

Growthpoint Properties Australia

1H22

half year results.

17 February 2022

space to thrive.



GROWTH-POINT
PROPERTIES



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Michael Green

Chief Investment Officer

Dion Andrews

Chief Financial Officer



3 Murray Rose Avenue, Sydney Olympic Park, NSW



Overview.



11 Murray Rose Avenue, Sydney Olympic Park, NSW



Strong 1H22 performance.

- Invested over \$300m capital, acquiring three quality office assets and additional Dexus Industria REIT (DXI) securities
- Refinanced \$715m debt and entered \$150m new facilities at lowest pricing in Group's history, supporting growth ambitions
- Achieved like-for-like valuation uplift of 6.6% or \$300m over six months to 31 December
- Maintained long WALE of 6.3 years and occupancy at 97%, with high tenant retention of 93%¹

1. Weighted by income. Includes tenant renewals in future periods.



Profit after tax

\$374.3m

1H21: \$205.8m, +81.9%

FFO

13.6cps

1H21: 12.7cps, +7.1%

Distribution

10.4cps

1H21: 10.0cps, +4.0%



WALE

6.3yrs

30 June 2021: 6.2yrs

Property portfolio value

\$5.0b

30 June 2021: \$4.5b, +11.1%

NTA per security

\$4.55

30 June 2021: \$4.17, +9.1%

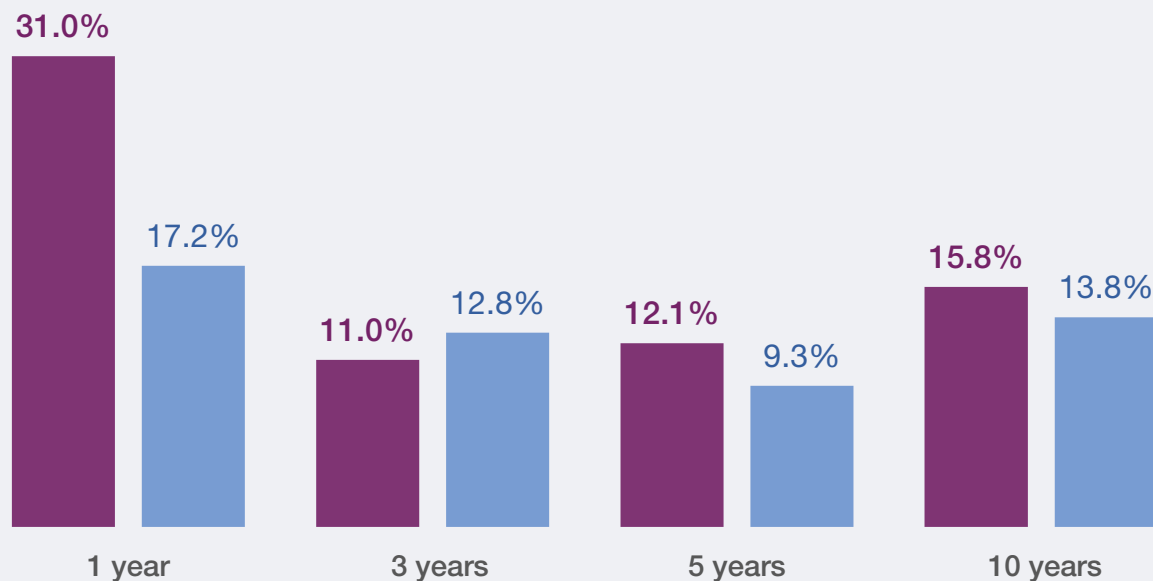
Continued delivery of out-performance.

