

Goodman Group

GMG.AX | Real Estate | Industrial REITs

KEY METRICS

Price	Mkt Cap	Fwd P/E	EV/EBITDA
A\$30.32	Pending	Pending	Pending
52wk Range	Div Yield	Revenue	NPAT
Pending	Pending	Pending	Pending

Coverage of GMG.AX is currently in Phase 1 (Baseline Ingest). As a provider in the Industrial REITs sector, we are prioritising narrative weight assessment and signal divergence tracking while detailed financial history is being audited.

OVERALL SENTIMENT

Overall Sentiment	+23 UPSIDE
External Environment	+0
Company Research	+23

KEY TAKEAWAYS

- The T2 narrative ('Solid Execution but Priced In') currently dominates the valuation math with 35.0% probability. Evidence suggests: The company continues on its current trajectory — neither surprising positively nor negatively.
- Risk profiling for GMG.AX prioritises If the base case is already priced in, limited upside from here.. We are monitoring Margin trends and competitive dynamics. as the primary diagnostic milestone for narrative survival (ACH-2).
- Market-wide regime is neutral (score: +0). External signals are dampening the Real Estate sector's baseline trajectory.

Marc Duncan | DH Capital Partners
marc@dhcapital.com.au
21 February 2026 | Sydney

COMPANY OVERVIEW

Goodman Group (ASX: GMG) — coverage initiated. Full analysis pending.

NARRATIVE ASSESSMENT

Goodman Group (ASX: GMG) — coverage initiated. Full analysis pending.

The narrative structure for GMG.AX follows the REIT INDUSTRIAL framework. Our assessment focuses on the divergence between stated management goals and the cross-domain evidence aggregate. Current survival scores reflect this probabilistic weighting.

MARKET CONTEXT

Macro Environment: NEUTRAL (external signal: +0)

Indicator	Value	Change
ASX 200	9,101.3	+3.2% 1mo
AUD/USD	0.7066	-0.8% 5d
RBA Cash Rate	4.10%	cutting gradually
VIX	19.6	

The regime is currently in a neutral transition phase. Direct macro/sector influence is minimal, increasing the importance of company-specific execution and idiosyncratic evidence (ACH-1/2).

SECTOR CONTEXT

Model: REIT INDUSTRIAL | Sector signal: -5 (reit rate)

COMPETING HYPOTHESES

Dominant Narrative: T2: Solid Execution but Priced In (survival probability: 35%)

T2: Solid Execution but Priced In [DOMINANT]

35%

The company continues on its current trajectory — neither surprising positively nor negatively.

Watch: Margin trends and competitive dynamics.

Diagnostic milestones (synthesized):

- Monitor: Margin trends and competitive dynamics.
- Assess divergence between price signal and narrative weight.
- Audit evidence for incoming contradictory signals (ACH-3).

T1: Data Centre Mega-Trend Winner

55%

This is the bull case — Goodman Group delivers on its key initiatives and the market rewards it.

Watch: Next earnings result and forward guidance.

Diagnostic milestones (synthesized):

- Monitor: Next earnings result and forward guidance.
- Assess divergence between price signal and narrative weight.
- Audit evidence for incoming contradictory signals (ACH-3).

T3: Data Centre Bubble Risk

25%

This is the bear case — something goes wrong and the stock de-rates.

Watch: Cost pressures, competitive threats, or macro headwinds.

Diagnostic milestones (synthesized):

- Monitor: Cost pressures, competitive threats, or macro headwinds.
- Assess divergence between price signal and narrative weight.
- Audit evidence for incoming contradictory signals (ACH-3).

T4: Platform Transformation to Infrastructure Manager

30%

An external force — technology, regulation, or competition — fundamentally alters the business.

Watch: Industry disruption signals and regulatory changes.

Diagnostic milestones (synthesized):

- Monitor: Industry disruption signals and regulatory changes.
- Assess divergence between price signal and narrative weight.
- Audit evidence for incoming contradictory signals (ACH-3).

DIAGNOSTIC EVIDENCE

The following evidence items have the highest discriminating power between hypotheses:

DIAGNOSTIC FRAMEWORK: What evidence would shift the narrative?

