ASX announcement

Growthpoint Properties Australia (ASX: GOZ)

11 November 2026

Growthpoint Properties Australia 2026 Annual General Meeting – Chair and CEO & Managing Director addresses and presentation

Growthpoint Properties Australia (**Growthpoint**) is pleased to attach a copy of the Chair's and CEO & Managing Director's addresses and presentation to be delivered at the 2026 combined Annual General Meeting (**AGM**) of the shareholders of Growthpoint Properties Australia Limited and meeting of the unitholders of Growthpoint Properties Australia Trust.

The AGM will be held at 10:00am (AEDT) today as an in person meeting at Herbert Smith Freehills Kramer, ANZ Tower, Level 24, 80 Collins Street, Melbourne VIC 3000.

The meeting audio and presentation will be webcast live at investors.growthpoint.com.au/agm. As the webcast is for viewing only, there will be no facility to ask questions or vote via the webcast.

A link to a recording and transcript of the meeting will be available on Growthpoint's website shortly after the conclusion of the meeting.

This announcement was authorised for release by Growthpoint's Chair, Andrew Fay, and Chief Executive Officer & Managing Director, Ross Lees.

For further information, please contact:

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View this announcement on **Growthpoint's Investor Hub**

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.

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Chair's Address

Good morning, everyone. I am Andy Fay, Chair of Growthpoint Properties Australia.

On behalf of the Board, it is my pleasure to welcome you to the Annual General Meeting of Growthpoint Properties Australia Limited, and the meeting of the unitholders of Growthpoint Properties Australia Trust, which are being held concurrently here in Melbourne and are also being webcast.

On the housekeeping side can I ask that all mobile devices are set to silence and inform you that should the meeting extend to 11am, being Remembrance Day, I will pause the meeting and observe a minute's silence.

With a quorum present, I am pleased to officially declare these meetings open.

I would like to acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, water and community.

Today we meet on the traditional land of the Wurundjeri Woi-wurrung People of the Kulin Nation. We pay our respects to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples joining us today.

Today, I'm joined by my fellow Directors, from my far right: Michelle Tierney, Panico Theocharides, Josephine Sukkar, Estienne de Klerk and Deborah Page; and from my far left, Norbert Sasse and Tonianne Dwyer, as well as Ross Lees, our Chief Executive Officer and Managing Director and Jacquee Jovanovski, our Company Secretary and Chief Operating Officer.

Tonianne and I will address you later in the meeting in relation to our re-elections.

Members of the leadership team in attendance include Melinda Ch'ng, our Chief Financial Officer; Nathan Thomas, our Chief Investment Officer; Sam Sproats, our Executive Director, Funds Management; and Nick Kost, our Group Executive, Head of Property.

Katie Struthers also joins us as Lead Audit Partner from EY.

Turning to the agenda for today, I will begin with a few procedural items then say a few words before handing over to Ross. We will then move to the formal business of the meeting.

The Notice of Meeting and Explanatory Notes have been made available to all Securityholders, and I will take them as read.

This year's meeting is being held in person. Securityholders and proxies attending in person can ask questions and vote on each item of business.

For those watching the webcast, you can view the presentation, but you will not be able to ask questions or vote during the meeting. Securityholders were able to lodge proxy votes and submit questions ahead of the meeting, as set out in the Notice of Meeting.

Questions will be addressed after the CEO's remarks and during each item of business.

To ask a question, please raise your red or yellow Securityholder card and wait for a microphone. When asking a question, please state your name, the company you represent, if relevant, and identify yourself as a Securityholder or proxy.

I may redirect questions to the relevant person as appropriate.

All eligible Securityholders and their attorneys, proxies and representatives attending in person can vote on the resolutions.

Voting will be conducted by way of a poll on all items of business. Christina Piccolo from Computershare will act as Returning Officer.

I now declare the poll open for all items of business. You will be asked to complete your voting cards after all items of business have been considered, and I will advise you before I move to close voting at the end of the meeting.

A recording of the webcast and transcript of the meeting and presentation will be available on our website after the meeting.

We entered the 2026 financial year with positive momentum in leasing and funds management. We were optimistic that interest rate cuts through 2025 would make the operating environment more supportive than in prior years.