Growthpoint trading at
11%
discount to NTA²

Total securityholder return¹

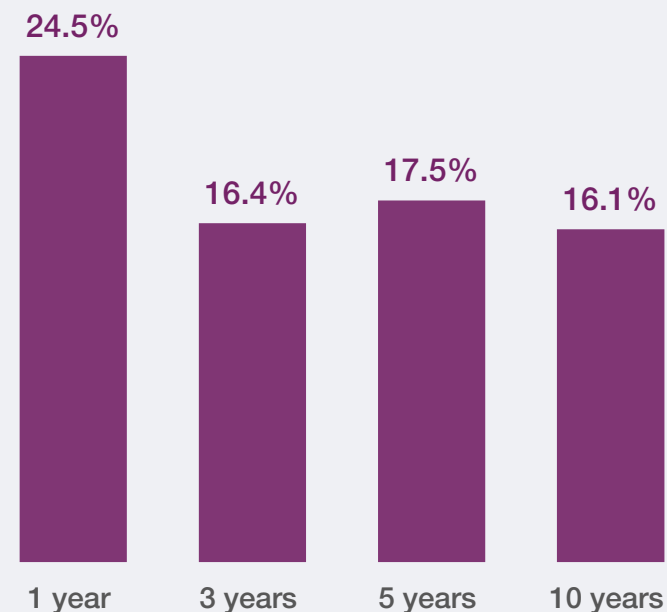
to 31 December 2021

■ Growthpoint ■ S&P/ASX 200 A-REIT Accumulation Index



Return on equity

to 31 December 2021 (per annum)



1. UBS Investment Research. Annual compound returns to 31 December 2021.

2. NTA of \$4.55 to closing ASX price as at 15 February 2022 of \$4.03



Portfolio update.



12-16 Butler Boulevard, Adelaide Airport, SA



Strategic acquisitions in 1H22.

- Over \$300 million invested in high-quality assets
- Blended WALE of 7.2 years and yield of 5.0% for three quality office asset acquisitions
- Investing in markets and sectors where we see potential to enhance value, maximise income and add to the high quality of the Group's portfolio
- Purchased additional DXI securities for \$60.3 million, maintaining 15% holding and exposure to industrial assets

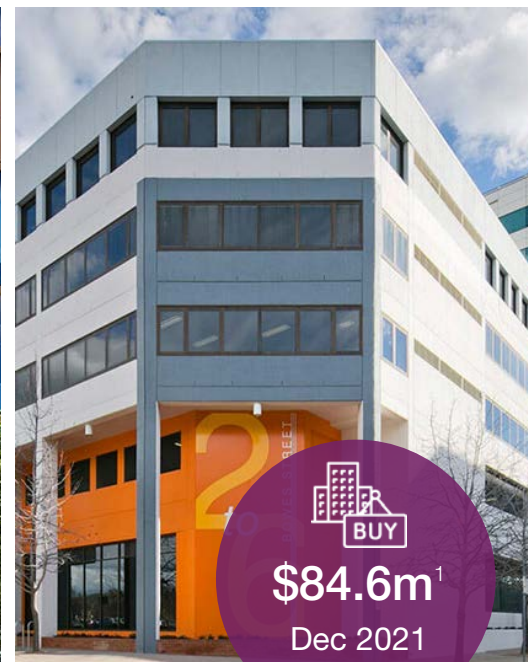



\$52.0m¹
 Aug 2021

**11 Murray Rose Avenue,
Sydney Olympic Park, NSW**

Lettable area: 5,684 sqm
Occupancy: 100%
WALE: 4.8 years
Initial yield: 5.5%

Metrics as at settlement Aug 2021.




\$84.6m¹
 Dec 2021

**2-6 Bowes Street,
Phillip, ACT**

Lettable area: 12,376 sqm
Occupancy: 96%
WALE: 9.3 years
Initial yield: 5.0%

Metrics as at settlement Dec 2021.




\$125.0m²
 Contract exchanged

**141 Camberwell Road,
Hawthorn East, VIC**

Lettable area: 10,249 sqm
Occupancy: 99%
WALE: 6.8 years
Initial yield: 4.8%

Settlement expected Feb 2022.
 Metrics as at Feb 2022.

