial instruments included in other financial liabilities of $26.2 million (30 June 2025: $17.9 million)
5. Look through gearing includes the proportionate consolidation of gross assets and liabilities of the Partnerships.

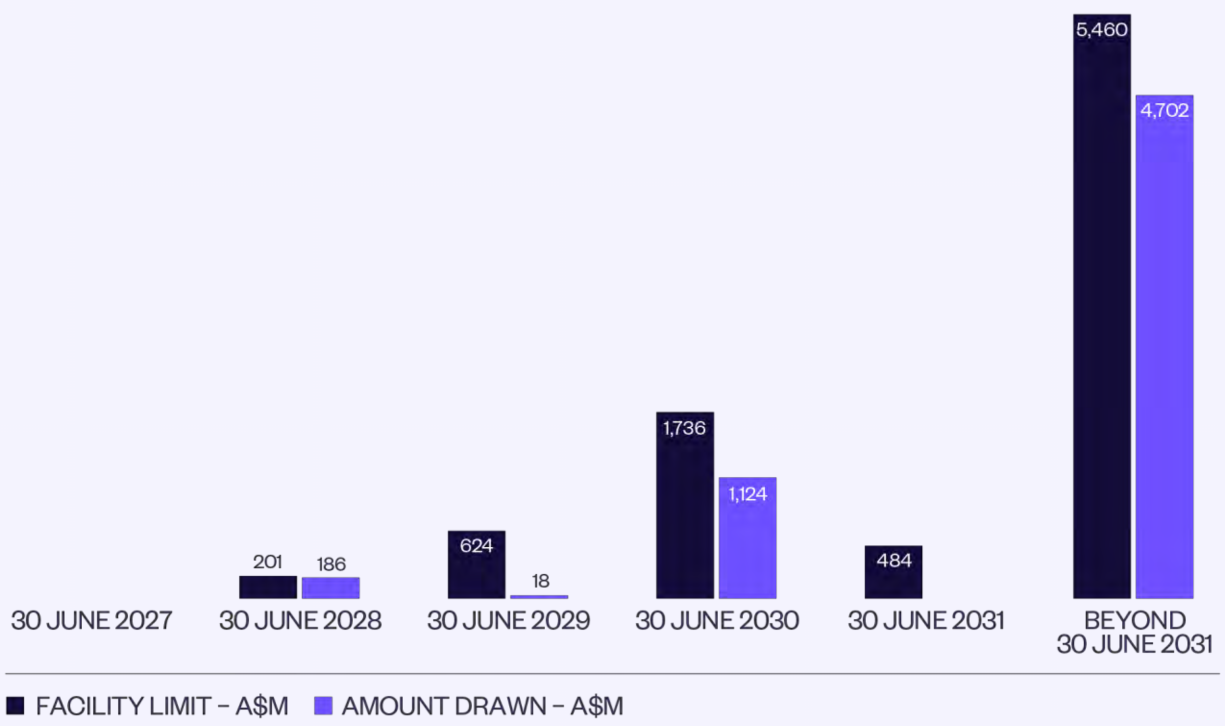
GROUP LIQUIDITY POSITION

+ Cash and available lines of credit (excluding Partnership debt and equity) of $6.4 billion as at 30 June 2026
  - $4.1 billion in cash, $2.3 billion of available bank facilities
  - Weighted average debt maturity profile of 7.5 years
+ Substantial headroom to financial covenants
  - Interest Cover Ratio[1] (ICR) 25.4x (look-through 9.5x)
+ Stable investment grade credit ratings
  - BBB+ / Baa1 from S&P and Moody's respectively.

$6.4BN

LIQUIDITY

GOODMAN GROUP DEBT MATURITY PROFILE $M



1. Interest cover is operating profit before net finance expense (operating) and income tax (operating) divided by net finance expense (operating). The calculation is in accordance with the financial covenants associated with the Group's unsecured bank loans and includes certain adjustments to the numerator and denominator

04 OPERATIONAL PERFORMANCE

LAX01, Los Angeles, USA

PROPERTY INVESTMENT

+ Property investment earnings increased 7% to $722.1 million
  - Higher direct income reflects the higher average assets through the period, including the contribution from income producing assets in North America prior to the creation of the new Partnership. The impact of asset sales in late FY26 will flow through to FY27 income
  - Income from Partnership investments was stable due to underlying growth in the assets, offset by a net reduction in average capital invested (partly as a result of the North American restructure) and the impact of FX translation

+ Increasing demand for modern logistics infrastructure, where Goodman partners with customers to deliver the scale, power and building functionality required to support operational efficiency. These trends are expected to continue supporting portfolio fundamentals and demand for our locations globally
  - Occupancy of 95.6%[2] (occupancy ex Greater China (GC) broadly unchanged at 96.2%)
  - Like-for-like net property income growth of 4.0%[2] (ex GC stable at ~6.3%)
  - WALE of 4.8 years[2]
  - The average expected rent reversion to market across the portfolio has marginally decreased to ~10%

+ FY26 saw valuation improvements in most markets
  - Total valuations across the Group and Partnerships increased $3.1 billion for the year ($963 million for the Group's share pre-prior year's valuation reversals)
  - WACR decreased 12bps in FY26 to 5.0%.

5.0%	6.5%
WACR	GEARING

Property investments

	FY25	FY26
Direct ($M)	157.0	200.5
Partnership investments ($M)	520.7	521.6
Property investment earnings ($M)	677.7	722.1

Key metrics

	FY25	FY26
WACR (%)[1]	5.1	5.0
WALE (years)[2]	5.0	4.8
Occupancy (%)[2]	97	96

1. Goodman and Partnership properties
2. Partnership industrial and warehouse assets (excludes properties which have been earmarked for sale or redevelopment)

Castellbisbal Logistics Centre, Barcelona, Spain

DEVELOPMENT

+ WIP increased 53% to $19.7 billion
  - Development earnings of $1,792.2 million, up 34% on FY25, driven by increased volume of on balance sheet transactional activity
  - Data centres under construction currently represent approximately 78% of WIP
  - Annualised production rate of ~$7.5[1] billion

+ Control of well-located sites, access to power and proven execution capability demonstrated through the progression of major data centre developments, including a lease at TYO05 in Japan to a hyperscale customer and advanced negotiations for full-building commitments at several other sites

+ The Group has engaged major construction contractors across our markets, in a very competitive global environment. This reflects our strength and reliability as a counterparty, our capability and strong capital position.

+ The Group's globally diversified development portfolio continues to progress, with additional projects being positioned for delivery
  - Development yield on cost on WIP increased to 8.2% reflecting a mix of projects and providing continued strong margins
  - Continued capital partnering with 71% of current WIP either pre-sold or being built for our Partnerships or third parties.
  - Completed projects averaged 89% leased, reflecting the desirability of our sites and customer demand
  - Commencements for the year were 13% pre-leased with an estimated yield on cost of 9.2%

+ Enquiry and activity for industrial space remains strong across our key global markets. Customers are increasingly seeking large-scale, strategically located facilities capable of supporting advanced automation, while limited land availability continues to support the value of our existing portfolios and development opportunities

+ The recent Brickworks transaction and increased ownership of the Oakdale portfolio reflects our confidence in these long-term demand drivers and the growing importance of well-located logistics infrastructure for our customers.

