

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

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| Name of entity: Growthpoint Properties Australia Limited/ Growthpoint Properties Australia Trust (together GOZ) |
| ABN: 33 124 093 901 / 92 794 670 346 |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

| | |
|----------------------------|--------------------|
| Name of Director | MR TIMOTHY COLLYER |
| Date of last notice | 18 August 2022 |

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

| | | |
|---|--|---|
| Direct or indirect interest | Direct and indirect | |
| Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> | Stapled securities held by Kylie Thomas (spouse) | |
| Date of change | 26 September 2022 | |
| Number of securities held prior to change | 1,364,246 ordinary stapled securities | 188,181 stapled securities held directly |
| | | 1,176,065 stapled securities held indirectly by Kylie Thomas (spouse) |

+ See chapter 19 for defined terms.

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| | | |
|--|---|---|
| | <ul style="list-style-type: none"> • 185,185 – FY20 forward looking LTI performance rights • 243,161 – FY21 forward looking LTI performance rights • 35,027 – FY21 deferred STI performance rights (tranche 2) • 215,461 – FY22 LTI performance rights • 99,977 – FY22 deferred STI performance rights | held directly |
| Class | Ordinary stapled securities and LTI performance rights | |
| Number acquired | 92,593 ordinary stapled securities | |
| Number disposed | Nil - 92,592 FY20 forward looking LTI performance rights lapsed | |
| Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small> | Nil consideration – the ordinary stapled securities were issued following vesting of FY20 LTI forward looking performance rights granted under the Employee Incentive Plan | |
| Number of securities held after change | 1,456,839 ordinary stapled securities | 280,774 stapled securities held directly |
| | <ul style="list-style-type: none"> • 243,161 – FY21 forward looking LTI performance rights • 35,027 – FY21 deferred STI performance rights (tranche 2) • 215,461 – FY22 LTI performance rights • 99,977 – FY22 deferred STI performance rights | 1,176,065 stapled securities held indirectly by Kylie Thomas (spouse) |
| Nature of change <small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small> | i) Vesting of part of the FY20 forward looking LTI performance rights granted under the Employee Incentive Plan (92,593) into 92,593 fully paid ordinary stapled securities ii) Lapse of part of the FY20 forward looking LTI performance rights (92,592) as not all of the performance conditions were satisfied. | |

+ See chapter 19 for defined terms.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

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|---|-----|
| Detail of contract | N/A |
| Nature of interest | N/A |
| Name of registered holder (if issued securities) | N/A |
| Date of change | N/A |
| No. and class of securities to which interest related prior to change <small>Note: Details are only required for a contract in relation to which the interest has changed</small> | N/A |
| Interest acquired | N/A |
| Interest disposed | N/A |
| Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small> | N/A |
| Interest after change | N/A |

Part 3 – ⁺Closed period

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|---|-----|
| Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required? | NO |
| If so, was prior written clearance provided to allow the trade to proceed during this period? | N/A |
| If prior written clearance was provided, on what date was this provided? | N/A |

⁺ See chapter 19 for defined terms.