ASX release

Goodman signs 20-year lease at Tsukuba Tech Central, Greater Tokyo

18 August 2026

Please find attached a release from Goodman Group announcing a 20-year data centre lease at Tsukuba Tech Central, Greater Tokyo, Japan.

– ENDS –

Authorised for release to the ASX by Carl Bicego, Company Secretary and Group Head of Legal and Risk.

For further information, please contact:

Media
Michelle Chaperon
Head of Group Corporate Communications
Michelle.Chaperon@goodman.com
Tel: + 612 9230 7400

Investors
James Inwood
Head of Group Stakeholder Relations
James.Inwood@goodman.com
Tel: + 612 9230 7400

About Goodman

Goodman Group is a provider of essential infrastructure. It owns, develops and manages high quality, sustainable logistics properties and data centres in major global cities, that are critical to the digital economy.

Goodman has operations in key consumer markets across Australia, New Zealand, Asia, Europe, the United Kingdom, and the Americas. Goodman Group, comprised of the stapled entities Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited, is the largest property group on the Australian Securities Exchange (ASX: GMG), a top 20 entity by market capitalisation, and one of the largest listed specialist investment managers of industrial property globally

The Group's property portfolio includes logistics and distribution centres, warehouses, light industrial, multi-storey industrial, business parks and data centres. Goodman takes a long-term view, investing significantly alongside its capital partners in its investment management platform and concentrating the portfolio where it can create the most value for customers and investors.

For more information visit: www.goodman.com

Goodman Group
Goodman Limited | ABN 69 000 123 071
Goodman Funds Management Limited | ABN 48 067 796 641 | AFSL Number 223621
as responsible entity for Goodman Industrial Trust | ARSN 091 213 839

The Hayesbery, 1-11 Hayes Road, Rosebery NSW 2018 | GPO Box 4703, Sydney NSW 2001 Australia
Tel +61 2 9230 7400 | Fax +61 2 9230 7444

Goodman Logistics (HK) Limited | BRN 59357133 | ARBN 155 911 149 | a Hong Kong company with limited liability
Suite 901, Three Pacific Place, 1 Queen's Road East, Hong Kong | Tel +852 2249 3100 | Fax +852 2525 2070

info-au@goodman.com | www.goodman.com

Media release

Goodman signs 20-year lease at Tsukuba Tech Central, Greater Tokyo

18 August 2026

- 20-year lease signed with a global hyperscale customer for the first 50 MW phase of Tsukuba Tech Central, Goodman's 1 GW campus in Greater Tokyo
- Fully fitted and operated by Goodman, ready for service in early 2028
- Secured power from TEPCO and multiple exclusive dark fibre routes
- Advanced discussions underway with customers for additional phases across the campus.

TOKYO, JAPAN, 18 August 2026 – Goodman Group (ASX:GMG), a global provider of digital infrastructure, has signed a 20-year lease with a global hyperscale customer for the first 50 MW phase of Tsukuba Tech Central, its 1 GW data centre campus in Greater Tokyo.

Goodman acquired the 45-hectare site in 2022 and will develop, own, fit out and operate the facility, which is under construction. It will be ready for service in early 2028.

Secured power, dark fibre connectivity and efficient design

Goodman has secured power from TEPCO and diverse dark fibre routes to Greater Tokyo's main interconnection points for Goodman's exclusive use. Site-wide civil works are complete.

Key features

- The campus employs an efficient cooling design that uses industrial water so will not draw on Tsukuba's groundwater.
- All plant sits within acoustically enclosed structures to minimise noise.
- Power is drawn from grid electricity on new power infrastructure with no impact to other users and standby generators are for rare emergency use only.
- The campus and each data centre are designed for AI and cloud workloads, with cooling designs able to accommodate liquid-cooled deployments, and energy performance exceeding Japan's latest efficiency standards. Goodman continues to work with its customers and local utilities on renewable electricity supply for the campus.

As AI workloads shift from training to inference, demand is concentrating in metropolitan markets close to users. Cloud demand also continues to grow, making locations such as Tsukuba Tech Central, adjacent to major population centres, highly sought after. The binding constraint in those markets is grid connection capacity where data centres are required, which takes years to secure making Tsukuba Tech Central unique.

Community amenity

As part of the campus, on the southern side of the site, Goodman is constructing and will manage at no cost to the City a disaster-prevention hub and public amenity area of approximately 45,000 square metres. Designed by the award-winning Tezuka Architects, the amenity space retains and transplants existing trees and adds a plaza, cafés and shops, an emergency warehouse, and a dedicated water source for use in a disaster open to residents and the local community day-to-day, and available to the city in an emergency. The campus landscaping plan incorporates the planting of many thousands of new trees and plants to create a welcoming environment.

Paul McGarry, Head of Asia, Goodman, said, *"The campus is a long-term investment in Tsukuba City. Construction runs in stages, using local contractors and specialist trades, and each phase will add permanent skilled roles in operations, engineering, maintenance and security. Goodman procures materials and services locally, and the amenity area is designed to create a vibrant community hub for residents and visitors. This is similar to theGreen, where the public amenity and open spaces coexist alongside ten logistics and data centre buildings at Goodman Business Park in Inzai, Chiba. The substantial investment by Goodman to create the amenity and disaster-prevention facilities at Tsukuba Tech Central reflects our long-term commitment to the local community".*

Paul added, *"Securing this global hyperscale customer unlocks Tsukuba Tech Central as a premier data centre hub in Tokyo. We are already in advanced discussions with customers over the next phases at the campus".*

As a long-term owner Goodman has developed and managed property in Japan for more than 20 years, including more than 300 MW of data centre projects at Goodman Business Park in Inzai, and in May 2026 was appointed lead development partner for a proposed data centre campus in Sagamihara City. Japan forms a key part of Goodman's data centre platform in Asia which includes Hong Kong where Goodman holds approximately 30% of market capacity, with ~400 MW under management on completion of projects currently under construction.

– ENDS –

For further information, please contact:

Media
Michelle Chaperon
Head of Group Corporate Communications
Michelle.Chaperon@goodman.com
Tel: + 612 9230 7400

Investors
James Inwood
Head of Group Stakeholder Relations
James.Inwood@goodman.com
Tel: + 612 9230 7400

About Goodman

Goodman Group is a provider of essential infrastructure. It owns, develops and manages high quality, sustainable logistics properties and data centres in major global cities, that are critical to the digital economy.

Goodman has operations in key consumer markets across Australia, New Zealand, Asia, Europe, the United Kingdom, and the Americas. Goodman Group, comprised of the stapled entities Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited, is the largest property group on the Australian Securities Exchange (ASX: GMG), a top 20 entity by market capitalisation, and one of the largest listed specialist investment managers of industrial property globally

The Group's property portfolio includes logistics and distribution centres, warehouses, light industrial, multi-storey industrial, business parks and data centres. Goodman takes a long-term view, investing significantly alongside its capital partners in its investment management platform and concentrating the portfolio where it can create the most value for customers and investors.

For more information visit: www.goodman.com