Developments

	FY25	FY26
Development earnings ($M)	1,338.5	1,792.2

Key metrics

	FY25	FY26
Work in progress ($B)	12.9	19.7
Data centre proportion of WIP (%)	57	78
Number of developments	57	50
Development for third parties or Partnerships (%)	49	71
Committed (%)	49	25
Yield on cost (%)	7.5	8.2

Work in progress (end value)

	$B
Opening (June 2025)	12.9
Completions	(3.6)
Commencements	8.1
FX and other	2.3
Closing (June 2026)	19.7

1. Development work in progress (WIP) relates to active developments across Goodman and its investments in associates and joint ventures (JVs) (collectively referred to as Partnerships). In most cases, WIP is the projected end value of projects. However, for certain longer dated projects that are in the early stages of development, WIP is the estimated cost of land and committed works. Production rate is the WIP at a point in time divided by the expected time from commencement to stabilisation, reported on a per annum basis

MANAGEMENT

- Partnership AUM increased to $75.4 billion (+5% on FY25), contributing to a total portfolio[1] of $89.0 billion (+4% on FY25)
  - Driven primarily by developments, acquisitions and revaluation gains, partly offset by asset disposals
- Management earnings decreased to $690.1 million ($837.4 million in FY25)
  - Base fees and property services income up on FY25, due to increases in acquisitions, stabilisation of developments and positive valuation movements
  - Lower transactional and performance fees of $206 million in FY26 ($372 million in FY25)
  - FX translation had a negative impact
  - Management income equivalent to 100bps of average external stabilised AUM of $68.7 billion ($65.9 billion in FY25)
- Added four new capital Partnerships and raised ~$3.2 billion of third-party equity over the past 12 months, increasing flexibility to originate developments, scale investment and optimise the timing of divestments
- The Partnerships continue to evolve with development and long-term capital structures enhancing funding flexibility and capital recycling
- The Partnership platform has $6.7 billion of cash and undrawn debt available and $5.7 billion in conditional equity commitments[2]
- Average Partnership gearing of 22.5%.

$75.4BN

PARTNERSHIP AUM

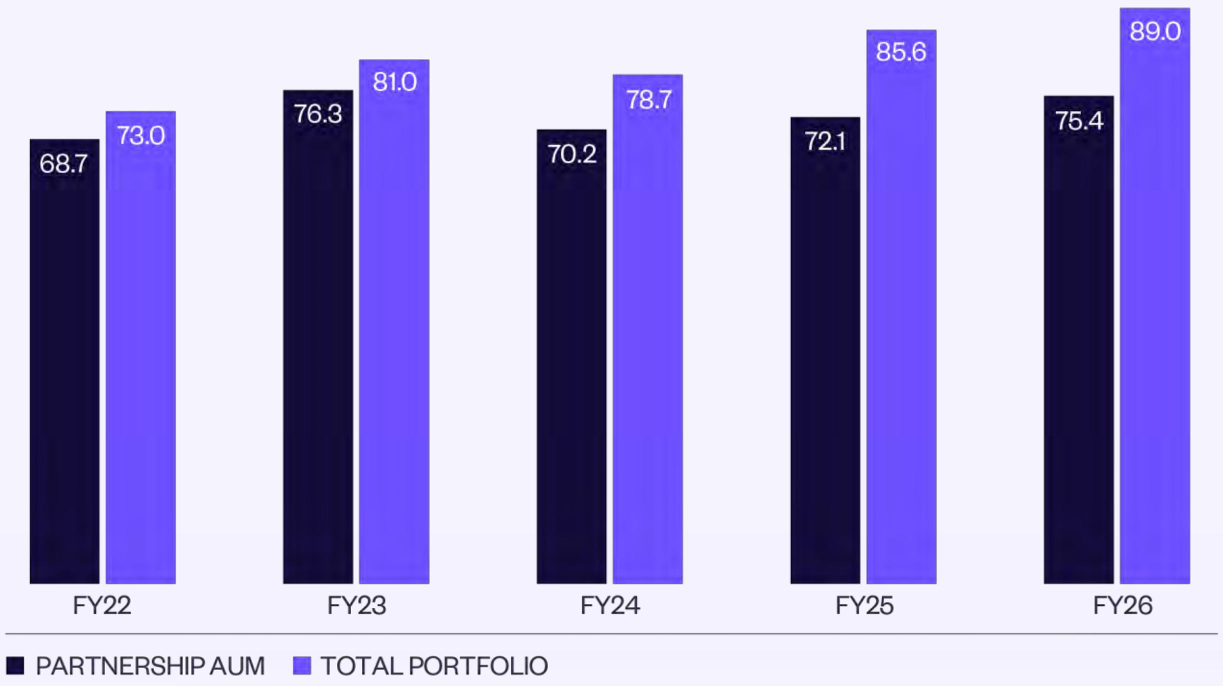
Management

	FY25	FY26
Management earnings ($M)	837.4	690.1

Key metrics

	FY25	FY26
Number of Managed Partnerships	22	26
Partnership AUM ($B)	72.1	75.4

TOTAL PORTFOLIO AND ASSETS UNDER MANAGEMENT $B



1. Includes all Group, Managed Partnerships and Partnership Investments
2. Equity commitments subject to Partnership Investment Committee approval

TOTAL PORTFOLIO

	AUSTRALIA	HONG KONG	USA	CONTINENTAL EUROPE	JAPAN	CHINA	NEW ZEALAND[5]	UNITED KINGDOM	BRAZIL
Total portfolio ($B)[1]	35.3	13.6	11.3	10.9	6.2	4.3	4.0[5]	3.0	0.4
GMG co-investment (%)	30.0	21.1	53.7	28.8	19.0	20.0	27.2	50.0	–
GMG co-investment ($B)	9.0	1.6	2.9	2.0	0.8	0.4	1.0	0.9	–
Number of properties[1]	184	19	29	104	28	47	14	15	6
Occupancy[2] (%)	96	93	99	97	99	90	97[5]	92	–
Weighted average lease expiry[2] (years)	4.6	5.6	6.5	5.4	5.7	2.0	4.6[5]	5.4	–
WACR (%)[1]	4.9	4.4	5.4	5.2	3.7	6.5	5.9[5]	5.4	9.1
Gearing[3] (%)	19.3	31.6	24.9	19.5	34.1	29.0	19.8[6]	20.4	–
Weighted average debt expiry (years)[4]	3.3	3.0	3.6	3.6	4.8	3.3	2.4[7]	3.9	–

1. Includes all Group, Managed Partnerships and Partnership Investments
2. Partnership industrial and warehouse assets (excludes properties earmarked for sale or redevelopment)
3. Gearing of Partnerships, calculated as total interest bearing liabilities over total assets, both net of cash
4. Weighted average debt expiry of Partnerships
5. GNZ total portfolio results as at 31 March 2026
6. Based on GNZ look through gearing as at 31 March 2026
7. WADE based on only GNZ debt as at 31 March 2026

SUSTAINABILITY[1]

Guided by our 2030 Sustainability Strategy, Goodman continues to integrate ESG into its business targets

SUSTAINABLE PROPERTIES AND PLACES

- Goodman's global operations are on track for submission to the Climate Active carbon-neutral program for FY26[2], having achieved this annually since FY21
- Tracking progress with our Scope 1 and Scope 2 carbon emissions targets for our global operations, considered ambitious and aligned with the Paris Agreement's 1.5°C pathway
- We have approximately 363 MW of solar PV installations and commitments across the global portfolio
- Retirement of renewable energy certificates and green-electricity procurement are maintaining our global renewable electricity usage at approximately 98%.

