



31 August 2017

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Distribution payment

Growthpoint Properties Australia (“**Growthpoint**”) confirms that the distribution for the six months ended 30 June 2017 will be paid today.

Distribution statements and 2017 financial year Attribution Managed Investment Trust (“AMIT”) annual member statements (previously referred to as tax statements) have also been despatched (electronically or by mail) today.

Further information:

Investors/analysts and Media

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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 58 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.

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 30 June 2017

Total property portfolio value	\$3.3 billion
Distribution guidance FY18	22.0 cents
Number of properties	58
Office / industrial	66% / 34%
Average property age	9.6 years
Occupancy	99%
Weighted average lease expiry	6.1 years
Weighted average rent review (assumes CPI of 1.9%)	3.3%
Weighted average capitalisation rate	6.5%
NTA per stapled security	\$2.88
Balance sheet gearing	39.0%
Percentage debt fixed	75%
Weighted average debt maturity	5.0 years
Average NABERS rating (energy)	4.5 stars

Key dates for Securityholders

AGM	22 Nov 2017
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