



GOODMAN MARKET DISCLOSURE POLICY

Goodman is committed to complying with its continuous disclosure and periodic reporting obligations under the ASX Listing Rules (Listing Rules) and the *Corporations Act 2001* (Oth) (Corporations Act).



MARKET DISCLOSURE POLICY

Why do we have this policy?

The purpose of this policy is to assist Goodman to comply with its obligations and to provide a framework to enable disclosure to investors and the market in a transparent, timely and fair manner.

- + **Part A** sets out the Continuous Disclosure and Periodic Reporting obligations and how they are managed
- + **Part B** sets out how Goodman communicates with the market generally.

PART A – CONTINUOUS DISCLOSURE AND PERIODIC REPORTING

What is Goodman's Continuous Disclosure Obligation?

Under the ASX Listing Rules, Goodman has an obligation to immediately disclose to the ASX any information which a reasonable person would expect to have a material effect on the price or value of Goodman's securities (Market Sensitive Information), unless certain exceptions apply. The exceptions require that three limbs be satisfied:

- + that the information falls within certain specified scenarios (such as concerning an incomplete negotiation or proposal or being insufficiently definite to warrant disclosure)
- + the information is confidential (unless the ASX determines that it no longer is); and
- + a reasonable person would not expect the information to be disclosed.

The obligation to disclose Market Sensitive Information subject to the exceptions is referred to as the Continuous Disclosure Obligation.

What are Goodman's Periodic Reporting Disclosure Obligations?

Periodic reports provide important information to Securityholders in relation to Goodman's financial performance and position, strategy and prospects. This includes meeting its obligations in respect of:

- + Half year and full year financial statements and results
- + Annual reports.

Goodman also provides other periodic reporting in the form of quarterly operational reports and investor updates as well as updates to Securityholders at its Annual General Meetings.

Who has responsibility for ASX announcements?

Goodman's Responsible Disclosure Executives regularly meet to consider operational matters, significant corporate or property transactions and refinancing at the Group level (or within the Group's managed partnerships) and to identify upcoming Goodman ASX announcements and media releases. Responsible Disclosure Executives review all ASX announcements and report to the Board. Responsible Disclosure Executives are senior Goodman Group executives comprising the Group Chief Executive Officer, Group Chief Financial Officer, Group Head of Stakeholder Relations, the Company Secretary & Group Head of Legal & Risk, and any other senior executive as deemed appropriate.

The Group Head of Stakeholder Relations and the Company Secretary & Group Head of Legal & Risk are responsible for overseeing the verification of announcements and ensuring timely lodgement with the ASX. The Company Secretary & Group Head of Legal & Risk also has responsibility for all communications with the ASX. Following receipt of confirmation of lodgement and the release of announcements, relevant information is published on Goodman's website.

Board review

The Board will review and approve periodic disclosures and announcements on key transactions (unless there are exceptional circumstances) including:

- + Half year and full year financial statements and results
- + Annual reports
- + Quarterly reports
- + Extraordinary or Annual General Meetings
- + Investor or Market Updates (especially when they include Market Sensitive Information)
- + Disclosure documents concerning the issue of securities (such as product disclosure statements, information memorandums, investor presentations and cleansing statements in connection with Entitlement Offers, Placements, Dividend Reinvestment Plans or Share Purchase Plans)

- + Transactions that will require Securityholder approval (such as related party transactions and matters that require recommendations from the Board)
- + Corporate transactions such as takeovers or schemes.

All announcements are reported to the Board and a record is kept if a particular announcement has been reviewed by the Board.

False market

In the event the ASX considers that there is, or is likely to be, a false market in Goodman's securities and requests information from Goodman to correct or prevent the false market, Goodman must immediately provide this information to the ASX even if the exceptions to the Continuous Disclosure Obligation apply.

Trading halts

In some circumstances, it may be necessary to request a trading halt from the ASX in order to manage Goodman's Continuous Disclosure Obligation. For example, a trading halt may be appropriate where Goodman has established that Market Sensitive Information exists, that the exceptions to disclosure may no longer apply, but that more time is required to prepare an announcement.

PART B – MARKET COMMUNICATION

Goodman regularly reviews its communication strategy to improve investor understanding of Goodman. Goodman communicates with the market in a variety of different ways including by way of:

- + Online communications including social media and website
- + Media interviews
- + Market briefings and road shows
- + Meetings with stockbroking analysts and institutional fund managers
- + Industry forums
- + Other investor publications.

Any inadvertent disclosure of Market Sensitive Information must be immediately announced to the ASX.

Authorised media spokespersons

The Group has nominated a number of authorised media spokespersons to minimise inconsistent communications and the risk of inadvertent disclosure. Authorised media spokespersons include the Chairman, Group Chief Executive Officer, the Group Head of Stakeholder Relations and other executives in accordance with the Group's **Media and Event Policy**.

Online communications

On the Goodman website at www.goodman.com investors can obtain information, including announcements, presentations, webcasts and financial information. All information on the website is regularly reviewed and updated.

Market briefings and roadshows

Market Briefings are provided in respect of results and other major updates or transactions where considered appropriate. Webcasts are also included on the Group's website. Roadshow presentations are also announced whenever they may contain Market Sensitive Information.

Analyst and investor briefings

Goodman recognises the importance of its relationships with its investors and analysts. From time to time, Goodman conducts group or small analyst and investor briefings in relation to non-Market Sensitive Information or previously disclosed information such as:

- + Long-term strategy
- + Company history, vision and goals
- + Management philosophy and strength of management
- + Competitive advantages and risks
- + Previously disclosed material information
- + Industry trends and issues.

At these meetings:

- + Goodman will not disclose Market Sensitive Information
- + At least two Goodman representatives will attend and take notes regarding the discussions.

Particular care needs to be taken in relation to one-on-one and smaller investor briefings to confirm that there is no selective disclosure of Market Sensitive Information.

Analyst reports and forecasts

Goodman does not endorse analyst reports or the information they contain and accordingly does not:

- + Distribute or post on its website analyst projections or reports
- + Publicly comment on analyst recommendations.

Forecast information will not be provided by Goodman unless it has already been disclosed to the ASX.

The media

Goodman provides access to the media to discuss its announcements and to provide background to improve the understanding of the business. It is Goodman's policy not to comment on market rumours, but Goodman may issue an announcement in response to market speculation where necessary to comply with Goodman's Continuous Disclosure Obligation or where there may be a false market.

The Goodman team can only participate in social media discussions about the business affairs of Goodman in accordance with Goodman's Social Media Policy.

Governance

Goodman is committed to complying with the laws and practices in relation to continuous disclosure and periodic reporting and is guided by the ASX Listing Rules and the Corporations Act. This policy has been approved by the Goodman Boards and is effective from August 2026. Goodman undertakes to review this policy including its effectiveness every two years or earlier in response to any significant regulatory developments.

Date approved	August 2026
Approved by	Goodman Boards
Next review date	August 2028
Publication	This policy is available on the Goodman website and Intranet, the “Greenroom”
Related policies, procedures, and forms	This policy should also be read in conjunction with Goodman’s other key policies including the Goodman Code of Conduct
Training	Information and training is provided on the Continuous Disclosure Obligation
Questions	If you have any questions about this policy, please contact the Company Secretary & Group Head of Legal & Risk