

Announcement Summary

Entity name

GROWTHPOINT PROPERTIES AUSTRALIA

Date of this announcement

Friday September 11, 2026

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
New class - code to be confirmed	Sign on award performance rights	159,602	11/09/2026

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

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

11/9/2026

Part 2 - Issue details

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:

does not have an existing ASX security code ("new class")

Part 3C - number and type of +securities the subject of this notification (new class)

New +securities issued under an +employee incentive scheme

ASX +security code

New class - code to be confirmed

+Security description

Sign on award performance rights

+Security type

Other

ISIN code

Date the +securities the subject of this notification were issued

11/9/2026

Will all the +securities issued in this class rank equally in all respects from their issue date?

Yes

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

No

Please provide a URL link for a document lodged with ASX setting out the material terms of the +securities being issued.

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

- The Performance Rights are issued under the Growthpoint Properties Australia Incentive Plan. A summary of the plan is in the link: https://cdn-api.markitdigital.com/apiman-gateway/ASX/asx-research/1.0/file/2995-01231013-3A363162?access_token=83ff96335c2d45a094df02a206a39ff4.
- Each Performance Right provides the right to one fully paid Growthpoint stapled security, subject to the satisfaction of certain conditions being met.
- The vesting of the Performance Rights will occur in two tranches, half of which will vest around 1 July 2027, and the remaining half which vest around 3 July 2028.
- The Performance Rights do not carry any distribution or voting rights prior to vesting.

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

Issue details

Number of +securities

159,602

Part 4 - +Securities on issue

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)

ASX +security code and description	Total number of +securities on issue
GOZ : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	754,608,746

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

ASX +security code and description	Total number of +securities on issue
GOZAA : PERFORMANCE RIGHTS LTI	4,009,399
GOZAJ : PERFORMANCE RIGHTS	124,482
GOZAC : PERFORMANCE RIGHTS STI	205,014
New class - code to be confirmed : Sign on award performance rights	159,602

Part 5 - Other Listing Rule requirements

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?

No

5.2 Has the entity obtained, or is it obtaining, +security holder approval for the issue under listing rule 7.1?

No

5.2b Are any of the +securities being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?

Yes

5.2b.1 How many +securities are being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?

159,602 Sign on award rights

5.2c Are any of the +securities being issued without +security holder approval using the entity's additional 10% placement capacity under listing rule 7.1A (if applicable)?

N/A