



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

31 October 2016

### Minority Facility successfully completed

Growthpoint Properties Australia Limited as responsible entity for the Growthpoint Australia Trust (**Growthpoint**) is pleased to confirm that the Minority Facility has been successfully completed.

There were 28,672,408 Growthpoint securities available under the Minority Facility. Growthpoint securityholders (other than Growthpoint SA) applied for 9,824,849 Growthpoint securities under the Minority Facility (representing 99.72% of the Growthpoint securities available under this facility). These Growthpoint securityholders have received a transfer of the number of Growthpoint securities applied for in full – there was no scale back.

In accordance with the Minority Facility terms, the balance of 18,847,559 Growthpoint securities available under the Minority Facility have been transferred to Growthpoint SA.

Holdings statements are expected to be despatched on or about Tuesday, 1 November 2016.

An updated distribution schedule and the names of, and percentages held by, the 20 largest securityholders are attached to this announcement.

**Aaron Hockly, Chief Operating Officer**

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

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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 63 office and industrial properties throughout Australia valued at approximately \$3.3 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 1 October 2016<sup>1</sup>

Total property portfolio value	<b>\$3.3 billion</b>
Distribution guidance FY17 <sup>2</sup>	<b>21.3 cps</b>
Number of properties	<b>63</b>
Office / industrial	<b>62% / 38%</b>
Average property age	<b>8.9 years</b>
Occupancy	<b>98.6%</b>
Weighted average lease expiry (WALE)	<b>6.5 years</b>
Weighted average rent review <sup>3</sup>	<b>3.2%</b>
Weighted average capitalisation rate	<b>6.9%</b>
Gearing	<b>42.5%</b>
Average debt term	<b>3.9 yrs</b>
Average duration of hedges	<b>3.4 yrs</b>

1. Include Building C, 211 Wellington Rd, Mulgrave, Victoria at its 'on completion' valuation. 2. Excludes any impact from the takeover of GMF. 3. Assumes Consumer Price Index change of 1.0% per annum as per Australian Bureau of Statistics release for year to 30 June 2016.

Range of Units Snapshot

Composition : ORD

Range	Total holders	Units	% of Issued Capital
1 - 1,000	975	528,763	0.08
1,001 - 5,000	1,615	4,422,411	0.69
5,001 - 10,000	689	5,026,752	0.79
10,001 - 100,000	830	21,792,390	3.41
100,001 - 9,999,999,999	86	607,449,835	95.03
<b>Rounding</b>			<b>0.00</b>
<b>Total</b>	<b>4,195</b>	<b>639,220,151</b>	<b>100.00</b>

**GROWTHPOINT PROPERTIES AUSTRALIA**
**Top Holders Snapshot - Ungrouped**

Rank	Name	Units	% of Units
1.	GROWTHPOINT PROPERTIES LIMITED	412,485,253	64.53
2.	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	43,467,724	6.80
3.	J P MORGAN NOMINEES AUSTRALIA LIMITED	31,395,897	4.91
4.	CITICORP NOMINEES PTY LIMITED	28,632,387	4.48
5.	EMIRA PROPERTY FUND	28,558,566	4.47
6.	NATIONAL NOMINEES LIMITED	20,089,249	3.14
7.	BNP PARIBAS NOMS PTY LTD <DRP>	8,614,344	1.35
8.	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED - A/C 2	3,642,837	0.57
9.	WARBONT NOMINEES PTY LTD <UNPAID ENTREPOT A/C>	3,252,752	0.51
10.	SHARON INVESTMENTS PTY LTD	2,252,000	0.35
11.	RABINOV HOLDINGS PTY LTD	2,092,628	0.33
12.	RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <BKCUST A/C>	2,069,217	0.32
13.	CITICORP NOMINEES PTY LIMITED <COLONIAL FIRST STATE INV A/C>	1,456,547	0.23
14.	MR MAX KARL KOEP	813,051	0.13
15.	BNP PARIBAS NOMS (NZ) LTD <DRP>	795,569	0.12
16.	RABINOV HOLDINGS PTY LTD	747,362	0.12
17.	MR TIMOTHY JAMES COLLYER	723,989	0.11
18.	ABN AMRO CLEARING SYDNEY NOMINEES PTY LTD <CUSTODIAN A/C>	690,330	0.11
19.	SANDHURST TRUSTEES LTD <BERKHOLTS INVESTMENTS A/C>	658,302	0.10
20.	RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <MBA A/C>	573,296	0.09
<b>Totals: Top 20 holders of FULLY PAID STAPLED SECURITIES</b>		<b>593,011,300</b>	<b>92.77</b>
<b>Total Remaining Holders Balance</b>		<b>46,208,851</b>	<b>7.23</b>