Announcement Summary

Entity name

GOODMAN GROUP

Date of this announcement

Monday November 23, 2026

The +securities the subject of this notification are:
+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
GMGAM	PERFORMANCE RIGHTS	1,345,000	19/11/2026

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

GOODMAN GROUP

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

other

Registration number

Goodman Group - Goodman Limited ABN 69 000 123 071 Goodman Funds Management Limited ABN 48 067 796 641 as responsible entity for Goodman Industrial Trust ARSN 091213839 Goodman Logistics (HK) Limited BRN 59357133

1.3 ASX issuer code

GMG

1.4 The announcement is

New announcement

1.5 Date of this announcement

23/11/2026

Part 2 - Issue details

2.1 The +securities the subject of this notification are:
+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:
has an existing ASX security code ("existing class")

Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

Additional +securities in an existing class issued under an +employee incentive scheme

ASX +security code and description

GMGAM : PERFORMANCE RIGHTS

Date the +securities the subject of this notification were issued

19/11/2026

Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP	Name of registered holder	Number of +securities
Gregory Goodman	Gregory Goodman	630,000
Danny Peeters	DPCON BVBA	335,000
Anthony Rozic	Anthony Rozic	380,000

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

https://announcements.asx.com.au/asxpdf/20261001/pdf/074tw6scnvd5c2.pdf

Any other information the entity wishes to provide about the +securities the subject of this notification

GMG Performance Rights issued in accordance with a resolution approved by securityholders on 19 November 2026.

Issue details

Number of +securities

1,345,000

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
GMG : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	2,054,754,582

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
GMGAM : PERFORMANCE RIGHTS	68,940,600

Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

Yes

5.1a Select the number of the applicable exception in Listing Rule 7.2

14