



20 December 2018

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Declared distribution for half year ending 31 December 2018

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 2018:

Trust distribution - GOZ	11.4 cents per unit
Company dividend - GOZ	0.0 cents per share
Total distribution - GOZ	11.4 cents per stapled security
Last date to trade to be eligible for distribution	Thursday, 27 December 2018
Ex-distribution date	Friday, 28 December 2018
Record date	Monday, 31 December 2018
Anticipated payment date	Thursday, 28 February 2019

The results for the 6 months ending 31 December 2018 are expected to be released on or around Thursday, 21 February 2019.

Distribution Reinvestment Plan (DRP) and electronic payment instructions

The Distribution Reinvestment Plan has been suspended for the distribution for the half year ending 31 December 2018.

Any changes to payment instructions distribution must be received by Growthpoint’s share registry on or before Wednesday, 2 January 2019. 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

Growthpoint’s Key Metrics at 30 September 2018 ¹	
Total property portfolio value	\$3.7 billion
Distribution guidance FY18	23.0 cents
Number of properties	59
Office / industrial	69% / 31%
Average property age	10.3 years
Occupancy	98%
Weighted average lease expiry	5.3 years
Weighted average rent review (assumes CPI of 2.1%)	3.3%
Weighted average capitalisation rate	6.2%
NTA per stapled security (as at 30 June 2018)	\$3.19
Balance sheet gearing	37.6%
Percentage debt fixed	68%
Weighted average debt maturity	4.9 years
Average NABERS rating (energy)	4.5 stars

For further information, please contact:

Investor Relations and Media

Daniel Colman, Investor Relations Manager
Telephone: +61 401 617 167
info@growthpoint.com.au



Growthpoint Properties Australia¹

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. Growthpoint owns interests in a diversified portfolio of 59 office and industrial properties throughout Australia valued at approximately \$3.7 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.

¹ Key metrics are as at 30 September 2018 including recently settled acquisitions, being 836 Wellington Street, West Perth, WA and 100 Skyring Terrace, Newstead, QLD.