That changed in the second half of FY26. Escalating geopolitical tensions and renewed inflationary pressures saw the Reserve Bank reverse its easing cycle, returning the cash rate to the 15-year high also reached in late 2023. This weighed on business confidence and slowed the momentum that had been building in capital and property markets.

Despite these conditions, FY26 was a year of disciplined strategic execution for Growthpoint. Record office leasing lifted occupancy across our directly held portfolio, funds from operations were near the top of our guidance range and distributions were in line with guidance.

Within our funds management platform, the team created new assets under management. They also delivered liquidity for investors at the end of fund investment terms.

Capital management has been a priority for us. Over the past two years, we have systematically divested more than $630 million of assets including, most recently, the divestment of our Perth Airport distribution centre, which is expected to settle early next year.

So far, these sales have facilitated the deployment of over $70 million into co-investment opportunities, with the balance applied to repay debt.

Gearing increased in FY26 from 39.7% to 41.6% as balance sheet capacity supported the establishment of new assets under management. This is within our target range of 35 to 45%.

Over the year the broader A-REIT market delivered negative total returns. Against that backdrop, Growthpoint's total securityholder return was 1.0%, with distributions offsetting the fall in our security price.

It is a modest result. However, it is the second year in a row we have outperformed the broader A-REIT market despite office market conditions remaining negative and while industrial tenant demand slowed.

Our vision is to create sustainable value in everything we do as we deliver growth through funds partnerships, underpinned by income-driven returns from directly held, high-quality real estate assets. Ross will outline our progress against the strategy and our priorities for FY27.

The Board is currently reviewing our capital management plan. Our aim is to maintain balance sheet flexibility to execute our strategy and position Growthpoint to take advantage of opportunities as they arise.

The review takes into account the geopolitical and economic backdrop, our asset portfolio, our cost of capital, and the risks and opportunities likely to arise in this environment.

As we flagged at our FY26 results, the review includes considering whether to introduce a distribution reinvestment plan for FY27, and the target distribution payout ratio for future years. Selective asset recycling will also continue to support our capital management objectives.

No decisions have yet been made. We expect to decide on any potential distribution reinvestment plan closer to the announcement of our first half distribution in December, and we anticipate providing a further update on the broader review with our half year results.

Since the financial year end, interest rates have risen further and are now at 18-year highs, and macroeconomic uncertainty continues to weigh on sentiment.

While we remain cautious on the macroeconomic outlook, our business remains resilient. We have high occupancy, strong tenant relationships, and, given our available liquidity, no debt refinancing requirements until FY28.

Today, we reconfirm our earnings and distribution guidance provided at the FY26 results presentation.

Over the medium term, we expect three things to support commercial real estate fundamentals: ongoing population growth, a constrained supply outlook and rising construction costs.

We are also continuing to assess what artificial intelligence means for our business both the opportunities and risks. Around 85% of our office income is derived from head office and government or public service tenancies, which we believe provides insulation from major AI disruption. Our recent tenant survey also found that 63% of our tenants expect to require the same amount or more space because of artificial intelligence. In our own business, we are looking to leverage AI tools to enhance and improve processes.

Before I move on, I would like to acknowledge Norbert Sasse, who will retire from the Board at the conclusion of today's meeting.

Norbert joined the Board in 2009. He was one of the first Directors nominated by Growthpoint Properties Limited, our major securityholder. Since then, he has seen Growthpoint Properties Australia grow from a $744 million portfolio to the more than $5 billion platform it is today.

Throughout that time, he has provided continuity, deep property expertise and an international view of our sector. His judgement and integrity have earned the respect of everyone around the Board table.

I have had the benefit of sitting alongside Norbert for the last four years. I have valued his support as a trusted colleague and friend and appreciated his thoughtful approach and ability to cut through complex issues.

Norbert, on behalf of the Board and everyone at Growthpoint, thank you. We wish you and your family all the very best.

I am pleased to welcome José Snyders, who is in the audience today. Following Norbert's retirement, José will join our Board from 1 December as a representative of Growthpoint Properties Limited.

José is Group Chief Financial Officer and an Executive Director of Growthpoint Properties Limited. He is a Chartered Accountant with more than 22 years of experience across financial services, investment banking and listed real estate, and brings strong financial leadership and capital markets expertise to our Board.

