

APPENDIX 4E
GOODMAN GROUP
(comprising Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited)
RESULTS FOR ANNOUNCEMENT TO THE MARKET
For the year ended 30 Jun 2026

Preliminary final report as required by ASX listing rule 4.3A. The Appendix 4E should be read in conjunction with the Directors' report and Consolidated financial statements of Goodman Limited for the year ended 30 June 2026. The Appendix 4E is based on the Consolidated financial statements which have been audited by KPMG.

Highlights of results				
	2026	2025	Change	
Operating profit (before specific non-cash and other significant items) attributable to Securityholders (\$M)	2,674.5	2,311.2	up	15.7%
Revenue (\$M)	2,562.7	2,311.0	up	10.9%
Other income ¹ (\$M)	1,597.2	1,313.1	up	21.6%
Profit (statutory) attributable to Securityholders (\$M)	2,778.7	1,666.4	up	66.7%
Diluted operating profit per security (cents)	129.9	118.0	up	10.1%
Diluted statutory profit per security (cents)	132.9	84.4	up	57.5%
Dividends and distributions				
Interim distribution per GMG security (cents)	15.0	15.0	-	-
Final dividend and distribution proposed per GMG security (cents)	15.0	15.0	-	-
	30.0	30.0	-	-
Interim distribution (\$M)	306.7	286.7	up	7.0%
Final dividend and distribution proposed (\$M)	306.7	304.7	up	0.7%
	613.4	591.4	up	3.7%
Franked amount per security/share (cents)	-	-	-	-
Record date for determining entitlements to the final dividend and distribution	30 Jun 2026	30 Jun 2025		
Date interim distribution was paid	25 Feb 2026	25 Feb 2025		
Date final dividend and distribution are payable/were paid	26 Aug 2026	26 Aug 2025		
Distribution reinvestment plan				
Goodman Group's Distribution Reinvestment Plan (DRP) remains suspended.				
Total portfolio (\$B)	89.0	85.6	up	4.0%
External assets under management (\$B)	75.4	72.1	up	4.6%
Net tangible assets per security/share (cents)	1,178.6	1,102.5	up	6.9%
Gearing (%)	6.5	4.3	up	220 basis points

1. Other income includes net gains/losses from fair value adjustments on investment properties, net gains on disposal of investment properties, net loss on disposal of assets held for sale, net gain on disposal of controlled entities, gain on reallocation of Partnership equity interests and the Group's share of net results of equity accounted investments (including fair value adjustments).

Entities over which control has been gained or lost during the year

Control over the following material entities was gained during the year:

Goodman Cajamar Empreendimentos Imobiliários S.A
Goodman Cajamar II Empreendimentos Imobiliarios S.A
Goodman Guarulhos Empreendimentos Imobiliarios S.A.
Goodman Itaquera Empreendimentos Imobiliarios S.A.
Goodman V Empreendimentos Imobiliarios Ltda

Control over the following material entities was lost during the year:

GCC Long Beach LLC
GIC Bloomfield LLC
GLC Colorado LLC
GLC SFS II LLC
Moorabbin Airport Corporation Pty Limited
Soto DC LLC

Associates and joint venture entities

Goodman Group's associates and joint ventures and its percentage holding in these entities are set out below:

BGMG 1 Oakdale East Trust No.2 (50%)
BGMG 1 Oakdale West Trust (10%)
BL Goodman Limited Partnership (50%)
Build Hold Trust (49.9%)
GDM Xatafi Real Estate, S.L. (50%)
GEP Ilias Logistics (Spain), S.L. (50%)
GEP Nervion Logistics (Spain), S.L. (50%)
GEP Noisy-Le-Sec (France) SCI (50%)
GEP Rungis Logistics (France) SCI (50%)
Goodman Aster Logistics (Netherlands) BV (50%)
Goodman Australia Development Partnership (20%)
Goodman Australia Industrial Partnership (31.4%)
Goodman Australia Partnership (19.9%)
Goodman Bondi Logistics Netherlands (50%)
Goodman China Logistics Partnership (20%)
Goodman Duero Logistics (Spain), S.L. (50%)
Goodman European Data Centre Development Partnership I (50%)
Goodman European Data Centre Partnership I (50%)
Goodman European Partnership (19.8%)
Goodman Helena Logistics (Spain), S.L. (50%)
Goodman Hong Kong Data Centre Partnership (22.3%)
Goodman Hong Kong Logistics Partnership (20.6%)
Goodman Jane Logistics (Netherlands) BV (50%)
Goodman Japan Core Partnership (13.8%)
Goodman Japan Data Centre Venture (25.1%)
Goodman Japan Development Partnership (50%)
Goodman Lazulite Logistics (Lux) Sàrl (50%)
Goodman Manzanares Logistics (Spain), S.L. (50%)
Goodman Mediolanum Logistics (Italy) (50.0%)
Goodman Metis Logistics (Lux) Sàrl (50%)
Goodman Moussy Le Neuf Logistics (France) SC (50%)
Goodman New Zealand Limited (31.9%)
Goodman New Zealand Highbrook Limited Partnership (15.8%)
Goodman North America Partnership (55%)
Goodman Port Melbourne Partnership (51%)
Goodman Serpis Logistics (Spain), S.L. (50%)
Goodman South Sydney Partnership (51%)
Goodman UK Core Partnership (50%)
Goodman US Value LP (51%)
Goodman Western Sydney Trust (50%)
KWSA Goodman Germany (19.8%)
KWSA Goodman Industrial Partnership (40%)
KWSA-Goodman Industrial Partnership II (51%)
Le Mesnil Amelot I (France) SNC (50%)
Le Mesnil Amelot II (France) SNC (50%)
Le Mesnil Amelot III (France) SNC (50%)
Longreach 1 Subtrust (50%)
Moorabin Airport Real Estate Trust (16.7%)
Pochin Goodman (Northern Gateway) Ltd (50%)
Soto DC LLC (50%)
Wyuna Regenerative AG Investment Fund (46.2%)