PEOPLE, CULTURE AND COMMUNITY

- A gender ratio of 40% female with 31% of senior executives globally being female
- Social investment of $19.05 million by the Goodman Foundation, plus a further $1.5 million in employee fundraising and in-kind contributions. Around 3,100 hours were contributed to volunteering in our communities
- Our Reflect Reconciliation Action Plan (RAP) was endorsed by Reconciliation Australia in FY25, which included our First Nations Cultural Immersion Program, direct spend with First Nations businesses and various community initiatives. Through the Goodman Foundation we have contributed $3.7 million to First Nations peoples-focused community programs in FY26 alone. We are now entering the next phase of our journey with an Innovate RAP being submitted this year.

CORPORATE GOVENANCE AND PERFORMANCE

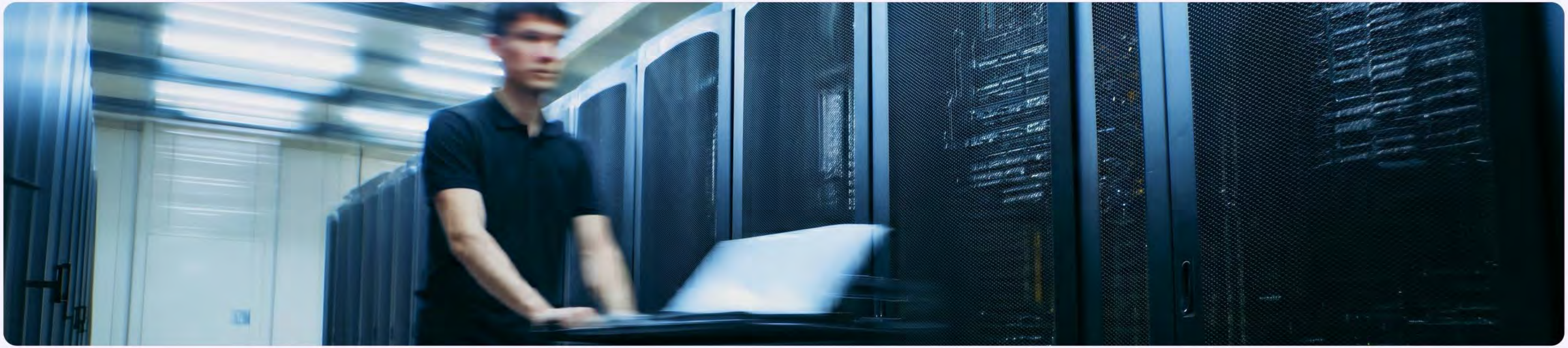
- Maintained investment grade credit ratings of BBB+ (S&P) and Baa1 (Moody's)
- Achieved a score of 11.4 and an ESG rating of 'Low Risk' from Sustainalytics
- Continuing climate-risk assessments focused on acquisition and development investment decisions.

1. Refer to 2026 Annual Report for more details
2. FY26 will be the final year Goodman participates in the Climate Active carbon-neutral certification program

05 OUTLOOK

Goodman Business Park, Chiba, Japan

OUTLOOK



Goodman has positioned itself with sites, power and capital to capture the significant demand for digital infrastructure in major global cities.

+ Energy intensive infrastructure is an increasingly scarce global resource with the next phase of AI likely to be constrained less by intelligence and more by power, land, delivery expertise and capital
+ The Group has deliberately positioned its portfolio to focus on large scale industrial assets and data centres, concentrating on urban infill logistics and low latency sites in major metro data centre markets
  - These sites are located where assets are becoming harder to replicate and demand is sustained over time. The focus remains on positioning the portfolio to meet the evolving requirements of our customers
+ Over the last five years Goodman has secured power and sites, progressed delivery of projects, into strong demand, in conjunction with securing capital requirements and rotating $8.0 billion of our portfolio.
+ Hyperscale capex is accelerating with demand likely to exceed supply through 2026 /2027
  - Most enquiry is on a fully fitted basis
  - The Group has a track record of delivering complex, long duration, multi-stage digital infrastructure developments with an experienced global team to meet the growing technological requirements of these projects
  - With secured power, significant capital availability and projects ready to commence, we are well positioned to continue building into this strong customer demand.
+ Progressing long term Partnerships alongside stabilisations will recycle capital for future projects, with new data centre starts expected in FY27.

OUTLOOK

+ We have concentrated our industrial portfolio on properties capable of supporting full automation and robotics and AI enabled operations, where customers invest significant capital of their own alongside Goodman

- We continue to evaluate site suitability across our portfolio and continue to rotate assets. Proceeds are recycled into acquiring and developing large-scale sites capable of accommodating the next generation of infrastructure.
- We expect current activity to generate increased industrial development opportunities in FY27

+ Our development program is funded, and we continue to partner with long-term capital, launching regional investment vehicles alongside the development workbook, designed to meet the Group's risk return objectives and those of our Partners

- WIP grew strongly to $19.7 billion at the end of FY26.
- Approximately 90% of DC projects in WIP including future expansion of these sites, are held in Partnerships / JV's
- We continue to establish Partnerships in parallel with the progression of the development pipeline and expect to finalise the Australian Data Centre Partnership in 1H27.

30c	9%
FY27 TARGET DISTRIBUTION CPS	TARGET FY27 OPERATING EPS GROWTH

+ FY27 target

- Our strategy is clear and we see a significant opportunity over the next five years. Large-scale logistics requirements are emerging across several markets as customers consolidate and automate. Our industrial portfolio and development pipeline provide the modern properties required to support power-intensive operations. We continue to progress our development sites and acquire new properties capable of providing this next generation of infrastructure
- In data centres, cloud growth and the shift from AI training to inference are driving significant demand in metropolitan markets. We have secured power, projects underway and customer agreements advancing across our workbook. Our sites, capability, people and access to capital, position us well to build into this demand and capture the long-term value it creates
- Our capital management is disciplined, maintaining low leverage, selective deployment and partnering with long-term investors to fund the development program and meet the Group's and our Partners' objectives
- We enter FY27 on a solid foundation, with an attractive, substantial development workbook, significant opportunities across our global markets, and a strong capital position for future growth. We are targeting operating EPS growth of 9% for FY27. Target distribution for FY27 remains at 30.0 cents
- The Group sets targets annually and reviews them regularly. These are subject to there being no material adverse change in the market conditions or the occurrence of other unforeseen events. Investors should also consider the disclosure of material risks set out in the Directors report included in the Annual Report.