1. Net sale price, excluding acquisition costs. 2. Contract price, excluding acquisition costs.



Portfolio snapshot.¹

97%
of portfolio leased to government, listed or large organisations²

Total assets

57

30 June 2021: 55

Portfolio occupancy

97%

30 June 2021: 97%

Weighted average lease expiry

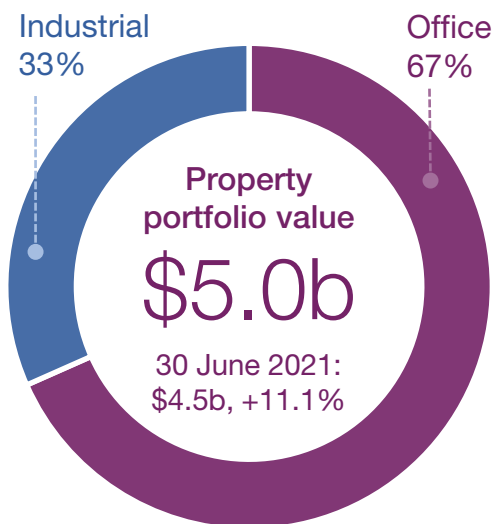
6.3yrs

30 June 2021: 6.2yrs

Weighted average cap rate

5.0%

30 June 2021: 5.2%



Top tenants



1. Does not include acquisition of 141 Camberwell Road, Hawthorn East, VIC. Completion expected February 2022.

2. Growthpoint estimate of tenants with revenue above \$50 million per annum.



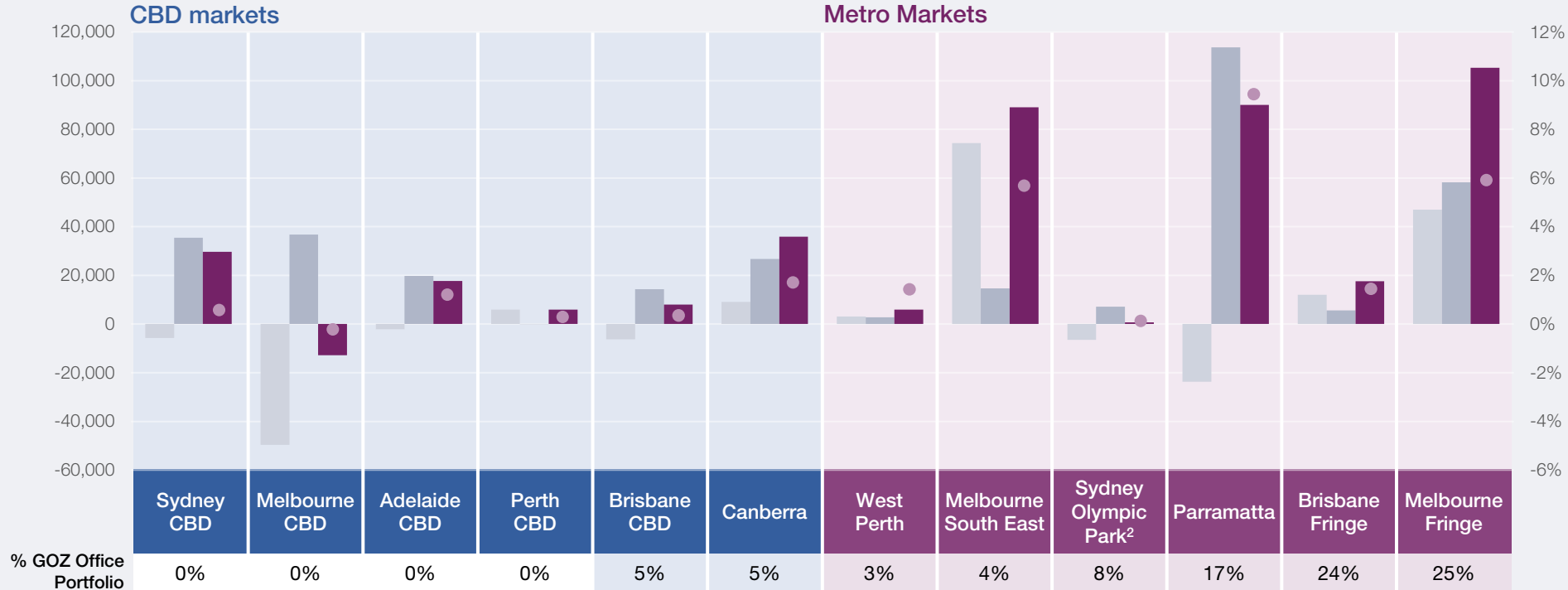
Office market update

Market signals returning confidence, positive trends in metro markets.

