

## ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

16 September 2015

### Major office lease extension in Brisbane

Growthpoint Properties Australia (“**Growthpoint**”) is pleased to announce an eight year extension to Jacobs Group (Australia) at 32 Cordelia Street, South Brisbane (part of the SW1 complex).

The previous lease of 9,595m<sup>2</sup> was due to expire in October 2018. A replacement 11.4 year lease of 8,207m<sup>2</sup> commencing from 1 May 2015 has been entered into with Growthpoint. The lease provides for annual fixed 3.75% increases in the rent.

Jacobs Group (Australia) has also re-leased the floor it surrendered as part of this transaction until August 2016 at a slightly higher rent than the larger lease noted above.

Growthpoint now has only 1% of its portfolio (by rent) potentially expiring this financial year, the potential lease expires in FY19 are now 3% (down from 6% at 30 June 2015) and the weighted average lease expiry (“**WALE**”) for the SW1 complex has been extended from 5.2 years at 30 June 2015 to 6.6 years at 31 August 2015.

Growthpoint’s Managing Director, Timothy Collyer, said:

“Growthpoint has again demonstrated its ability to undertake major leasing transactions in the challenging Brisbane market; since 1 July 2013 we have completed 38,692m<sup>2</sup> of office leasing, in 41 separate transactions, out of a total Brisbane office portfolio of 67,054m<sup>2</sup>. This significant leasing success is a result of the high quality of Growthpoint’s buildings, their desirable location and management’s focus on extending leases in advance of expiry.

The significant level of enquiry for the remaining vacant floors at 333 Ann Street, Brisbane, Growthpoint’s only significant vacancy, should result in additional leasing success in the period ahead.”

An updated top ten tenant list and portfolio lease expiry profile appear below:

#### Growthpoint’s Key Metrics at 31 August 2015

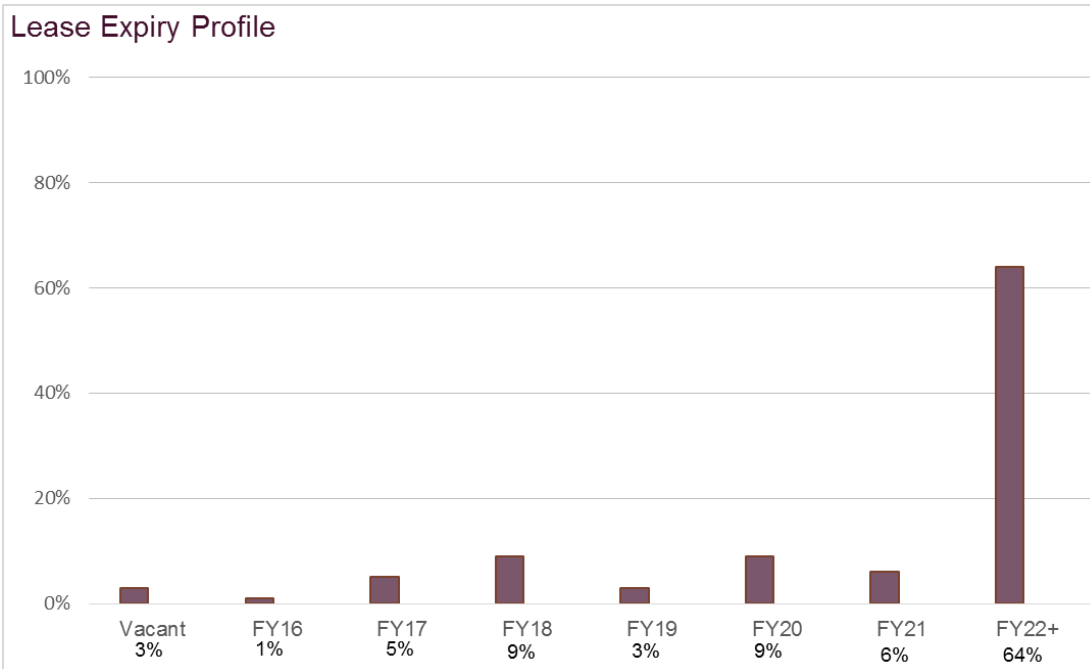
Total property portfolio value	<b>\$2.4 billion</b>
Distribution guidance FY16	<b>20.5 cents</b>
Number of properties	<b>54</b>
Office / industrial	<b>50% / 50%</b>
Average property age	<b>8.3 years</b>
Occupancy	<b>96.9%</b>
Weighted average lease expiry	<b>6.7 years</b>
Weighted average rent review* <i>*assumes CPI of 1.5%</i>	<b>3.0%</b>
Weighted average capitalisation rate	<b>7.3%</b>
Average debt term	<b>4.5 years</b>
Average duration of fixed debt	<b>4.9 years</b>

#### Key dates for Securityholders

Annual General Meeting	<b>25 Nov 2015</b>
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### Top ten tenants

by passing rent as at 31 August 2015	%	WALE
Woolworths	23%	7.0
NSW Police	10%	8.8
GE Capital Finance Australasia	6%	2.5
Linfox	4%	7.7
Commonwealth of Australia	4%	9.6
Jacobs Group (Australia)	3%	9.6
Energex	3%	12.2
Fox Sports	2%	7.3
Star Track Express	2%	3.9
Downer EDI Mining	2%	6.8
<b>Total / weighted average</b>	<b>59%</b>	<b>7.3</b>
<b>Balance of portfolio</b>	<b>41%</b>	<b>5.7</b>
<b>Total portfolio</b>	<b>100%</b>	<b>6.7</b>



Aaron Hockly, Company Secretary

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### Growthpoint Properties Australia

Growthpoint Properties Australia is a publicly traded ASX listed A-REIT (ASX Code: GOZ) that specialises in the ownership and management of quality investment property. GOZ owns interests in a diversified portfolio of 54 office and industrial properties throughout Australia valued at approximately \$2.4 billion and has an investment mandate to invest in office, industrial and retail property sectors.

Growthpoint is included in the S&P/ASX 200 Index and has been issued with an investment grade rating of Baa2 for senior secured debt by Moody's.

GOZ aims to grow its portfolio over time and diversify its property investment by asset class, geography and tenant exposure through individual property acquisitions, portfolio transactions and corporate activity (M&A transactions) as opportunities arise.