



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

14 December 2015

### Declared distribution for half year ending 31 December 2015

In accordance with Listing Rule 3.20 and Appendix 6A, Growthpoint Properties Australia (“**Growthpoint**”) is pleased to provide distribution details for the half year ending 31 December 2015:

Trust distribution - GOZ	10.2 cents per unit
Company dividend - GOZ	0.0 cents per share
<b>Total distribution - GOZ</b>	<b>10.2 cents per stapled security</b>
Last date to trade to be eligible for distribution	Thursday, 24 December 2015
Ex-distribution date	Tuesday, 29 December 2015
Record date	Thursday, 31 December 2015
Last day for DRP election	Monday, 4 January 2016
<b>DRP discount</b>	<b>2%</b>
DRP Pricing Period	Tuesday, 5 January 2016 to Monday, 18 January 2016
Results announcement	Monday, 22 February 2016
Anticipated payment date	Monday, 29 February 2016

Growthpoint's Key Metrics at 30 November 2015*	
Total property portfolio value	\$2.5 billion
Distribution guidance FY16	20.5 cents
Number of properties <small>*excludes 255 London Circuit Canberra which is yet to complete</small>	56*
Office / industrial	51% / 49%
Average property age	8.4 years
Occupancy	96.7%
Weighted average lease expiry	6.6 years
Weighted average rent review* <small>*assumes CPI of 1.5%</small>	3.0%
Weighted average capitalisation rate	7.3%
Gearing	39.5%
Average debt term	4.2 years
Average duration of fixed debt	4.6 years

The results for the year ending 30 June 2016 are expected to be released on or around 22 August 2016 when the tax deferred status of the full year distribution will be confirmed.

### Distribution reinvestment plan

Growthpoint's Distribution Reinvestment Plan (“**DRP**”) is expected to be in operation for the February 2016 distribution. Under Growthpoint's DRP securityholders can elect to receive new “GOZ” stapled securities in place of a cash distribution. Stapled securities will be allocated to participants on the basis of a 2% discount to the 10 day volume weighted market price for stapled securities commencing on the second trading day following the record date, being the period Tuesday, 5 January 2016 to Monday, 18 January 2016.

Elections must be received by Growthpoint's share registry on or before **Monday, 4 January 2016**. Previous payment instructions will automatically carry forward. To alter payment instructions, securityholders should contact Growthpoint's share registry:

Computershare Investor Services Pty Limited  
 Yarra Falls 452 Johnston Street  
 Abbotsford Victoria 3067  
 Australia

Telephone: 1300 850 505 (within Australia) or  
 +61(0)3 9415 4000 (from outside of Australia)  
 Facsimile: +61(0)3 9473 2500  
 Email: [webqueries@computershare.com.au](mailto:webqueries@computershare.com.au)

Growthpoint's major securityholder, Growthpoint Properties Limited of South Africa, holder of approximately 65% of Growthpoint's securities on issue, has indicated that it will participate in any DRP in operation.

### Estimated distribution guidance for full year ending 30 June 2016

Distributable profit for the financial year ending 30 June 2016 is expected to be at least 21.3 cents per stapled security.

Distribution guidance for the financial year ending 30 June 2016 remains at 20.5 cents per stapled security; a 4.1% increase on the previous financial year. This annual distribution is expected to be paid through a distribution of 10.2



cents per stapled security on 29 February 2016 and a distribution of 10.3 cents per stapled security on 31 August 2016. The tax deferred status of each distribution payable in respect of the year ending 30 June 2016 will be confirmed with the full year financial results to be released on or around 22 August 2016.

### **Property Portfolio Update**

Since Growthpoint's last announcement to the market:

1. Practical completion of Building B, 211 Wellington Road, Mulgrave, Victoria has occurred. This building provides a passing yield of 7.75% on the \$62.6 million land and development costs and has a weighted average lease expiry of five years. Refer to Growthpoint's ASX announcement dated 27 December 2014 for more details.
2. Settlement of the acquisition of the land on which Building C, 211 Wellington Road, Mulgrave, Victoria will be developed has occurred. The land cost was \$7.0 million with additional development costs expected to total \$43.9 million. Practical completion of Building C expected to occur in late 2016. Refer to Growthpoint's ASX announcement dated 18 November 2015 for more details.
3. Fluor Australia have executed a five year lease renewal at A4, South Brisbane within Growthpoint's SW1 complex over 567 square meters.
4. Truck and car parking works were undertaken by Growthpoint at 101-103 William Angliss Drive, Laverton North, Victoria, providing additional income at this property of approximately \$120,000 per annum.

**Aaron Hockly, Chief Operating Officer**

[www.growthpoint.com.au](http://www.growthpoint.com.au)

### **Media and investor enquiries should be directed to:**

Aaron Hockly, Chief Operating Officer, Growthpoint Properties Australia

Telephone: +61 8681 2900, [info@growthpoint.com.au](mailto:info@growthpoint.com.au)

### **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. Including the acquisition noted in this announcement, GOZ owns interests in a diversified portfolio of 57 office and industrial properties throughout Australia valued at approximately \$2.5 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.