SYD01, Sydney, Australia

01 RESULTS ANALYSIS

APPENDIX

PROFIT AND LOSS

Category	Total $M	Property investment $M	Management $M	Development $M	Operating expenses $M	Non-operating items $M
Gross property income	251.6	251.6	–	–	–	–
Management income	687.3	–	687.3	–	–	–
Development income	1,622.8	–	–	1,622.8	–	–
Distributions from investments	1.0	1.0	–	–	–	–
Net gain from fair value adjustments on investment properties	50.5	–	–	80.1	–	(29.6)
Net gain on disposal of investment properties	71.7	–	–	71.7	–	–
Net loss on disposal of assets held for sale	(32.6)	–	–	(32.6)	–	–
Net gain on disposal of controlled entities	10.2	–	–	10.2	–	–
Share of net results of equity accounted investments	1,497.4	505.5	2.8	770.2	–	218.9[1]
Total income	4,159.9	758.1	690.1	2,522.4	–	189.3
Property and development expenses	(781.3)	(51.1)	–	(730.2)	–	–
Employee, administrative and other expenses	(885.5)	–	–	–	(419.7)	(465.8)
EBIT / Segment operating earnings	2,493.1	707.0[2]	690.1[2]	1,792.2[2]	(419.7)	(276.5)
Net gain from fair value adjustments on investment properties	(50.5)	–	–	–	–	(50.5)
Share of net gain from fair value adjustments on investment properties, unrealised derivative gains and non-recurring items within associates and JVs	(872.5)	–	–	–	–	(872.5)
Realisation of prior years' property valuation gains, net of deferred tax	733.7	–	–	–	–	733.7
Share based payments expense	465.8	–	–	–	–	465.8
Operating EBIT[3] / Segment operating earnings	2,769.6	707.0	690.1	1,792.2	(419.7)	–
Net finance expense (statutory)	488.7	15.1	–	–	473.6	–
Less: fair value adjustments on derivative financial instruments	*(363.1)*	–	–	–	*(363.1)*	–
Less: gain on early redemption of debt	*(1.4)*	–	–	–	*(1.4)*	–
Net finance expense (operating)	124.2	15.1	–	–	109.1	–
Income tax expense (statutory)	(203.1)	–	–	–	(203.1)	–
Add: deferred tax on fair value adjustments on investment properties	*37.2*	–	–	–	*37.2*	–
Add: deferred tax on other non-operating items	*(53.4)*	–	–	–	*(53.4)*	–
Income tax expense (operating)	(219.3)	–	–	–	(219.3)	–
Operating profit available for distribution	2,674.5	722.1	690.1	1,792.2	(529.9)	–
Net cash provided by operating activities[4]	1,920.6					

1. Includes share of associate and joint venture property valuation gains of $878.2 million, reversal of $(653.6) million of prior period revaluation gains, share of fair value adjustments of derivative financial instruments in Partnerships of $16.4 million and other non-cash, non-recurring items within associates of $(22.1) million
2. Segment operating earnings is total income less property and development expenses (excludes employee, administrative and other expenses)
3. Look through Operating EBIT is $2,974.0 million and reflects $189.3 million adjustment to GMG proportionate share of Partnership's interest and tax (FY25: $2,599.2 million)
4. Difference between operating profit and cash provided by operating activities of $(753.9) million (FY25 $(1,351.6) million) relates to:
   - $(60.1) million development activities including capitalised costs
   - $(439.8) million development earnings recognised in investing activities
   - $(254.0) million other working capital movements (including portfolio performance fees)

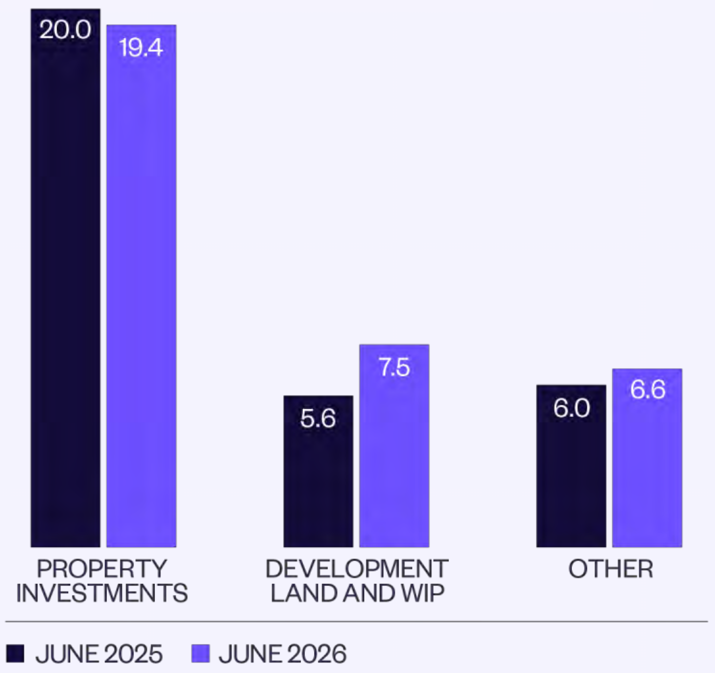
RECONCILIATION NON-OPERATING ITEMS

Non-operating items in statutory income statement	Total $M	Full year ended 30 June 2026 $M
Property valuation related movements		
Net gain from fair value adjustments attributable to investment properties	50.5	
Share of net gain from fair value adjustments attributable to investment properties in associates and joint ventures after tax	878.2	
Deferred tax on fair value adjustments on investment properties	(37.2)	
Realisation of prior years' property valuation gains	(733.7)	
Subtotal		157.8
Fair value adjustments and unrealised foreign currency exchange movements related to capital management		
Fair value adjustments on derivative financial instruments – GMG	363.1	
Share of fair value adjustments on derivative financial instruments in associates and joint ventures	16.4	
Subtotal		379.5
Other non-cash adjustments or non-recurring items		
Share based payments expense	(465.8)	
Gain on early redemption of debt	1.4	
Deferred tax adjustments	31.3	
Subtotal		(433.1)
Total		104.2

FINANCIAL POSITION

As at 30 June 2026	Direct Assets $M	Property investment $M	Development $M	Other $M	Total $M
Cash	–	–	–	4,081.5	4,081.5
Receivables	31.5	415.5	230.6	837.2	1,514.8
Inventories	534.8	–	1,543.4	–	2,078.2
Investment properties	3,286.8	–	2,208.7	–	5,495.5
Investments accounted for using equity method	–	15,108.9	3,153.3	25.9	18,288.1
Intangibles	–	–	–	848.0	848.0
Other assets	–	3.2	351.9	771.3	1,126.4
Total assets	3,853.1	15,527.6	7,487.9	6,563.9	33,432.5
Interest bearing liabilities				(6,030.8)	(6,030.8)
Other liabilities				(2,453.5)	(2,453.5)
Total liabilities				(8,484.3)	(8,484.3)
Net assets/(liabilities)				(1,920.4)	24,948.2
Gearing[1] %					6.5
NTA (per security)[2] $					11.79
Australia / New Zealand	365.4	8,745.7	2,110.1	650.5	11,871.7
Asia	932.9	2,465.7	480.6	411.0	4,290.2
CE	85.6	1,075.6	1,884.5	998.7	4,044.4
UK	33.1	659.4	657.2	299.4	1,649.1
Americas	2,436.1	2,581.2	2,355.5	328.0	7,700.8
Other	–	–	–	3,876.3	3,876.3
Total assets	3,853.1	15,527.6	7,487.9	6,563.9	33,432.5

CAPITAL ALLOCATION $B



1. Gearing is calculated as total interest bearing liabilities over total assets, both net of cash and the fair values of certain derivative financial instruments included in other financial assets of $64.9 million (30 June 2025: $101.8 million). Total interest bearing liabilities are grossed up for the fair values of certain derivative financial instruments included in other financial liabilities of $26.2 million (30 June 2025: $17.9 million)
2. Calculated based on 2,044.8 million securities on issue.

