

Appendix 3C

Announcement of buy-back (except minimum holding buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: Appendix 7B. Amended 13/3/2000, 30/9/2001, 11/01/10

Name of entity	ABN/ARSN
Growthpoint Properties Australia Limited / Growthpoint Properties Australia Trust (together GOZ)	ABN 33 124 093 901 / ARSN 120 121 002

We (the entity) give ASX the following information.

Information about buy-back

1	Type of buy-back	On-market buy-back
2	⁺ Class of shares/units which is the subject of the buy-back (eg, ordinary/preference)	GOZ ordinary stapled securities
3	Voting rights (eg, one for one)	One for one
4	Fully paid/partly paid (and if partly paid, details of how much has been paid and how much is outstanding)	Fully paid
5	Number of shares/units in the ⁺ class on issue	772,195,170
6	Whether shareholder/unitholder approval is required for buy-back	Security holder approval is not required as the buy-back is intended to be conducted within the 10/12 limit.
7	Reason for buy-back	Capital management

⁺ See chapter 19 for defined terms.

- 8 Any other information material to a shareholder's/unitholder's decision whether to accept the offer (eg, details of any proposed takeover bid)
- Pursuant to ASIC Corporations (ASX-Listed Schemes On-Market Buy-backs) Instrument 2016/1159, the following information is provided:
- a) Growthpoint Properties Australia Limited (GPAL), the responsible entity of Growthpoint Properties Australia Trust, does not hold any interests in GOZ ordinary stapled securities;
 - b) associates of GPAL hold:
 - i) 485,318,579 ordinary stapled securities (directly and indirectly); and
 - ii) 1,253,096 performance rights which, if vested, will entitle the holder to be issued ordinary stapled securities; and
 - c) any ordinary stapled securities bought back will be funded by GOZ's existing debt facilities.

On-market buy-back

- 9 Name of broker who will act on the company's behalf
- Credit Suisse Equities (Australia) Limited
- 10 Deleted 30/9/2001.
- 11 If the company/trust intends to buy back a maximum number of shares - that number
- Note: This requires a figure to be included, not a percentage.
- Up to 19,304,879 ordinary stapled securities (being 2.5% of the ordinary stapled securities on issue).
- 12 If the company/trust intends to buy back shares/units within a period of time - that period of time; if the company/trust intends that the buy-back be of unlimited duration - that intention
- GOZ intends to complete the on market buy-back within 12 months from the date of this notice.

13 If the company/trust intends to buy back shares/units if conditions are met - those conditions

N/A

Employee share scheme buy-back

14 Number of shares proposed to be bought back

N/A

15 Price to be offered for shares

N/A

Selective buy-back

16 Name of person or description of class of person whose shares are proposed to be bought back

N/A

17 Number of shares proposed to be bought back

N/A

18 Price to be offered for shares

N/A

Equal access scheme

19 Percentage of shares proposed to be bought back

N/A

20 Total number of shares proposed to be bought back if all offers are accepted

N/A

21 Price to be offered for shares

N/A

22 ⁺Record date for participation in offer

N/A

Cross reference: Appendix 7A, clause 9.

⁺ See chapter 19 for defined terms.

Compliance statement

1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.
2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here:



..... Date: 25 February 2021
Company Secretary

Print name: Jacqueline Jovanovski