



17 June 2026

## Growthpoint continues leasing momentum and remains on track for record office leasing

Growthpoint CEO and Managing Director, Ross Lees said, “Our focus on delivering for tenants has sustained leasing momentum from the first half. We have executed 54,721 sqm of directly held office leasing in FY26 to date and remain on track for a record year, with terms agreed on a further 27,602 sqm.”

### Highlights<sup>1</sup>

- **Delivered portfolio performance:** directly held portfolio occupancy increased to 96%, with a WALE of 5.7 years<sup>2</sup>
- **Active capital management:** \$495.0 million of debt refinanced and a \$16.7 million divestment
- **Leadership strengthened:** Nathan Thomas appointed Chief Investment Officer
- **Funds from operations (FFO) guidance** for the twelve months to 30 June 2026 (FY26) reaffirmed at 23.0 - 23.6 cents per security (cps) and **FY26 distribution guidance** maintained at 18.4 cps<sup>3</sup>

### Portfolio performance

Directly held portfolio occupancy increased to 96% as at 31 May 2026, with a resilient WALE of 5.7 years. This reflects an increase in office occupancy to 95% (31 December 2025: 94%), partially offset by a reduction in industrial portfolio occupancy to 97% (31 December 2025: 98%).

Key office leasing since January 2026 included a new 11 year lease to Myer Group for 13,679 sqm at 75 Dorcas Street, South Melbourne, Victoria, and a new 7 year lease for 3,500 sqm at 100 Skyring Terrace, Fortitude Valley, Queensland to John Holland Group.

“We are pleased to welcome Myer Group to our high-calibre tenant base and strengthen our relationship with John Holland. These excellent leasing outcomes reflect the resilience of our portfolio of high-quality assets and the success of our customer-focused approach,” said Mr Lees.

### Financial year to date leasing activity

	Office		Industrial	
	1H26 <sup>4</sup>	31 May 2026	1H26 <sup>4</sup>	31 May 2026
Executed leases	30,068	54,721	62,566	106,506
Terms agreed	30,751	27,602	26,517	11,427
<b>Total leasing</b>	<b>60,819</b>	<b>82,323</b>	<b>89,083</b>	<b>117,933</b>

### Active capital management

Reflecting the attractiveness of its high-quality commercial real estate portfolio to debt financiers, Growthpoint has refinanced \$495.0 million of debt since 31 December 2025 including:

- Extension of \$220.0 million of FY28 debt into FY29 and FY30, achieving a 15-basis point improvement<sup>5</sup>, and
- \$275.0 million of new sustainability-linked loan facilities<sup>6</sup>, providing available liquidity to cover all FY27 maturities.

Growthpoint has continued to execute strategic asset recycling, completing the divestment of 3, 5 and 7A Viola Place, Brisbane Airport, Queensland for \$16.7 million in May 2026.

### Leadership appointment

Following Melinda Ch’ng joining Growthpoint as Chief Financial Officer in March 2026 and Nick Kost’s promotion to Group Executive, Head of Property in late 2025, Nathan Thomas has been appointed Chief Investment Officer, commencing in July 2026.

<sup>1</sup> All leasing, WALE, and occupancy data as at 31 May 2026, proforma for the lease to Myer signed in June 2026. The asset held by the Growthpoint Macquarie Park Trust (GMPT) is excluded from the direct portfolio metrics.

<sup>2</sup> WALE is weighted average lease expiry. The directly held office portfolio WALE is 5.8 years and the directly held industrial portfolio WALE is 5.6 years.

<sup>3</sup> No further acquisitions or disposals of direct investment properties are assumed in providing this guidance. This guidance is subject to no material changes to the operating environment, no significant market movements or unforeseen circumstances occurring during the remainder of the financial year. The target distribution payout ratio is 75-85% of FFO.

<sup>4</sup> Executed leases as at 31 December 2025, Terms agreed includes leases under HOA at 31 January 2026.

<sup>5</sup> Improvement in margins and line fees, net of establishment fees.

<sup>6</sup> Including \$100.0 million disclosed in Growthpoint’s 1H26 materials.

Mr Thomas will be responsible for the investment management of Growthpoint's directly held portfolio, institutional capital partnering, capital transactions and corporate development. He has over 15 years' experience in real estate principal investing and investment banking, including roles at Jarden, Morgan Stanley, and Macquarie.

## Outlook

Mr Lees said, "After a strong start to FY26, we remain on track to deliver our full year guidance, supported by continued leasing execution despite geopolitical volatility.

"While tenant decision-making has slowed and inflation and funding cost pressures persist, leasing outcomes to date have enhanced the stability of our portfolio and position us well to navigate the current environment," he added.

Growthpoint reaffirms its FY26 FFO guidance of 23.0 – 23.6 cps and distribution guidance of 18.4 cps.<sup>7</sup>

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

## 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.

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