Increasing level of tenant demand and investor confidence

Office net absorption (sqm)¹

1H CY21 2H CY21 CY21 ● % of total market (sqm) CY21



CBD CY21 net absorption
84,306 sqm
0.5% of the market¹

Metro CY21 net absorption
339,007 sqm
3.3% of the market¹

Net absorption positive in Group markets reflecting strengthening demand and improved tenant confidence.

Vacancy stabilising in Group markets following improved leasing activity. Positive signs for future rental growth.

1. Source: JLL. 2. Sydney Olympic Park/Rhodes.



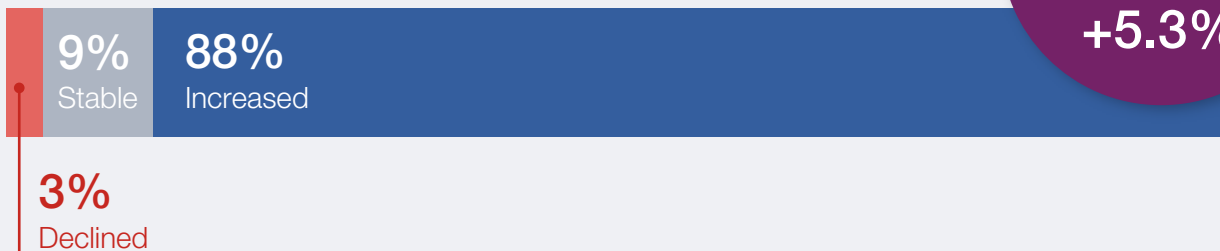
Office portfolio overview

Valuation uplift and positive leasing reflect portfolio strength.



Change in office property valuation, by value¹ 30 June 2021 to 31 December 2021

On a like-for-like basis, office portfolio increased by \$160.4m or **+5.3%**



1. Declined: valuation reduced more than 1%. Stable: valuation change between -1% and 1%. Increased: valuation increased by more than 1%.

Valuation Highlights

+9%

1 Charles St, Parramatta, NSW
 \$45.0 increase as investors continue to seek securely leased, long-WALE assets

23.0yr WALE

+10%

BUNNINGS

Building 3, 570 Swan St, Richmond, VIC
 \$18.0m increase following positive leasing outcomes with the asset now 93% occupied

8.4yr WALE

+14%

coffey

33-39 Richmond Rd, Keswick, SA
 \$10.0m increase following re-rating of Adelaide metro office market

4.9yr WALE

Office portfolio – case study

Disciplined strategy consistently creates value.

Building C, 219-247 Pacific Highway, Artarmon, NSW



BUY
\$82.7m
Fund-through development in 2012
WALE 7.3yrs



Renewed 100% of tenancy on an eight-year lease term¹, 2% of total portfolio income



