



29 May 2017

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Change of registered address and principal place of business

Pursuant to Listing Rule 3.14, Growthpoint Properties Australia announces that it has moved premises to Level 31, 35 Collins Street, Melbourne, Victoria 3000 today.

Phone and facsimile remain as follows:

Phone: +61 (0)3 8681 2900

Facsimile: + 61 (0)3 8681 2910

Media and investor enquiries should be directed to:

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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. After allowing for recently announced transactions, Growthpoint owns interests in a diversified portfolio of 57 office and industrial properties throughout Australia valued at approximately \$3.1 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.

Growthpoint 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 31 March 2017¹

Total property portfolio value	\$3.1 billion
Distribution guidance FY17	21.5 cents
Number of properties	57
Office / industrial	65% / 35%
Average property age	9.5 years
Occupancy	98%
Weighted average lease expiry	6.2 years
Weighted average rent review (assumes CPI of 1.5%)	3.3%
Weighted average capitalisation rate	6.7%
NTA per stapled security (as at 31 December 2016)	\$2.72
Balance sheet gearing (pro forma after asset sales referred to in ASX announcement of 5 April 2017)	39.4%
Percentage debt fixed (post settlement of USPP in June 2017)	>75%
Average debt maturity post settlement of USPP (pro forma 31 December 2016)	5.3 years
Average NABERS rating (energy)	4.4 stars

¹ Includes the sale of assets as per ASX announcement dated 5 April 2017, and leasing updates as per ASX announcements dated 10 April 2017 and 19 April 2017