NET TANGIBLE ASSET MOVEMENT

NET TANGIBLE ASSET MOVEMENT $ PER SECURITY

1. Calculated based on 2,044.8 million securities, being closing securities on issue.

PROPERTY VALUATIONS

- Revaluation movements across the global portfolio for the full year totalled $3.1 billion, with the Group's share being $1.0[1] billion
- Over the full year the valuations have been driven by capitalisation rate tightening, market rent and cashflow assumptions and development completions
- The global portfolio cap rate has tightened 12bps to 5.0% over FY26.

30 June 2026 property valuations (look through)

As at 30 June 2026	Book value (GMG exposure) $M	Valuation movement since June 2025 $M	WACR %	WACR movement since June 2025 %
Australia / New Zealand	11,833.3	734.1	5.0	-0.2
Asia	5,377.6	-21.3	4.6	-
UK / Continental Europe	5,557.0	124.1	5.2	-
Americas	8,376.4	126.5	5.4	-0.2
Total / Average	31,144.3	963.4	5.0	-0.1

1. Excludes deferred taxes and other transfers of $72.0 million. Net revaluation for Goodman share of $891.3 million.

Goodman Logistics Center Fullerton, Los Angeles, USA

02 PROPERTY INVESTMENT

APPENDIX

LEASING

3.6M	95.6%
SPACE LEASED	OCCUPANCY[1]

Across the Partnerships:

+ 3.6 million sqm leased over the 12 months, equating to $558 million of annual property income
+ High occupancy at 95.6%[1].

Region	Leasing area (sqm '000)	Net annual rent ($M)	Average lease term (years)
Australia / New Zealand	998	243.0	4.8
Asia	1,824	212.1	2.9
UK / Continental Europe	603	68.2	4.3
Americas	214	35.1	7.1
Total	3,639	558.4	4.1

1. Partnership industrial and warehouse assets (excludes office properties which have been earmarked for redevelopment)

Goodman Huiyang Industrial Park, Guangdong Province, China

CUSTOMERS

TOP 20 GLOBAL CUSTOMERS (BY NET INCOME – LOOK THROUGH BASIS)	INCOME %
AMAZON	11.1
SAMSUNG ELECTRONICS CO	2.1
DEUTSCHE POST (DHL)	2.0
DSV	1.5
COLES GROUP	1.5
MAERSK	1.4
KOCH	1.3
SF HOLDING	1.2
VDC POWERBASE	1.2
EQUINIX	1.2
DYNO NOBEL	1.2
BUY QUICKLY	1.1
MERCADO LIVRE	1.1
RELATIVITY SPACE	1.1
NEW BROTHER	1.0
BRICKWORKS	0.9
KUNCHI	0.8
GLOBAL EXPRESS	0.8
AVON	0.8
BMW GROUP	0.7

DIRECT PORTFOLIO DETAIL

ATL Logistics Centre, Hong Kong SAR, China

- Long term strategic portfolio with potential for higher and better use, re-zoning and redevelopment
- 33 properties with a total value of $3.9 billion
- 95.8% occupancy and a weighted average lease expiry of 4.5 years
- Average portfolio valuation cap rate of 5.6%.

Key metrics[1]

	FY26
Total assets ($B)	3.9
Customers	157
Number of properties	33
Occupancy (%)	95.8
Weighted average cap rate (%)	5.6

1. Stabilised properties.

03 DEVELOPMENT

APPENDIX

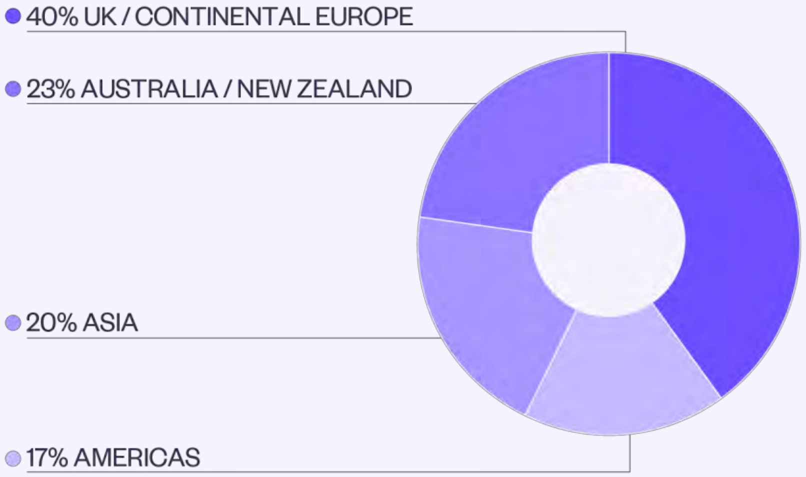
FRA02, Frankfurt, Germany

DEVELOPMENTS

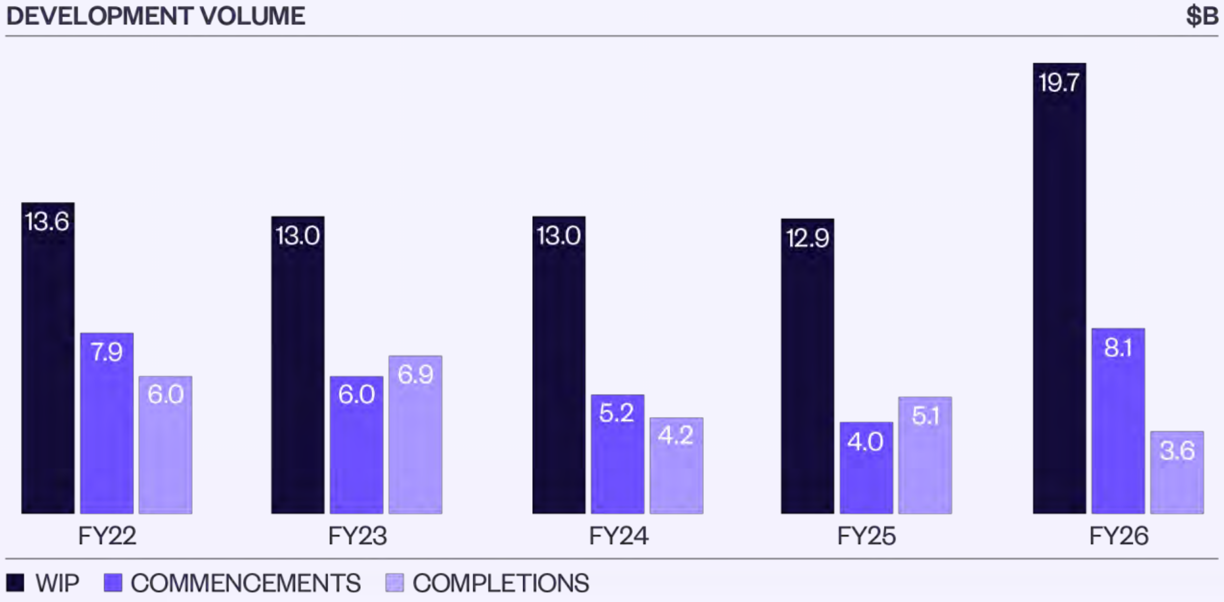
FY26 Developments

As at 30 June 2026	Completions	Commencements	Work in progress
Value ($B)	3.6	8.1	19.7
Yield (%)	6.1	9.2	8.2
Committed (%)	89	13	25
Weighted average lease term (years)	9.1	14.3	13.9
Development for third parties or Partnerships (%)	90	54	71
Australia / New Zealand (%)	25	33	23
Asia (%)	50	7	20
Americas (%)	19	16	17
UK / Continental Europe (%)	6	44	40

WORK IN PROGRESS BY REGION



DEVELOPMENT VOLUME



AMSTERDAM DATA CENTRE PROJECTS

+ AMS01 (in Power bank - Secured)
  - 5-ha, power-secured 76 MW (80 MVA) campus located west of Amsterdam
  - Project has been designed and permitted as a campus consisting of two buildings
  - Building A (38 MW) currently in work in progress
  - Development is owned by GEDCDP
+ Amsterdam Expansion (not included in Power Bank)
  - 66 MW (70 MVA) of additional power has been reserved from another substation
  - Goodman owns and manages several other assets in the Amsterdam market including a 2-ha potential development parcel adjacent to AMS01
  - Availability of power and feasibility of cable routing to other owned and managed site(s) is under review.

