



18 December 2017

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

**Declared distribution for half year ending 31 December 2017**

In accordance with Listing Rule 3.20 and Appendix 6A, Growthpoint Properties Australia (“**Growthpoint**”) is pleased to provide distribution details for the half year ending 31 December 2017:

Trust distribution - GOZ	11.0 cents per unit
Company dividend - GOZ	0.0 cents per share
<b>Total distribution - GOZ</b>	<b>11.0 cents per stapled security</b>
Last date to trade to be eligible for distribution	Wednesday, 27 December 2017
Ex-distribution date	Thursday, 28 December 2017
Record date	Friday, 29 December 2017
Anticipated payment date	Wednesday, 28 February 2018

The results for the 6 months ending 31 December 2017 are expected to be released on or around Tuesday, 20 February 2018.

**Distribution Reinvestment Plan (DRP) and electronic payment instructions**

Under Growthpoint’s DRP securityholders can elect to receive new “GOZ” stapled securities in place of a cash distribution for this distribution. Stapled securities will be allocated to participants on the basis of a 2% discount to the 10-day volume weighted average market price for stapled securities commencing on the second trading day following the record date, being the period Wednesday, 3 January 2018 to Tuesday, 16 January 2018.

Growthpoint Properties Limited, who currently own 65.1% of Growthpoint’s securities, have advised that they intend to take up their full entitlement under the DRP.

Any changes to payment instructions for the February 2018 distribution must be received by Growthpoint’s share registry on or before Tuesday, 2 January 2017. Previous elections will automatically carry forward until revoked. To alter payment instructions, securityholders should contact Growthpoint’s share registry:

*Computershare Investor Services Pty Limited  
Yarra Falls 452 Johnston Street  
Abbotsford Victoria 3067  
Australia*

*Telephone: 1300 850 505 (within Australia) or  
+61(0)3 9415 4000 (from outside of Australia)  
Facsimile: +61(0)3 9473 2500  
Email: [webqueries@computershare.com.au](mailto:webqueries@computershare.com.au)*

<b>Growthpoint’s Key Metrics at 30 September 2017</b>	
Total property portfolio value	<b>\$3.2 billion</b>
Distribution guidance FY18	<b>22.2 cents</b>
Number of properties	<b>57</b>
Office / industrial	<b>64% / 36%</b>
Average property age	<b>9.9 years</b>
Occupancy	<b>98%</b>
Weighted average lease expiry	<b>5.8 years</b>
Weighted average rent review <i>(assumes CPI of 1.9%)</i>	<b>3.3%</b>
Weighted average capitalisation rate	<b>6.5%</b>
NTA per stapled security <i>(as at 30 June 2017)</i>	<b>\$2.88</b>
Balance sheet gearing	<b>39.5%</b>
Percentage debt fixed	<b>75%</b>
Weighted average debt maturity	<b>5.0 years</b>
Average NABERS rating <i>(energy)</i>	<b>4.5 stars</b>



**For further information, please contact:**

**Investor Relations 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 57 office and industrial properties throughout Australia valued at approximately \$3.2 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.