José, welcome, and we look forward to working with you.

I also thank my fellow Directors, our talented employees, and our tenants, suppliers and stakeholders for their ongoing support and commitment.

The Board and the leadership team are confident that Growthpoint has the portfolio, the people and the strategy to deliver for you, our Securityholders, over the long term.

Thank you for your continued trust and investment in Growthpoint.

I will now hand over to Ross, who will provide an update on the business.

CEO & Managing Director's Address

Thank you, Andy, and good morning to everyone here in Melbourne and to those joining us by webcast.

Andy has spoken about the broader environment in which we are operating. I would like to focus on our performance, the progress we have made in strengthening Growthpoint, and how we are positioning the business for the future.

Growthpoint today manages $5.2 billion of office, industrial and retail real estate across Australia, comprising a $4.0 billion directly held portfolio and a further $1.2 billion managed on behalf of our institutional and wholesale partners.

Our directly held portfolio remains the foundation of our business, providing stable, recurring income from a high-quality tenant base. Our funds management business provides another avenue for growth, bringing Growthpoint's property capability together with the capital of our investment partners.

That combination, resilient income from directly held real estate and capital-efficient growth through funds management, is central to the Growthpoint we are building.

FY26 performance

FY26 was a year of strong operational execution.

We delivered funds from operations of 23.5 cents per security, near the top of our guidance range, and distributions of 18.4 cents per security, in line with guidance.

The most significant progress was across our property portfolio.

In office, we completed a record 81,000 square metres of leasing. Occupancy increased to 95%, WALE extended to 6.3 years, and FY27 expiries reduced from 18% to 11% of office income. Like-for-like office property FFO increased by 2.7%.

Our industrial portfolio also performed well. We completed almost 118,000 square metres of leasing, with positive leasing spreads of more than 34%. Occupancy finished the year at 98%, and we have minimal lease expiry for the next three financial years.

Across both portfolios, 75% of the leases we signed were with existing tenants, an endorsement of our customer relationships and the quality of the assets we own.

We also continued to grow with our capital partners.

We created approximately $125 million of new assets under management, expanded the Growthpoint Australia Logistics Partnership and established the $101 million Growthpoint Macquarie Park Trust. More than 60% of the equity raised for the Macquarie Park Trust came from investors new to Growthpoint.

Capital management remained an important focus. We refinanced $495 million of debt and, over the past two years, have undertaken more than $630 million of asset sales, including the $268 million sale of our Woolworths Distribution Centre at Perth Airport.

We also continued to invest in the capability of the business, strengthening our leadership team, progressing our technology platform and delivering further improvements in the sustainability performance of our portfolio.

FY27 operating update

Turning to FY27, the momentum created through last year's leasing activity has continued.

At the end of October, occupancy across our directly held portfolio remains high at 96%, with a WALE of 5.9 years.

In office, we have completed almost 6,500 square metres of leasing across 10 transactions, with office occupancy at 94%. In industrial, further leasing at Melbourne Airport has increased occupancy to 99%.

The significant leasing undertaken over the past 18 months has enhanced the quality and resilience of our income and materially reduced our near-term leasing risk.

There is more to do, particularly around remaining office vacancies and upcoming expiries, but we are entering the balance of FY27 from a stronger operational position.

Market outlook

Turning to the markets in which we operate, the picture remains mixed.

In industrial, conditions are normalising after several years of significant growth. Occupiers have more choice and vacancies have increased from historic lows, particularly in older and secondary stock.

However, demand continues to favour modern, well-located facilities. Against that environment, our industrial portfolio is 99% occupied and carries limited near-term expiry risk.

In office, whilst high market vacancy rates persist, we have confidence over the medium term.

Tenants remain selective. Increasingly, this favours modern, high-quality buildings with excellent environmental credentials, amenity and access to transport.

Our direct office portfolio experienced 4.7% market rental growth during FY26 as adopted in our valuations, and our leasing performance since June 2025 has increased occupancy and extended our income profile.

At the same time, the economics of new office development remain difficult. Rising construction and replacement costs are constraining new supply. Over time, we believe limited supply, population growth and continued demand for quality, should be supportive of well-located, high-quality existing assets.