AMS01 Site Plan

Goodman Owned + Managed Assets

AMS01, Amsterdam, Netherlands

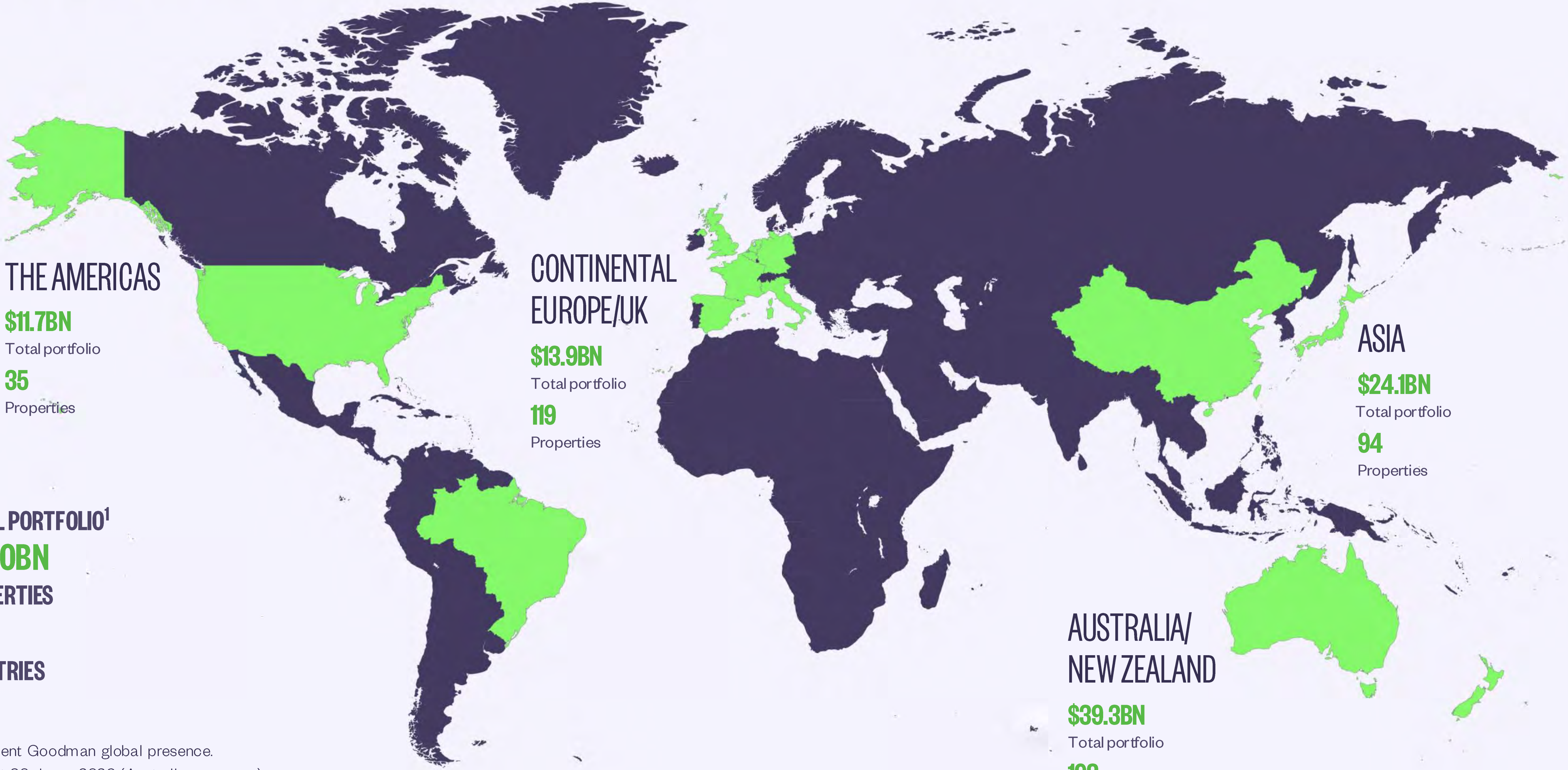
AMS01, Amsterdam, Netherlands

PROJECT NAME	POWER AND CLASSIFICATION	POWER STATUS
AMS01	76 MW secured	+ Secured 76 MW of power (80 MVA) from a substation in west Amsterdam + Cabling works to site underway + On site sub-station works underway.

04 MANAGEMENT

APPENDIX

GLOBAL PLATFORM



THE AMERICAS

$11.7BN
Total portfolio

35
Properties

CONTINENTAL EUROPE/UK

$13.9BN
Total portfolio

119
Properties

ASIA

$24.1BN
Total portfolio

94
Properties

AUSTRALIA/ NEW ZEALAND

$39.3BN
Total portfolio

198
Properties

TOTAL PORTFOLIO[1]
$89.0BN

PROPERTIES
446

COUNTRIES
13

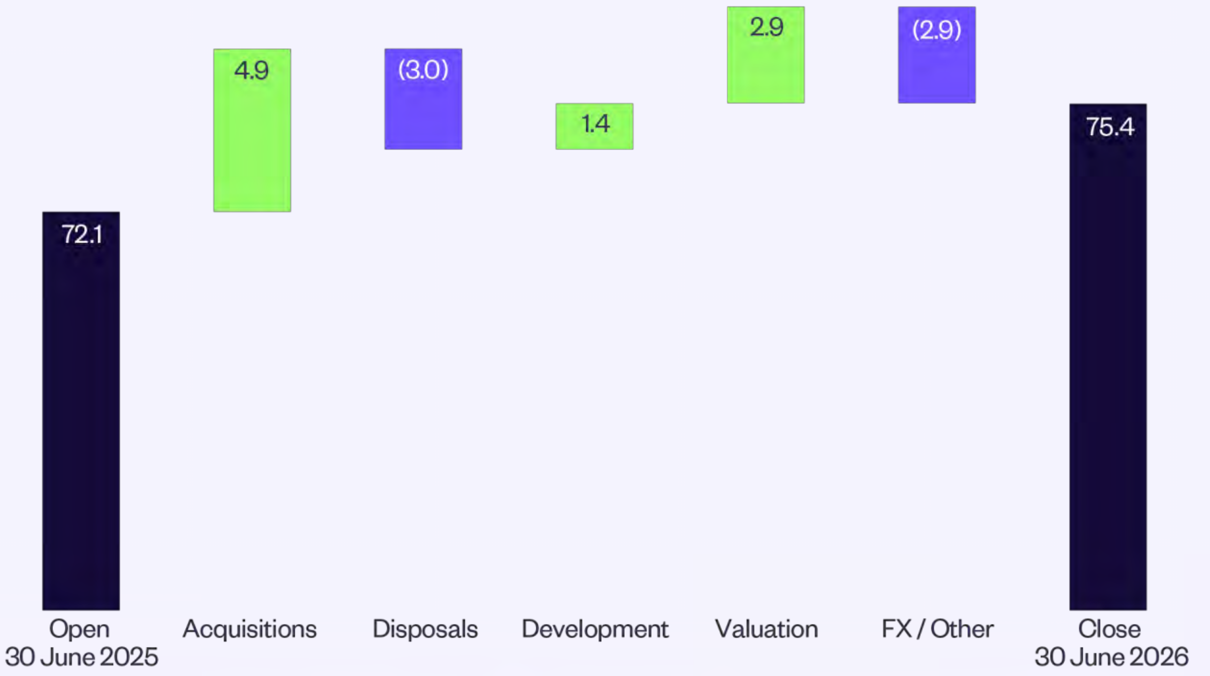
● Current Goodman global presence.
As at 30 June 2026 (Australian currency)

