

ASX announcement.

Growthpoint Properties Australia (ASX: GOZ)

GROWTH-POINT
PROPERTIES AUSTRALIA



26 August 2025

Growthpoint Properties Australia fund payment notice (foreign residents)

Growthpoint Properties Australia (Growthpoint) provides the following information for foreign resident securityholders, regarding its distribution for the half year ended 30 June 2025 (2H25).

This information is only applicable to foreign resident securityholders and other entities that are obliged to deduct withholding tax on payments made to foreign residents. Australian resident securityholders should refer to their annual tax statement for details of the full year tax components of distributions paid, which will be sent on or around 29 August 2025.

A distribution of 9.1 cents per stapled security for 2H25 will be paid to eligible securityholders on 29 August 2025.

For the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a 'fund payment' amount of 9.9634 cents per stapled security.

Details of the tax components for Growthpoint's distribution for 2H25 are as follows:

Growthpoint's Australian income	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Interest component	0.0482	-	0.0482
Capital gains discount (CGT concession)	3.3812	3.3812	-
Net capital gain	3.3812	3.3812	-
Rental income	3.2010	3.2010	-
Cost base uplift ¹	(0.9116)	-	-
Total distribution	9.1000	9.9634	0.0482

1. A negative number shown here represents an uplift to the investment cost base of 0.9116 cents per stapled security. This arises as the fund payment amount exceeds the cash distribution.

All amounts are shown as cents per stapled security.

This announcement was authorised for release by Minas Frangoulis, Company Secretary.

For further information, please contact:

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About Growthpoint

creating value **beyond real estate**

Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

Since 2009, we've been investing in high-quality Australian real estate. Our directly owned portfolio comprises modern, high-quality office and industrial properties. Through our funds management business, we also manage a portfolio of office, industrial, and retail assets for third-party wholesale syndicates and institutional investors.

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We are an internally managed real estate investment trust (REIT), with a focused, passionate and agile team committed to delivering results together. We are dedicated to genuine, long-standing relationships, fostered through innovation, collaboration and the pursuit of being a great partner.

We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target on 1 July 2025 across our directly managed, operationally controlled office assets and corporate activities.

Growthpoint Properties Australia (ASX: GOZ) is listed on the ASX and is part of the S&P/ASX 300. Moody's has assigned a Baa2 domestic backed senior secured bank credit facility rating.