

# 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

<b>Name of entity:</b> GROWTHPOINT PROPERTIES AUSTRALIA LIMITED / GROWTHPOINT PROPERTIES AUSTRALIA TRUST
<b>ABN:</b> 33 124 093 901 / <b>ARSN:</b> 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.

<b>Name of Director</b>	Ross William Lees
<b>Date of last notice</b>	22 May 2026

### 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.

<b>Direct or indirect interest</b>	Direct and indirect	
<b>Nature of indirect interest (including registered holder)</b> <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	See below	
<b>Date of change</b>	30 June 2026	
<b>No. of securities held prior to change</b>	267,470 ordinary stapled securities	207,470 ordinary stapled securities held indirectly by Elgin1906 Pty Ltd ATF <LEES FAMILY A/C> 60,000 ordinary stapled securities held indirectly by Formosa Street Pty Ltd ATF <LEES FAM SF A/C>

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+ See chapter 19 for defined terms.

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	<ul style="list-style-type: none"> <li>• 292,682 FY25 LTI performance rights</li> <li>• 393,145 FY26 LTI performance rights</li> <li>• 96,712 FY25 STI performance rights</li> <li>• 124,482 Sign on award performance rights</li> </ul>	Held directly
<b>Class</b>	Ordinary stapled securities	
<b>Number acquired (indirect)</b>	48,356 ordinary stapled securities (issued on 30 June 2026 upon vesting of FY25 STI performance rights – (tranche 1))	
<b>Number disposed</b>	48,356 FY25 STI performance rights (tranche 1)	
<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and estimated valuation	No amount was payable by Mr Lees	
<b>No. of securities held after change</b>	315,826 ordinary stapled securities	255,826 ordinary stapled securities held indirectly by Elgin1906 Pty Ltd ATF <LEES FAMILY A/C>
		60,000 ordinary stapled securities held indirectly by Formosa Street Pty Ltd ATF <LEES FAM SF A/C>
	<ul style="list-style-type: none"> <li>• 292,682 FY25 LTI performance rights</li> <li>• 393,145 FY26 LTI performance rights</li> <li>• 48,356 FY25 STI performance rights (tranche 2)</li> <li>• 124,482 Sign on award performance rights</li> </ul>	Held directly

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<b>Nature of change</b> Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Vesting of 48,356 FY25 STI performance rights (tranche 1) in accordance with Growthpoint Properties Australia Employee Incentive Plan (following securityholder approval at the Annual General Meeting held in 2025).
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**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.

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

**Part 3 – +Closed period**

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

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