In the absence of active evidence items, we evaluate hypotheses against the following diagnostic benchmarks:

Hypothesis	Validating Signal	Invalidating Signal
T2	Support for Margin trends and competitive dynamics.	Contradiction of Solid Execution but Priced In
T1	Support for Next earnings result and forward guidance.	Contradiction of Data Centre Mega-Trend Winner
T3	Support for Cost pressures, competitive threats, or macro headwinds.	Contradiction of Data Centre Bubble Risk
T4	Support for Industry disruption signals and regulatory changes.	Contradiction of Platform Transformation to Infrastructure Manager

C = Consistent, I = Inconsistent, N = Neutral. Diagnosticity = ability to discriminate between hypotheses. HIGH/CRITICAL items are most informative.

KEY DISCRIMINATORS

Key discriminator analysis pending - will be populated as evidence items are assessed.

TRIPWIRES

Condition	Trigger	Action
Margin trends and competitive dynamics.	Per hypothesis thresholds	Reassess T2 narrative
Next earnings result and forward guidance.	Per hypothesis thresholds	Reassess T1 narrative
Cost pressures, competitive threats, or macro headwinds.	Per hypothesis thresholds	Reassess T3 narrative

TECHNICAL PICTURE

Technical analysis pending - signals will be incorporated when the TA agent is deployed.

ANALYTICAL GAPS

The following information would materially improve the confidence of this analysis:

RESEARCH AGENDA: 90-Day Analytical Objectives

As this ticker is in baseline coverage, our primary research agenda focuses on the following idiosyncratic drivers:

- Management guidance on Real Estate demand trajectory - required to validate narrative survival for dominant hypothesis (ACH-1).
 - Independent institutional positioning audit - needed to assess sentiment concentration and de-risking triggers.
 - Balance sheet stress-test under 100bps rate move - required to stress-test valuation integrity.
 - Historical narrative flip frequency analysis - to calibrate model sensitivity for upcoming earnings events.
-

UPCOMING CATALYSTS

Catalyst calendar pending. Key items to monitor:

- Next results date: Pending (monitor ASX announcements)
- Monitor hypothesis tripwires for narrative-change signals.

IMPORTANT INFORMATION

This document is prepared by DH Capital Partners Pty Ltd for informational purposes only. It does not constitute financial advice, a recommendation, or an offer to buy or sell any securities.

METHODOLOGY

This analysis uses the Analysis of Competing Hypotheses (ACH) framework, originally developed by Richards Heuer at the CIA for intelligence analysis and adapted here for equity research. ACH evaluates multiple competing explanations against diagnostic evidence, ranking hypotheses by the fewest inconsistencies rather than the most confirmations. This approach is designed to reduce confirmation bias and anchoring effects common in traditional equity research.

Sentiment scores are generated by a three-layer decomposition model separating macro environment, sector/commodity factors, and company-specific research. The 40/60 rule ensures company-specific research always contributes at least 60% of the overall sentiment, maintaining focus on idiosyncratic stock drivers.

NARRATIVE INTELLIGENCE PHILOSOPHY

Our approach is based on the principle that market prices represent the probability-weighted aggregate of multiple competing stories. By decomposing price action into macro, sector, and idiosyncratic narrative streams, we identify "Narrative Friction" — points where the market is pricing in a story that is increasingly at odds with observable evidence.

In our view, the most profitable opportunities occur when a dominant narrative becomes "fragile" (high survival score, high inconsistency), preceding a sharp de-rating or narrative flip.

LIMITATIONS

- Hypothesis scores are model outputs, not price targets or investment recommendations.
- Evidence assessment involves subjective judgement and may contain errors.
- Past price performance is not indicative of future returns.
- This analysis does not account for individual investor circumstances, risk tolerance, or tax position.
- Data sources include ASX announcements, broker research, company filings, and market data. Errors in source data will propagate.

CONFLICTS

DH Capital Partners and/or its principals may hold positions in securities discussed in this document. Positions may change without notice.

CONTACT

Marc Duncan

DH Capital Partners

marc@dhcapital.com.au

Sydney, Australia

(c) 2026 DH Capital Partners Pty Ltd. All rights reserved.