ASX announcement.

Growthpoint Properties Australia (ASX: GOZ)

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11 October 2021

Growthpoint Properties Australia – change in substantial holding for ADI

Please find attached form 604 – change in substantial holder notice for Dexus Industria REIT (ADI) (ASX: ADI) dated 11 October 2021, which Growthpoint Properties Australia (Growthpoint or the Group) has released in accordance with section 671B of the Corporations Act.

Growthpoint has acquired approximately 14.74 million new stapled securities in ADI, which were issued as part of ADI's equity raising that was announced to the market on 23 September 2021.

To date, only securities issued to institutional holders as part of the institutional placement and institutional rights offer have settled. As a result, the Group's holding in ADI has increased to 16.0% from 14.5%. Growthpoint's holding is expected to decrease with the issue of securities under ADI's retail entitlement offer, which is scheduled to complete on or around 22 October 2021.

This announcement was authorised for release by Jacqueline Jovanovski, Growthpoint's Company Secretary.

For further information, please contact:

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Investor Relations and Communications Manager
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Growthpoint Properties Australia
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About Growthpoint

Growthpoint provides spaces for people to thrive. For more than 11 years, we've been investing in high-quality industrial and office properties across Australia. Today, we own and manage 56 properties, valued at approximately $4.6 billion.[1]

We actively manage our portfolio. We invest in our existing properties, ensuring they meet our tenants' needs now and into the future. We are also focused on growing our property portfolio.

We are committed to operating in a sustainable way and reducing our impact on the environment.

Growthpoint is a real estate investment trust (REIT), listed on the ASX, and is part of the S&P/ASX 200. Moody's has issued us with an investment-grade rating of Baa2 for domestic senior secured debt.

[1] Valuations as at 30 June 2021.

Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme	Dexus Industria REIT (formerly APN Industria REIT) (**ADI**), consisting of Dexus Asset Management Limited (formerly APN Funds Management Limited) (ABN 60 080 674 479) as responsible entity of Industria Trust No. 1 (ARSN 125 862 875), Industria Trust No. 2 (ARSN 125 862 491), Industria Trust No. 3 (ARSN 166 150 938) and Industria Trust No. 4 (ARSN 166 163 186) (**Trusts**) and Industria Company No. 1 Limited (ABN 61 010 794 957) (**Company**)
ACN/ARSN	As above

1. Details of substantial holder Growthpoint Properties Australia Limited ACN 124 093 901 in its own capacity and as responsible entity for Growthpoint Properties Australia Trust ARSN 120 121 002 (**Growthpoint**), Growthpoint Properties Limited of South Africa (**Growthpoint SA**) and each of the entities listed in **Annexure A** (together **Growthpoint Entities**)

Name	
ACN/ARSN (if applicable)	The ACN/ARSN for each of the Growthpoint Entities (other than Growthpoint and Growthpoint SA) is listed in **Annexure A**

There was a change in the interests of the substantial holder on	07/10/2021 *
The previous notice was given to the company on	14 /08/ 2020
The previous notice was dated	14 / 08 /2020

*Note that the data and holdings in this Form 604 is based on the capital base of ADI as at 11 October 2021.

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)
Stapled securities	29,621,555	15.00%	46,305,185	16.04%
		(based on 197,525,519 total stapled securities)		(based on 288,597,273 total 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
07/10/2021	Growthpoint Entities	GOZ's percentage holdings increased to 16.04% following the issue of stapled securities pursuant to ADI's placement and institutional entitlement offer on 7 October 2021.	$50,866,734.45	14,743,981 stapled securities	14,743,981

4. Present relevant interests

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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	Nature of relevant interest (6)	Class and number of securities	Person's votes
Growthpoint	Growthpoint	Growthpoint	Registered holder	46,305,185 stapled securities	46,305,185
Growthpoint Entities (other than Growthpoint)	Growthpoint	Growthpoint	Relevant interest in the stapled securities referred to above arising under s 608(3)(a) or s 608(3)(b) of the Corporations Act.	46,305,185 stapled securities	

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
Nil	Nil

6. Addresses

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

Name	Address
Growthpoint Properties Australia	Level 31, 35 Collins Street, Melbourne, Victoria 3000

Signature

print name	Jacqueline Jovanovski	capacity	Company Secretary
sign here		date	11 / 10 / 21

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ANNEXURE A

Growthpoint Entities referred to in ASIC Form 604 - Notice of change of interests of substantial holder and dated 11 October 2021
Signed by me



Jacqueline Jovanovski , Company Secretary
Date:11/10/2021

Entity	ACN/ ARSN
Growthpoint Nominees (Aust) Pty Ltd	124 873 338
Growthpoint Nominees (Aust) 2 Pty Ltd	152 441 444
Growthpoint Developments Pty Ltd	619 160 708
Growthpoint Finance Pty Ltd	633 419 842

(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 (CISP) - IN DEREGISTRATION PROCESS
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

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