

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 / ARSN 120 121 002 |

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 | JOSEPHINE SUKKAR |
| Date of last notice | 22 October 2018 |

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 Buildcorp Finance Pty Limited as trustee of the Sukkar Family Trust | |
| Date of change | 29 September 2022 | |
| Number of securities held prior to change | 14,000 ordinary stapled securities held directly | |
| Class | Ordinary stapled securities | |
| Number acquired | 36,000 ordinary stapled securities | |
| Number disposed | Nil | |
| Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small> | \$3.05 per ordinary stapled security | |
| | 50,000 ordinary stapled securities | 14,000 ordinary stapled securities held directly |

+ See chapter 19 for defined terms.

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| | | |
|---|---|---|
| Number of securities held after change | | 36,000 ordinary stapled securities held indirectly by Buildcorp Finance Pty Ltd as trustee of the Sukkar Family Trust |
| Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back | On market purchase of ordinary stapled securities | |

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 Note: Details are only required for a contract in relation to which the interest has changed | N/A |
| Interest acquired | N/A |
| Interest disposed | N/A |
| Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation | N/A |
| Interest after change | N/A |

Part 3 – ⁺Closed period

| | |
|---|-----|
| 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.