1. Total Portfolio includes all Group, Managed Partnerships and Partnership Investments

MANAGEMENT – AUM

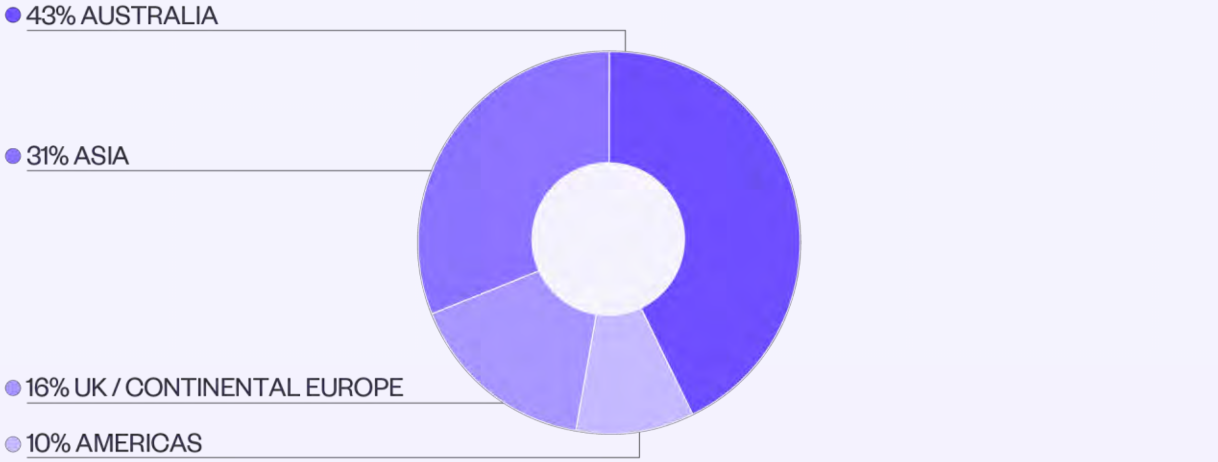
+ The majority of Goodman's assets reside in Partnerships
  - The Group manages 26 Partnerships with 55 investors who are represented on the Boards and Investment Committees independent of Goodman
  - Goodman maintains a 30% average equity cornerstone position in the Partnerships to support alignment and exposure to a high quality globally diversified portfolio
  - Partnership average gearing is 22.5%
  - The average drawn and committed equity per partner is $745 million (excluding GMG).

THIRD PARTY AUM BRIDGE $B



THIRD PARTY EQUITY RAISED WITHIN PARTNERSHIPS $B

PARTNERSHIP AUM BY REGION



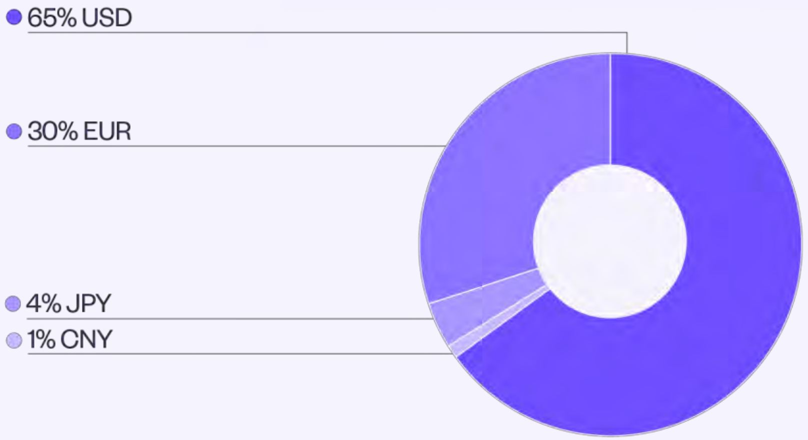
05 CAPITAL MANAGEMENT

APPENDIX

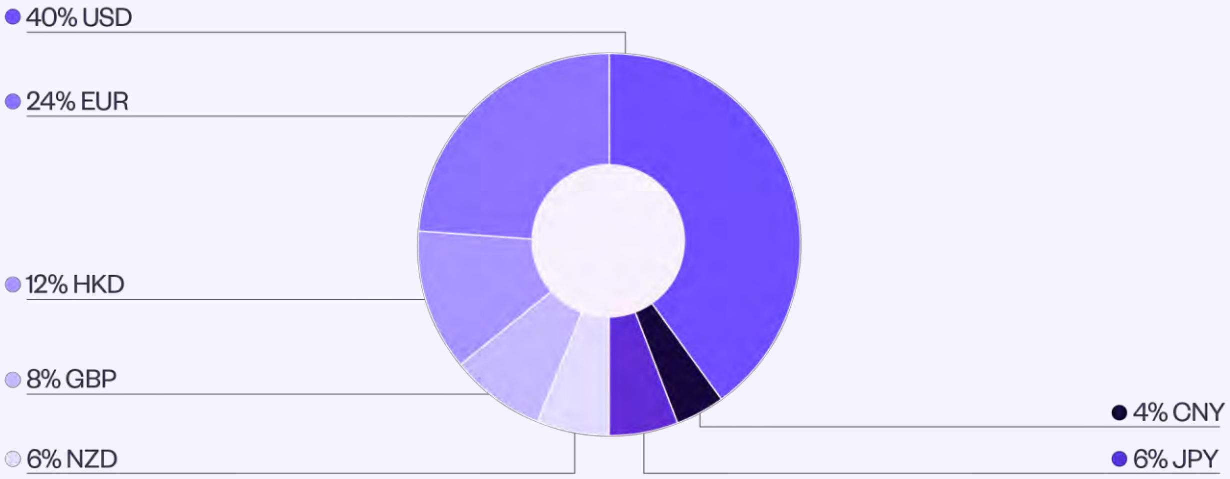
ATL Logistics Centre, Hong Kong SAR, China

