



7 July 2017

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Settlement of sale of 1231-1241 Sandgate Road, Nundah, Queensland

Further to the announcement of 5 April 2017, Growthpoint Properties Australia (“**Growthpoint**”) confirms that settlement of the sale of 1231-1241 Sandgate Road, Nundah, Queensland, Victoria to Centuria Property Funds Limited for \$106.25 million occurred today. The property delivered Growthpoint a ~15% ungeared Internal Rate of Return or IRR over the ownership period.

As previously advised, the proceeds from the sale will be used to pay down existing debt.

For further information:

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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.