We remain realistic about current conditions, and we are confident about the position of our portfolio within those markets.

Positioning Growthpoint for the future

FY27 is about more than navigating the current property cycle. We are positioning Growthpoint for its next phase.

Over the past two years, we have reduced leasing risk, improved occupancy, recycled capital and established new relationships with capital partners.

We recently completed a period of executive renewal, promoting Nick Kost to Group Executive, Head of Property, and appointing Melinda Ch'ng as Chief Financial Officer and Nathan Thomas as Chief Investment Officer. These appointments give us the capability to deliver our strategy and growth aspirations.

We will continue to build on these foundations. Our directly held portfolio will remain the resilient, income-driven core of Growthpoint. Over time, investing where there are attractive long-term returns and recycling capital where it can be better deployed will further enhance the quality of our portfolio.

Alongside this, we see a significant opportunity to grow with capital partners, creating additional avenues for growth without relying solely on our balance sheet.

The property cycle will continue to create both challenges and opportunities. Our focus is to have the portfolio, capability and financial flexibility to capture those opportunities when they arise. Our ambition is clear: a stronger Growthpoint, with resilient income, a high-quality portfolio and more avenues for growth.

For FY27, we reaffirm our guidance for funds from operations of 22.6 to 23.5 cents per security and distribution guidance of 18.4 cents per security.

Finally, I would like to thank the Growthpoint team for their continued commitment.

I would also like to thank our tenants, investment partners and Securityholders for your ongoing support.

Thank you.

I'll now hand back to Andy for the formal business of the meeting.