Valuation uplift²

+77%

or \$63.3m since purchase

IRR³

13.5%

per annum

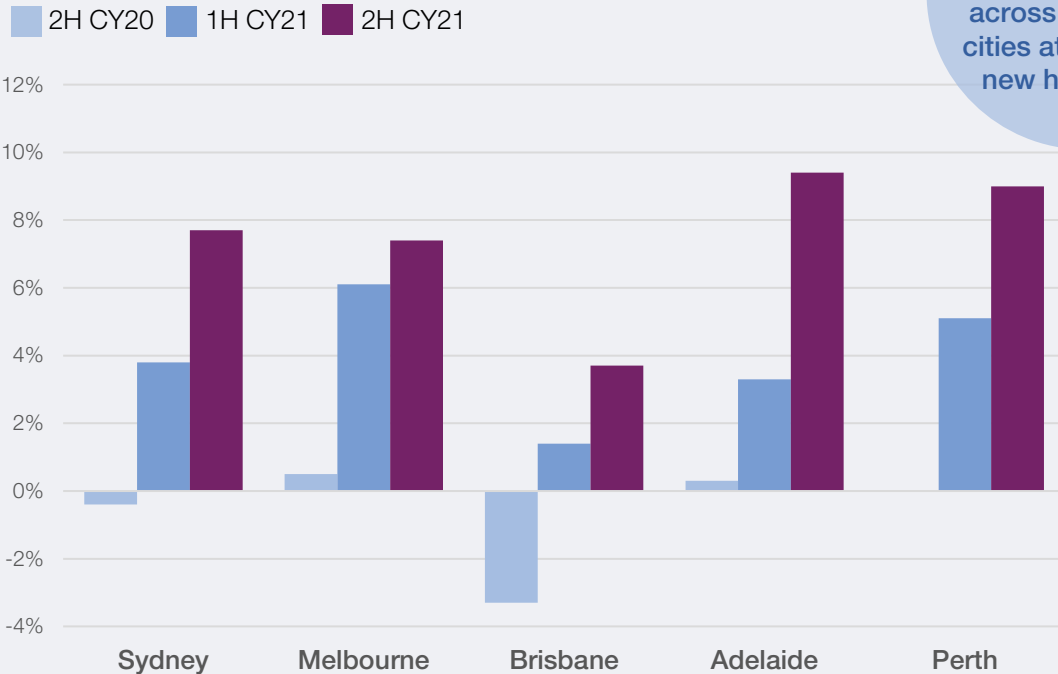
1. Lease includes future flexibility.
2. Valuation increase between December 2012 and December 2021.
3. Average annual return since acquisition (December 2012 to December 2021).

Industrial market update

Market momentum accelerated 1H22.

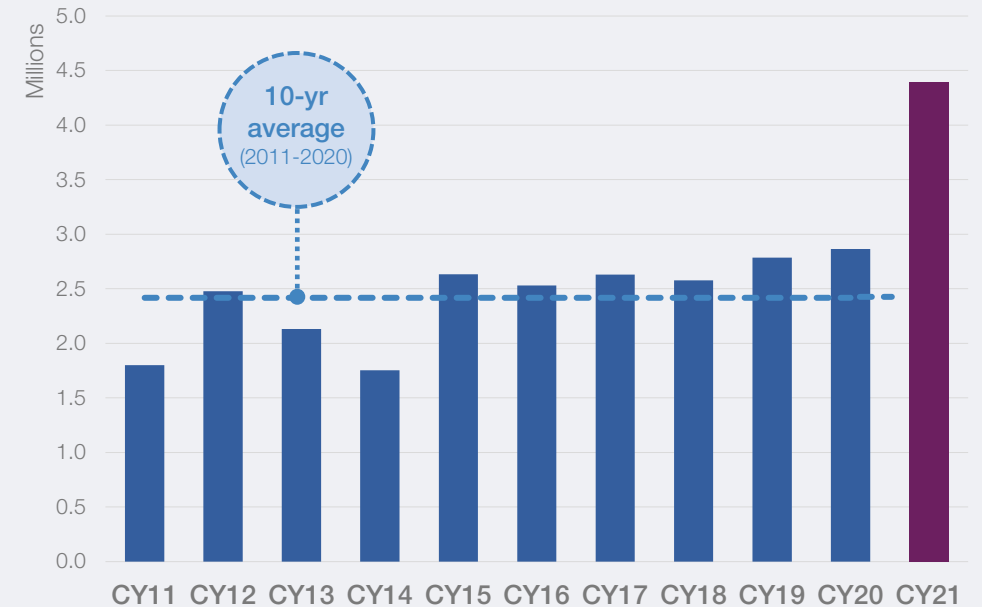
Historic low vacancy rates nationally. Competition driving rental growth.

Net effective rent growth¹



1.3%
market vacancy rate across five capital cities at Dec 2021,² new historic low

Industrial floorspace gross take-up across Australia¹ (sqm)



1. Source: JLL. 2. Source: CBRE



Industrial portfolio overview

Valuation uplift and active leasing reflect quality of portfolio.



