

ASX announcement.

Growthpoint Properties Australia (ASX: GOZ)

GROWTHPOINT
PROPERTIES AUSTRALIA



6 November 2025

Growthpoint Properties Australia continues momentum into FY26

Growthpoint Properties Australia (**Growthpoint**) is pleased to provide a market update, including its performance for the three months to 30 September 2025 (1Q26).¹

Growthpoint CEO and Managing Director, Ross Lees said, “We have continued the focused execution of our strategy, delivering clear results aligned to our strategic pillars.”

- **Delivered portfolio performance** driving resilient direct portfolio weighted average lease expiry (WALE) of 5.6 years and high occupancy of 94%
 - Office leasing of 16,094 sqm (3.4% of office portfolio income) increased occupancy to 93%² and maintained WALE of 5.5 years
 - Industrial leasing of 34,345 sqm (8.3% of industrial portfolio income) maintained occupancy at 98% and WALE at 5.8 years
- **Growth** of the Growthpoint Australia Logistics Partnership with a contract exchanged for the purchase of a \$24 million industrial asset in Bundamba, Queensland³
- **Sustainability** focus saw Growthpoint's GRESB score maintained at 85
- **Funds from operations (FFO) guidance** for the twelve months to 30 June 2026 (FY26) maintained at 22.8 – 23.6 cents per security (cps)⁴
- **FY26 distribution guidance maintained** at 18.4 cps⁴

Mr Lees said, “It has been a strong start to the year, and we are pleased to have already completed significant leasing across the portfolio. This reflects solid demand and our customer focus.

“As at 31 October 2025 we have an additional 13,490 sqm of office space and 41,808 sqm of industrial space under terms, bringing pro-forma occupancy to 94% and 99% respectively. This reflects more office leasing by area than we completed across the entirety of the FY25 year.

“Following the leasing success in our industrial portfolio, we now have less than 3.5% remaining to expire in FY26. Our strategy of growing with like-minded partners is delivering results, as 95% of industrial leasing completed or agreed has been to existing portfolio tenants, including those expanding into new geographies.

“We have also continued to grow new funds and build on key partnerships, with the expansion of the Growthpoint Australia Logistics Partnership through the acquisition of a high-quality industrial facility in Bundamba, Queensland.”

Outlook

Growthpoint reaffirms FY26 FFO guidance of 22.8 – 23.6 cps and distribution guidance of 18.4 cps.⁴

This announcement was authorised for release by Growthpoint's Board of Directors.

¹ All leasing, WALE, and occupancy data referenced is as at 30 September 2025 unless otherwise specified.

² 92% at 30 June 2025.

³ Settlement is expected prior to 31 December 2025, subject to Foreign Investment Review Board (FIRB) approval.

⁴ No acquisitions or disposals of direct investment properties are assumed in providing this guidance. This guidance anticipates no significant market movements or unforeseen circumstances occurring during the remainder of the financial year.



For further information, please contact:

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About Growthpoint

creating value **beyond real estate**

Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

Since 2009, we've been investing in high-quality Australian real estate. Our directly owned portfolio comprises modern, high-quality, office and industrial properties. Through our funds management business, we also manage a portfolio of office, industrial and retail assets for third-party wholesale syndicates and institutional investors.

We are an internally managed real estate investment trust (REIT), with a focused, passionate and agile team committed to delivering results together. We are dedicated to genuine, long-standing relationships, fostered through innovation, collaboration and the pursuit of being a great partner.

We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target by 1 July 2025 across our directly owned operationally controlled office assets and corporate activities.

Growthpoint Properties Australia (ASX: GOZ) is listed on the ASX and is part of the S&P/ASX 300. Moody's has assigned a Baa2 domestic backed senior secured bank credit facility rating.

Important information

This investor update is current as at 31 October 2025 unless otherwise indicated. It contains statements about Growthpoint's financial position as at 31 October 2025 and such statements are not guarantees, predictions or a reliable indicator of any future performance. Growthpoint makes no representation about future performance which involve known and unknown risks, uncertainties and other factors which may cause future results to differ from the statements in this investor update. This investor update does not take into account the personal objectives, financial situation or specific needs of any Securityholder.