2026 AGM

Growthpoint Properties Australia | ASX:GOZ

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11 November 2026

GROWTHPOINT PROPERTIES AUSTRALIA

creating value
beyond real estate



Our Board and management team

Growthpoint's Board of Directors and Executive Leadership Team



Andrew Fay
Independent Chair



Ross Lees
Chief Executive Officer & Managing Director



Estienne de Klerk
Director



Tonianne Dwyer AM
Independent Director



Deborah Page AM
Independent Director



Norbert Sasse
Director



Josephine Sukkar AM
Independent Director



Panico Theocharides
Director



Michelle Tierney
Independent Director



Melinda Ch'ng
Chief Financial Officer



Nathan Thomas
Chief Investment Officer



Jacquee Jovanovski
Chief Operating Officer and Company Secretary



Sam Sproats
Executive Director, Funds Management



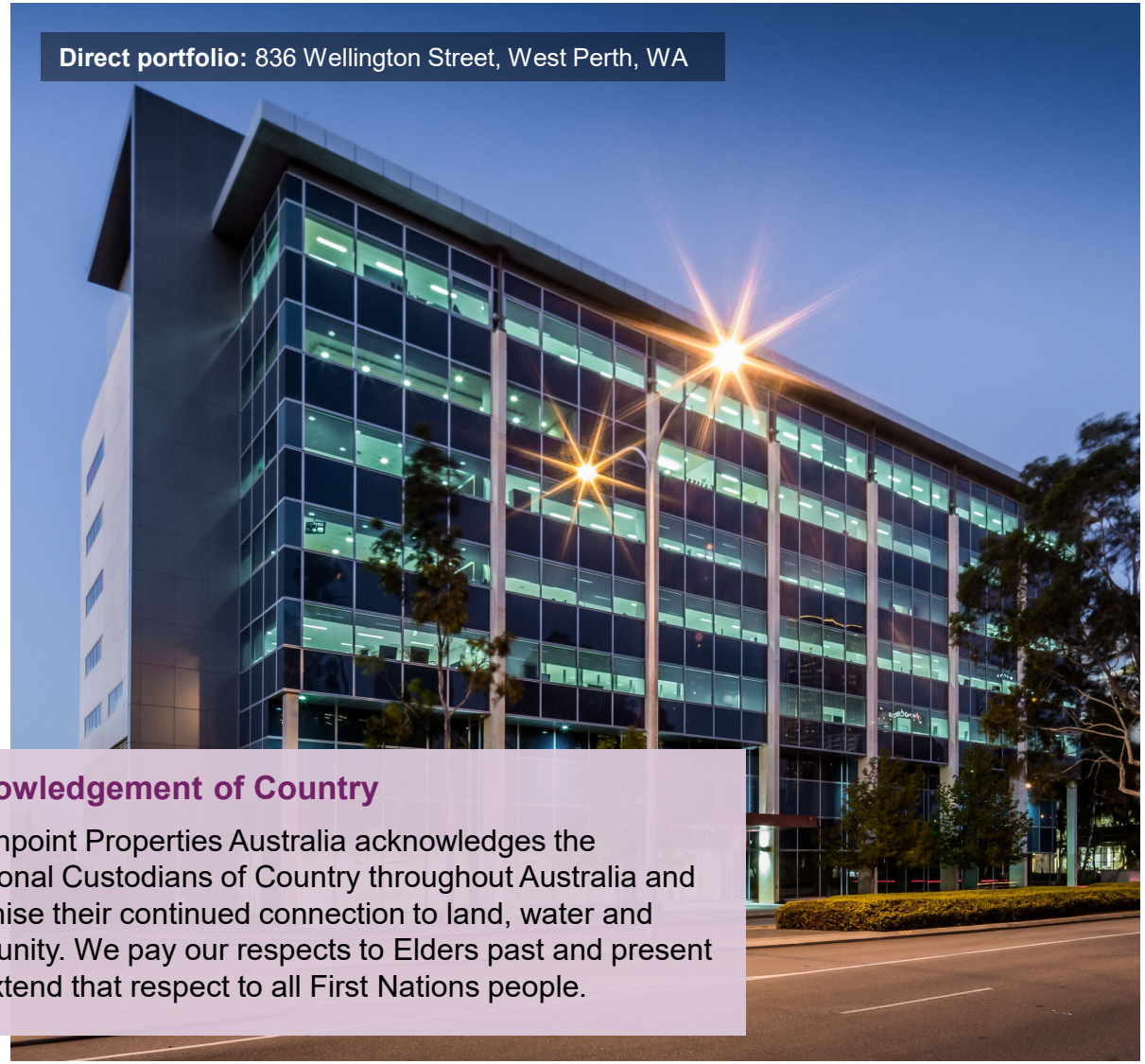
Nick Kost
Group Executive, Head of Property

Agenda

Chair’s address

CEO & Managing Director’s address

Formal business



Acknowledgement of Country

Growthpoint Properties Australia acknowledges the Traditional Custodians of Country throughout Australia and recognise their continued connection to land, water and community. We pay our respects to Elders past and present and extend that respect to all First Nations people.

Cover image: 100 Melbourne Street, South Brisbane, QLD

Chair’s address

Andrew Fay



GROWTHPOINT PROPERTIES AUSTRALIA

Growthpoint's **purpose**, **vision** and **strategy**

Our purpose

creating value
beyond real estate

Our vision

To create **sustainable value** in everything we do,
by being the **forward-thinking, trusted partner of choice**

Our strategy

Deliver **growth through funds partnerships**,
underpinned by income-driven returns from directly held high-quality real estate assets

Through our **strategic pillars**

- Deliver **portfolio performance** through actively managing exceptional real estate assets
- **Grow with like-minded partners** through compelling real estate opportunities
- **Efficient allocation of capital** to thrive through cycles
- **Sustainable future proofing** for our stakeholders

Driven by our **foundational strengths**

- Our **tenant advantage**
  Genuine, long-standing relationships, fostered through innovation, collaboration and the pursuit of being a great partner
- Our **exceptional people**
  A focused, passionate and agile team, committed to delivering results together

CEO & Managing Director's address

Ross Lees



GROWTHPOINT PROPERTIES AUSTRALIA

Creating value beyond real estate

Committed to genuine partnerships and actively managing high-quality assets, Growthpoint's success is driven by our exceptional team, customer focus, and strategic capital management

Direct ownership of diversified portfolio of high-quality Australian real estate

Genuine, long-standing relationships fostered through innovation, collaboration and the pursuit of being a great partner

