

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 / 92 794 670 346

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	DEBORAH RUTH PAGE
Date of last notice	20 August 2025

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.	Stapled securities held by Mattenjac Investments Pty Limited as Trustee of the Page Superannuation Fund.	
Date of change	19 August 2026	
Number of securities held prior to change	43,050 ordinary stapled securities	13,550 ordinary stapled securities held directly
		29,500 ordinary stapled securities held indirectly by Mattenjac Investments Pty Limited as Trustee of the Page Superannuation Fund
Class	Ordinary stapled securities	
Number acquired	7,100 ordinary stapled securities acquired by Mattenjac Investments Pty Limited as Trustee of the Page Superannuation Fund	
Number disposed	Nil	

+ See chapter 19 for defined terms.

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Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	\$2.11 per ordinary stapled security	
Number of securities held after change	50,150 ordinary stapled securities	13,550 ordinary stapled securities held directly
		36,600 ordinary stapled securities held indirectly by Mattenjac Investments Pty Limited as Trustee of the Page Superannuation Fund
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	On market purchase of ordinary stapled securities	

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

+ See chapter 19 for defined terms.

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.