

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Growthpoint Properties Australia Limited/Growthpoint Properties Australia Trust

ACN/ARSN 124 093 901/120 121 002

1. Details of substantial holder (1)

Name Growthpoint Properties Limited (SA) and each of the entities listed in Annexure A
ACN/ARSN (if applicable) Not applicable

There was a change in the interests of the substantial holder on 17 / 05 / 2023
The previous notice was given to the company on 04 / 07 / 2019
The previous notice was dated 03 / 07 / 2019

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary stapled securities	480,025,424	62.70%	480,025,424	63.70%
		(based on 765,577,152 total ordinary stapled securities)		(based on 753,546,274 total ordinary stapled securities)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
17/05/2023	Growthpoint Properties Limited (GRT)	GRT's relevant interest increased following the securities buy-back program (comprised of 19,304,879 ordinary stapled securities) that started on 19.03.2021 and completed on 17.05.2023.	Nil	Nil	Nil

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Growthpoint Properties Limited	Growthpoint Properties Limited	Growthpoint Properties Limited	Registered holder	480,025,424 ordinary stapled securities	480,025,424

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Not applicable	Not applicable

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Growthpoint Properties Limited	The Place, 1 Sandton Drive, Sandton, 2196, South Africa

Signature

print name Estienne de Klerk

capacity CEO:SA

sign here



date 19 /05 /2023

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A

Growthpoint entities referred to in ASIC Form 604 – Notice of change of interests of substantial holder and dated 19 May 2023.

(Incorporated in the Republic of South Africa)

1 Roger Dyason (Pty) Ltd
Acucap Investments (Pty)
Ltd Acucap Investments 4
(Pty)Ltd
Acucap Management Services
(Pty)Ltd
Acucap Properties Limited
Acucap Property Management (Pty)
Ltd Advent Properties (Pty) Ltd
Atlas Properties Limited
Atlas Property Developments
(Pty)Ltd Atlas Property Services
(Pty) Ltd Basfour 2721 (Pty) Ltd
Burg Brothers Properties (Pty) Ltd
Carlyn's Trust (Pty) Ltd
Changing Tides 5 (Pty) Ltd
Complex Investments (Pty)
Ltd Down House Investments
(Pty) Ltd Erf 4 of 8 Sandown
(Pty) Ltd
Erven 99 and 100 Parktown Township (Pty)
Ltd Fairy Glen Properties (Pty) Ltd
FC Property Management Company (Pty) Ltd
Ferguson Place (RF) (Pty) Ltd (**previously Newshelf 919**)
Ferns Investments (Pty) Ltd
Four Ways Crossing Retail Centre
Pty)Ltd G Properties One (Pty) Ltd
G Properties Two (Pty) Ltd
Growthpoint ABQ (Pty) Ltd (**previously Abseq Properties**)
Growthpoint Building Managers (Pty) Ltd
Growthpoint Healthcare Property Holdings (RF) Limited
Growthpoint Healthcare Property Management Company
(Pty) Ltd Growthpoint Management Services (Pty) Ltd
Growthpoint Properties International (Pty) Ltd
Growthpoint SYC Properties (Pty) Ltd
Growthpoint Telecommunication Infrastructure (Pty) Ltd
Growthpoint TPG (Pty) Ltd (**previously Tiber Property
Group**)
Highway Properties Houghton (Pty) Ltd
Inclub Properties (Pty) Ltd
Kilkishen Investments (Pty)
Ltd
Centralpoint Property Owners Association NPC (Samrand Management
Company) Majorshelf 184 (Pty) Ltd
Metboard Properties
Limited New Heights 344
(Pty) Ltd Okahao
Properties (Pty) Ltd
Oxford 144 Property Investments (Pty) Ltd
Paramount Property Fund Limited
Pin Mill (Pty) Ltd
Remaining Extent of Erf 241 Sandown Share Block (Pty)
Ltd Scopefull 157 (Pty) Ltd
Silverhorn Properties (Pty)
Ltd Skillfull 115 (Pty) Ltd
Skillfull 82 (Pty) Ltd
Stand 1135 Houghton (Pty) Ltd
Sycom Property Fund Managers
Limited Tyger Hills Investments
(Pty) Ltd
Tyger Hills Office Park (Pty)
Ltd Witkoppen Corner (Pty)
Ltd
Woodlands Office Park Property Management Company
(Pty) Ltd V & A Waterfront