A focused, passionate and agile team committed to delivering results together

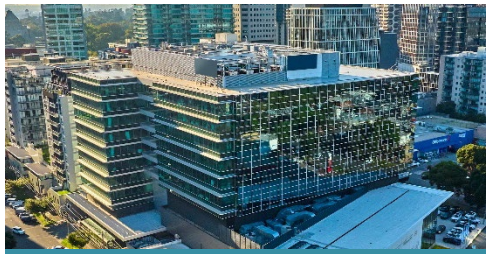
Opportunity for growth through funds management

Business snapshot as at 30 June 2026

Growthpoint Properties Australia
AUM **$5.2b** | 64 assets

Directly held: $4.0b
48 assets

Third party: $1.2b
16 assets



Office
AUM **$2.9b** | 30 assets



Industrial
AUM **$1.8b** | 29 assets



Retail
AUM **$0.5b** | 5 assets

Note: AUM may not sum due to rounding. Throughout this presentation, the asset held by the Growthpoint Macquarie Park Trust (GMPT) is included in the third-party funds management portfolio for the purpose of portfolio metrics. During the year, Growthpoint acquired one third-party industrial asset, divested two directly held industrial assets, acquired one third-party office asset and divested two third-party retail assets.

FY26 performance

Disciplined execution against a volatile macroeconomic environment delivered FFO at the upper end of guidance and above FY25

Group financial metrics

FFO
23.5 cps

Distributions
18.4 cps

NTA per security[1]
$3.05

Gearing
41.6%

Statutory net profit after tax[2]
$90.1m

Weighted average cost of debt (WACD)[3]
5.1% p.a.

Direct property portfolio

Portfolio occupancy
96%

WALE
6.1 yrs

Weighted average cap rate (WACR)
6.8%

Funds management

Assets under management (AUM)
$1.2b

New AUM in FY26[4]
$125m

Net new co-investment in FY26
$36m

FY27 guidance

FFO guidance[5]
22.6 – 23.5 cps

Distribution guidance
18.4 cps

Note: Throughout this presentation, the asset held by GMPT is included in the third-party funds management portfolio for the purpose of portfolio metrics. It is consolidated for accounting purposes. Direct office portfolio metrics include the renewal of 11,973 sqm at 836 Wellington Street, West Perth, Western Australia, agreed in principle in FY26 and signed in FY27.
1. 30 June 2025: $3.09. 2. FY25: $124.6m statutory net loss after tax. 3. WACD has been calculated on a full-year average basis (previously on a point in time basis). 4. AUM at acquisition. 5. No additional 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.

FY26 strategic highlights

De-risked near-term direct portfolio expiries and increased direct portfolio occupancy to 96%, and generated new AUM

	Portfolio performance	Grow with partners	Efficient allocation of capital	Sustainable future proofing
FY26 priorities	→ Focus on leasing current vacancies and key upcoming expiries → Targeted capex focused on reducing downtime, addressing near-term vacancies, and enhancing asset values	→ Funds transactions within office, industrial and retail → Management of funds nearing maturity → Complete Woolworths' Perth DC expansion in November 2026	→ Further co-investments to align with fund investors → Headroom to support underwriting and co-investment → Portfolio optimisation to continue to solidify capital position and facilitate co-investment into funds	→ Continuous improvement of NABERS ratings → Continue to progress climate reporting → Post Net Zero Target initiatives → Continue investing in our people – learning and development
Progress in FY26	✓ **Portfolio occupancy 96%,** up from 94% ✓ **Record office leasing of 81,022 sqm** ✓ **117,934 sqm of industrial leasing** ✓ **Like for like property FFO up 2.6%** (office 2.7%, industrial 2.6%)	✓ **Created $125m new AUM** ✓ **Delivered liquidity for fund investors** with $331m[1] of divestments ✓ **Enhanced tenant relationships**, with 75% of FY26 leases to existing tenants, supporting expansions, moves and renewals	✓ **Refinanced $495m** of debt, maturities covered to end of FY27 ✓ **Co-investment of $36m in FY26** ✓ Leveraged the balance sheet to facilitate the establishment of GMPT ✓ **$17m of asset recycling**, with a conditional contract exchanged on a **$268m divestment[2]**	✓ **Increased already high NABERS scores** and maintained GRESB score of 85 ✓ **Achieved Net Zero Target[3],** developed updated strategy, FY27 climate reporting on track ✓ **Strengthened leadership** and ongoing team development ✓ Phase 1 of **Yardi ERP** completed

