Media release

Growthpoint Properties Australia (ASX: GOZ)

GROWTHPOINT PROPERTIES AUSTRALIA

17 August 2026

Growthpoint delivers record office leasing and FY26 earnings near the top of guidance

Record office leasing, increased occupancy and new assets under management demonstrate the strength of Growthpoint's portfolio and partnership-led approach.

Growthpoint Properties Australia's results for the year ended 30 June 2026 highlight record office leasing, increased portfolio occupancy, new funds under management, and Funds from Operations (**FFO**) near the top of guidance.

Growthpoint Chief Executive Officer and Managing Director, Ross Lees said the strong result reflects the quality of Growthpoint's portfolio and the team's discipline and customer-centric approach.

"FY26 was another important year for Growthpoint as we continued to execute on our strategy and deliver results.

"While interest rates and macroeconomic volatility increased through the second half, active management drove record office leasing and strong industrial leasing, lifting office occupancy to 95% and maintaining industrial occupancy at 98%, significantly reducing our lease expiry risk heading into FY27," Mr Lees said.

During FY26, Growthpoint completed a record 81,022 sqm of office leasing and 117,934 sqm of industrial leasing across its directly held portfolio, supporting renewals, expansions and relocations, and welcoming new high-calibre tenants to the portfolio.

"Our leasing success reflects the strength of the relationships we have built and the quality of the assets we own," Mr Lees added.

In funds management, Growthpoint created $125 million of new assets under management through the expansion of the Growthpoint Australia Logistics Partnership and the establishment of the Growthpoint Macquarie Park Trust, while delivering liquidity to fund investors at the end of fund terms through divestments.

Growthpoint delivered FFO of 23.5 cents per security (**cps**), near the top of its guidance range and above FY25 FFO of 23.3 cps, with distributions of 18.4 cps in line with guidance.

It refinanced $495 million of debt during the year, providing sufficient liquidity to cover all FY27 debt maturities.

In line with Growthpoint's disciplined approach to the management of debt, capital recycling activities continued, with the sale of its Brisbane Airport industrial assets, and an additional $268 million[1] conditional contract for the sale of 20 Colquhoun Road, Perth Airport exchanged in August 2026 post balance date.

Growthpoint also achieved its Net Zero Target[2] and increased its employee engagement score to 76%[3], five percentage points above the industry benchmark[4], while landlord satisfaction remained strong at 8.2 out of 10 for the office portfolio and 8.0 for industrial[5].

Mr Lees said "We are optimistic about the outlook for commercial real estate as the constrained supply outlook and rising construction costs, combined with continued population growth, is expected to support the fundamentals of the sectors we operate in.

"Feedback from our tenants indicates they anticipate only a limited impact on their future office space requirements.[5]

"For FY27, our priorities are clear; keep the focus on portfolio performance, growing through funds management, and ongoing balance sheet management," Mr Lees said.

Growthpoint has provided FY27 FFO guidance of 22.6 to 23.5 cps and distribution guidance of 18.4 cps.[6]

Note: All data as at 30 June 2026 unless otherwise stated.
[1] 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
[2] Net Zero Target as defined on page 106 of Growthpoint's FY26 Annual Report.
[3] Employee engagement survey conducted by Culture Amp in March 2026.
[4] Real Estate Australia Industry Benchmark, January 2026.
[5] Tenant engagement survey conducted by Brickfields in May 2026.
[6] 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.

-ENDS-

Results materials are available on Growthpoint's website.
Images can be downloaded here.

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About Growthpoint

Since 2009, Growthpoint has been investing in high-quality real estate. Growthpoint directly owns a portfolio of modern, high-quality, office and industrial properties and manages a portfolio of office, industrial and retail assets for third-party wholesale syndicates and institutional investors.

Growthpoint Properties Australia (ASX: GOZ) is an internally managed real estate investment trust (REIT), listed on the ASX. It is part of the S&P/ASX 300 and holds a Moody's Baa2 rating for its senior secured bank credit facility and achieved its Net Zero Target by 1 July 2025 across directly owned operationally controlled office assets and corporate activities.