CURRENCY MIX

CURRENCY MIX – OUTSTANDING DEBT



CURRENCY MIX – INCLUDING THE IMPACT OF CAPITAL HEDGING FX SWAPS



Venlo III Logistics Centre, Venlo, Netherlands

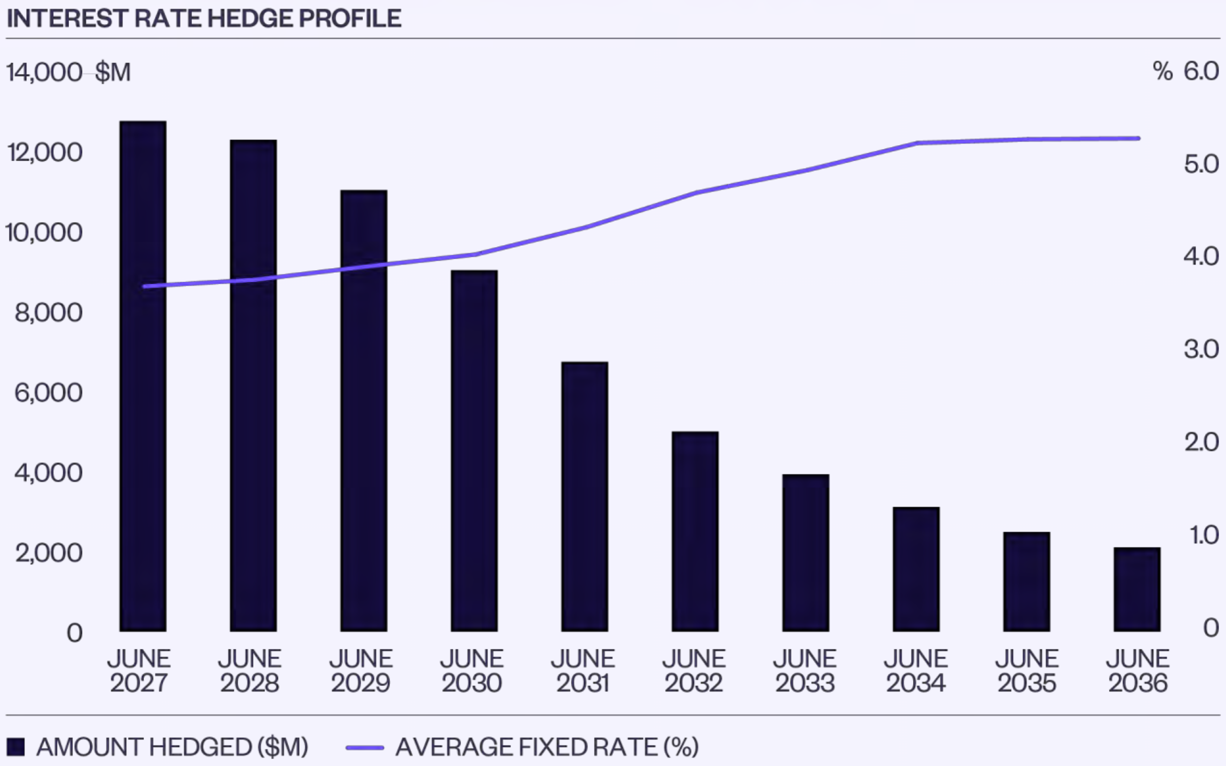
FINANCIAL RISK MANAGEMENT

+ The Group has a robust capital management framework, under its Financial Risk Management (FRM) policy. This provides:
  - Stronger balance sheet which has been reflected in our credit ratings from S&P and Moody's BBB+ / Baa1 respectively
  - Covenants that are appropriate for our operations
  - Diversified sources of funding
  - Long-term debt sources to stabilise the funding base
+ The Group has maintained gearing in the lower half of the FRM policy band:
  - Group target gearing range 0%–25%
  - Gearing level will be determined with reference to mix of earnings and ratios consistent with credit rating but expected to remain low
+ Interest risk management:
  - Policy to ensure between 60% and 100% of current year interest rates are fixed
  - 86% hedged over next 12 months, average 81% hedged over the next three years
  - Weighted average hedge maturity of 6.0 years
  - Weighted average hedge rate of 3.86%[1, 2,3]
+ Foreign currency risk management:
  - Policy to hedge between 65% and 90% of foreign currency denominated net assets
  - 80% hedged as at 30 June 2026, of which 42% is debt and liabilities and 58% is derivatives
  - Weighted average maturity of derivatives 3.9 years.

1. Includes the strike rate on interest rate cap hedges
2. Includes the €1,100.0 million bond at 4.05% fixed rate
3. Includes the US$2,753.7 million bonds at 5.08% average fixed rate

FINANCIAL RISK MANAGEMENT (CONT)

- Interest rate payments are hedged to 86% over the next 12 months
  - Weighted average hedge rate of 3.86%[1,2,3]
  - NZD – hedge rate 3.85%
  - JPY – hedge rate 1.54%
  - HKD – hedge rate 2.28%
  - CNY – hedge rate 2.32%
  - GBP – hedge rate 3.90%
  - Euro – hedge rate 3.56%[2]
  - USD – hedge rate 5.22%
- Weighted average hedge maturity of 6.0 years.



1. Includes the strike rate on interest rate cap hedges
2. Includes the €1,100.0 million bond at 4.05% fixed rate
3. Includes the US$2,753.7 million bonds at 5.08% average fixed rate

FINANCIAL RISK MANAGEMENT (CONT)

Foreign currency denominated balance sheet hedging maturity profile

	Weighted average maturity	Weighted average exchange rate	Amount receivable[1]	Amount payable[1]
NZ$	4.4 years	1.0919	A$1,100.4m	NZ$1,200.0m
HK$	3.9 years	5.2643	A$1,954.2m	HK$10,240.0m
US$	4.1 years	0.6896	A$2,543.6m	US$1,750.0m
¥	4.8 years	100.12	A$806.6m	¥79,000.0bn
€	3.2 years	0.6195	A$2,148.0m	€1,325.0m
£	4.0 years	0.5288	A$1,279.7m	£675.0m
CNH	4.4 years	4.5921	A$675.0m	CNY3,099.5m

1. Floating and / or fixed rates apply for the payable and receivable legs for the cross-currency swaps

EXCHANGE RATES

Statement of financial position – exchange rates as at 30 June 2026

Currency	Exchange rate
AUDGBP – 0.5216	(30 June 2025: 0.4793)
AUDEUR – 0.6055	(30 June 2025: 0.5588)
AUDHKD – 5.4208	(30 June 2025: 5.1595)
AUDBRL – 3.5719	(30 June 2025: 3.5733)
AUDNZD – 1.2183	(30 June 2025: 1.0792)
AUDUSD – 0.6912	(30 June 2025: 0.6573)
AUDJPY – 112.421	(30 June 2025: 94.793)
AUDCNY – 4.6969	(30 June 2025: 4.7131)

Statement of financial performance – average exchange rates for the 12 months to 30 June 2026

Currency	Exchange rate
+ AUDGBP – 0.5056	(30 June 2025: 0.5005)
+ AUDEUR – 0.5817	(30 June 2025: 0.5956)
+ AUDHKD – 5.3011	(30 June 2025: 5.0451)
+ AUDBRL – 3.5867	(30 June 2025: 3.7074)
+ AUDNZD – 1.1602	(30 June 2025: 1.0962)
+ AUDUSD – 0.6785	(30 June 2025: 0.6476)
+ AUDJPY – 104.8769	(30 June 2025: 96.8693)
+ AUDCNY – 4.7431	(30 June 2025: 4.6739)

THANK YOU

For more information visit

goodman.com