1. Sale price. 2. Divestment of 20 Colquhoun Road, Perth Airport, Western Australia. Contract exchanged August 2026 post balance date. Price on completion of current expansion works, estimated cost to complete $6.4m as at 30 June 2026. Settlement expected early calendar year 2027. 3. Net zero emissions for all scope 1 and scope 2 emissions from Growthpoint's 100% owned directly managed operationally controlled office assets and some scope 3 emissions from corporate activities. Growthpoint proactively purchased and retired carbon credits to offset the majority of its forecast FY26 greenhouse gas emissions that could not be avoided or reduced. The remaining credits required to fully offset FY26 emissions were purchased and retired upon finalisation of Growthpoint's greenhouse gas inventory.

FY27 operating update

Leasing since 30 June maintains high portfolio occupancy of 96%[1]

- **Delivered direct portfolio performance** driving resilient portfolio WALE of 5.9 years and high occupancy of 96%[1]
- **Execution of capital recycling,** with a conditional contract exchanged for the $268m sale of the Woolworths Distribution Centre, Perth Airport[2]
  - unlevered property internal rate of return of approximately 12%
  - net proceeds on settlement expected to reduce pro forma gearing by approximately 4 percentage points
- **FY26 Sustainability Report released** marking the completion of the FY22–FY26 Sustainability Framework and introduced a refreshed FY27–FY30 Sustainability Strategy

Direct office portfolio performance (as at 31 October 2026)

Leasing completed
6,482 sqm
1.8% of direct office portfolio income

Occupancy
94%
30-Jun-26: 95%

WALE
6.1 years
30-Jun-26: 6.3 years

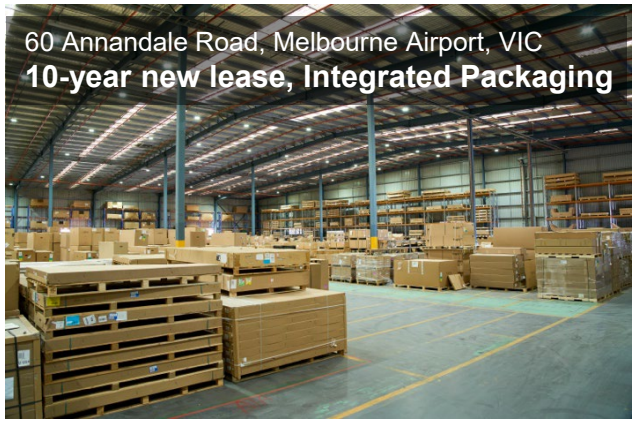


Direct industrial portfolio performance (as at 31 October 2026)

Leasing completed
11,293 sqm
1.4% of direct industrial portfolio income

Occupancy
99%
30-Jun-26: 98%

WALE
5.4 years
30-Jun-26: 5.6 years



1. Direct portfolio as at 31 October 2026 (30 June 2026: 96% occupancy, 6.1 years WALE). 2. Divestment of 20 Colquhoun Road, Perth Airport, Western Australia. Price on completion of current expansion works, estimated cost to complete $6.4 million as at 30 June 2026. Settlement expected early calendar year 2027.

Outlook & guidance

Positioning Growthpoint for its next phase, with resilient income and more avenues for growth

- Markets remain mixed, but demand continues to favour modern, well-located assets
- Rising construction costs are limiting new office supply, which should support high-quality existing assets over the medium term
- Growthpoint has reduced leasing risk, improved occupancy, recycled capital and established new relationships with capital partners
- **Focus on**
  - Directly held portfolio as the resilient, income-driven core, recycling capital where it can be better deployed
  - Growing with capital partners to create more avenues for growth
- **FY27 FFO guidance of 22.6 – 23.5 cps**, reflecting the impact of the ongoing elevated interest rate environment on earnings
- **FY27 distribution guidance of 18.4 cps**, in line with FY26



1. No additional 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. 2. Target payout ratio 75-85% of FFO.

Thank you

creating value **beyond real estate**

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GROWTHPOINT PROPERTIES AUSTRALIA

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growthpoint.com.au

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