



Announcement Summary

Entity name

GROWTHPOINT PROPERTIES AUSTRALIA

Date of this announcement

Thursday November 27, 2025

The +securities the subject of this notification are:

+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

Total number of +securities to be issued/transferred

| ASX +security code | Security description   | Total number of +securities to be issued/transferred | Issue date |
|--------------------|------------------------|------------------------------------------------------|------------|
| GOZAA              | PERFORMANCE RIGHTS LTI | 393,145                                              | 25/11/2025 |
| GOZAC              | PERFORMANCE RIGHTS STI | 96,712                                               | 25/11/2025 |

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

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**1.1 Name of entity**

GROWTHPOINT PROPERTIES AUSTRALIA

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

**1.2 Registered number type**

other

**Registration number**

ABN 33 124 093 901 / ARSN 120 121 002

**1.3 ASX issuer code**

GOZ

**1.4 The announcement is**

New announcement

**1.5 Date of this announcement**

27/11/2025



## Part 2 - Issue details

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### **2.1 The +securities the subject of this notification are:**

+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

### **2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:**

has an existing ASX security code ("existing class")



Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

**Additional +securities in an existing class issued under an +employee incentive scheme****ASX +security code and description**

GOZAA : PERFORMANCE RIGHTS LTI

**Date the +securities the subject of this notification were issued**

25/11/2025

**Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class**

Yes

**Were any of the +securities issued to +key management personnel (KMP) or an +associate?**

Yes

**Provide details of the KMP or +associates being issued +securities.**

| Name of KMP | Name of registered holder | Number of +securities |
|-------------|---------------------------|-----------------------|
| Ross Lees   | Ross Lees                 | 393,145               |

**Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms**

Refer to Growthpoint Properties Australia 2025 Annual Report for details of the terms of Growthpoint Properties Australia employee incentive plans: <https://www.asx.com.au/asx/v2/statistics/displayAnnouncement.do?display=pdf&idsId=02980219>

**Any other information the entity wishes to provide about the +securities the subject of this notification**

## Issue details

**Number of +securities**

393,145

**Additional +securities in an existing class issued under an +employee incentive scheme****ASX +security code and description**

GOZAC : PERFORMANCE RIGHTS STI

**Date the +securities the subject of this notification were issued**

25/11/2025

**Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class**

Yes



Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

| Name of KMP | Name of registered holder | Number of +securities |
|-------------|---------------------------|-----------------------|
| Ross Lees   | Ross Lees                 | 96,712                |

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

Refer to Growthpoint Properties Australia 2025 Annual Report for details of the terms of Growthpoint Properties Australia employee incentive plans: <https://www.asx.com.au/asx/v2/statistics/displayAnnouncement.do?display=pdf&idsId=02980219>

Any other information the entity wishes to provide about the +securities the subject of this notification

Rights granted as part of the Executive Management Team's FY25 short term incentive award.

Issue details

Number of +securities

96,712

Part 4 - +Securities on issue

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**Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:**

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

**4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)**

| <b>ASX +security code and description</b>          | <b>Total number of<br/>+securities on issue</b> |
|----------------------------------------------------|-------------------------------------------------|
| GOZ : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES | 754,302,808                                     |

**4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)**

| <b>ASX +security code and description</b> | <b>Total number of<br/>+securities on issue</b> |
|-------------------------------------------|-------------------------------------------------|
| GOZAA : PERFORMANCE RIGHTS LTI            | 3,368,580                                       |
| GOZAJ : PERFORMANCE RIGHTS                | 248,964                                         |
| GOZAC : PERFORMANCE RIGHTS STI            | 302,521                                         |



Part 5 - Other Listing Rule requirements

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**5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?**

Yes

**5.1a Select the number of the applicable exception in Listing Rule 7.2**

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