Rule 3.19A.2

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

Name of entity: GROWTHPOINT PROPERTIES AUSTRALIA LIMITED/ GROWTHPOINT PROPERTIES AUSTRALIA TRUST
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	Ross William Lees
Date of last notice	30 September 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.

Direct or indirect interest	Direct and indirect	
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	See below	
Date of change	16 November 2026	
No. of securities held prior to change	366,000 ordinary stapled securities	271,826 ordinary stapled securities held indirectly by Elgin1906 Pty Ltd ATF <LEES FAMILY A/C>
		94,174 ordinary stapled securities held indirectly by Formosa Street Pty Ltd ATF <LEES FAM SF A/C>

+ See chapter 19 for defined terms.

	• 292,682 FY25 LTI performance rights • 393,145 FY26 LTI performance rights • 48,356 FY25 STI performance rights • 124,482 Sign on award performance rights	Held directly
Class	• Long Term Incentive (LTI) performance rights • Short Term Incentive (STI) performance rights	
Number acquired (direct)	• 480,476 FY27 LTI performance rights • 101,047 FY26 STI performance rights	
Number disposed	Nil	
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	No amount was payable by Mr Lees	
No. of securities held after change	366,000 ordinary stapled securities	271,826 ordinary stapled securities held indirectly by Elgin1906 Pty Ltd ATF <LEES FAMILY A/C>
		94,174 ordinary stapled securities held indirectly by Formosa Street Pty Ltd ATF <LEES FAM SF A/C>

+ See chapter 19 for defined terms.

	• 292,682 FY25 LTI performance rights • 393,145 FY26 LTI performance rights • 480,476 FY27 LTI performance rights • 48,356 FY25 STI performance rights (tranche 2) • 101,047 FY26 STI performance rights • 124,482 Sign on award performance rights	Held directly
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Grant of 480,476 FY27 LTI performance rights and 101,047 FY26 STI performance rights under the Growthpoint Properties Australia Employee Incentive Plan in accordance with resolutions of securityholders at the 2026 Annual General Meeting approving the grants, on the terms and conditions described in the 2026 Notice of Annual General Meeting and the Explanatory Notes which accompanied the Notice.	

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.

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.