



ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

22 August 2016

Fund payment amount applicable to the distribution for half year ended 30 June 2016 (Section 12-415 Tax Administration Act notice).

This information is only applicable to foreign securityholders and other entities that are obliged to withhold on payments made to foreign residents. Australian based investors should rely on tax statements which are due to be mailed on 31 August 2016.

The tax components for Growthpoint Properties Australia's distribution for the half year ended 30 June 2016 follow. A distribution of 10.3 cents per stapled security will be paid to eligible securityholders on 31 August 2016.

For the purposes of section 12-415 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a "fund payment" amount of 4.4274 cents per GOZ stapled security in respect of the six months ended 30 June 2016.

Growthpoint Australian income	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Tax deferred component	5.8517	0.0000	0.0000
Interest component	0.0209	0.0000	0.0209
Capital gains discount (CGT concession)	0.1856	0.1856	0.0000
Net capital gain	0.1856	0.1856	0.0000
Rental income	4.0562	4.0562	0.0000
Total distribution	10.3000	4.4274	0.0209

* all amounts are shown as cents per stapled security

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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. 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 \$2.8 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.

Growthpoint's Key Metrics at 30 June 2016

Total property portfolio value	\$2.8 billion
Distribution guidance FY17 excludes any impact from a successful GMF takeover)	21.3 cents
Number of properties	58
Office / industrial	56% / 44%
Average property age	9.2 years
Occupancy	99%
Weighted average lease expiry (Pro forma, including leasing announced post 30 June 2016)	6.9 years
Weighted average rent review *assumes CPI of 1.0%	3.1%
Weighted average capitalisation rate	6.9%
NTA per stapled security (subject to audit)	\$2.67
Balance sheet gearing (subject to audit)	42.6%
All-in cost of debt	4.1%
Percentage debt fixed	65%
Average debt maturity	4.2 years
Average fixed rate debt maturity	5.7 years

Key dates for Securityholders

Next distribution paid	31 Aug 2016
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