Change in industrial property valuation, by value¹ 30 June 2021 to 31 December 2021

100%
Increased

On a like-for-like basis, industrial portfolio increased by \$139.7m or **+9.3%**

1. Increased: valuation increased by more than 1%.

Valuation Highlights

+28%

Australian Paper

2.3yr WALE

Lots 2, 3 and 4, 34-44 Raglan St, Preston, VIC
\$11.7m increase following strengthened demand and rental growth in the tightly held 'last mile' industrial precinct

+33%

Australia Post

9.6yr WALE

12-16 Butler Blvd, Adelaide Airport, SA
\$5.8m increase with recent long-term lease to Australia Post and re-rating of Adelaide industrial market on recent transactions

+54%

eagers automotive

11.1yr WALE

5 Viola Pl, Brisbane Airport, QLD
\$5.0m increase with new 11.2-year lease to Eagers Automotive

Targeted acquisition delivers on investment strategy.

3 Maker Place, Truganina, VIC



September 2019:

Acquired recently completed logistics asset with accretive yield and short WALE

December 2021:

Valuation uplift and signed HOA with a new occupier from September 2022. 90% effective rent increase since acquisition

Valuation uplift¹

+42%

or \$16.9m since purchase

IRR²

19.3%

per annum

1. Valuation increase between September 2019 and December 2021.
2. Average annual return since acquisition (September 2019 to December 2021).



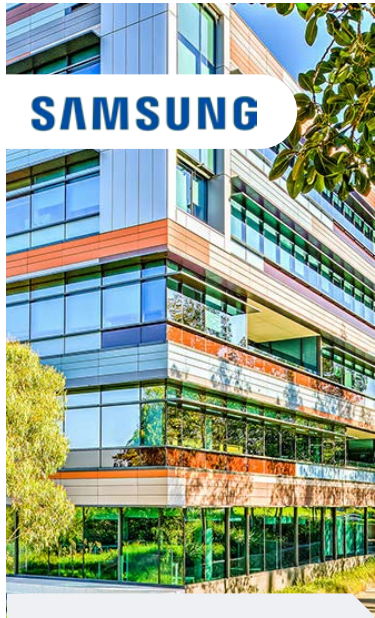
Portfolio overview

Key leasing completed in 1H22.

Tenant retention¹
93%

Total leasing completed in 1H22
~106,000sqm
or 10% of portfolio income

Average lease term
5.0yrs



SAMSUNG

Term: 5.0 years²
NLA: 13,423 sqm

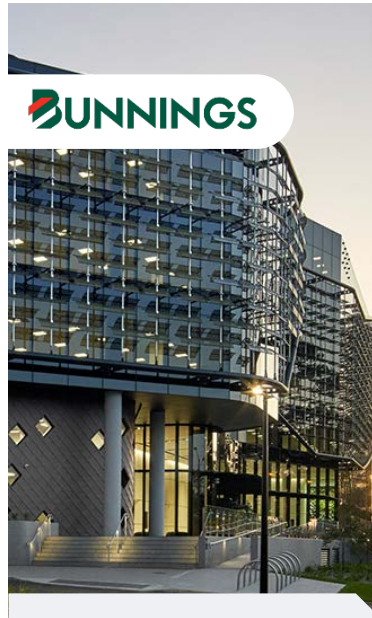
3 Murray Rose Avenue,
Sydney Olympic Park,
NSW



FOX SPORTS

Term: 8.0 years²
NLA: 8,092 sqm

Building C,
219-247 Pacific Hwy,
Artarmon, NSW



BUNNINGS

Term: 9.5 years²
NLA: 2,068 sqm

Building 3,
570 Swan Street,
Richmond, VIC



LINFOX

Term: 2.0 years
NLA: 29,476 sqm

27-49 Lenore Drive,
Erskine Park, NSW



eagers automotive

Term: 11.2 years
NLA: 14,726 sqm

5 Viola Place,
Brisbane Airport, QLD



ive

Term: 3.0 years
NLA: 8,253 sqm

81 Derby Street,
Silverwater, NSW

1. Weighted by income. Includes tenant renewals in future periods.
2. Lease includes future flexibility.



Portfolio leasing update

Long WALE maintained on leasing success.

Portfolio lease expiry

per financial year, by income, as at 31 December 2021

■ FY21 ■ 1H22

8%
of FY22-24
expiries leased
during 1H22

3% 3%

Vacant

13%

8%

FY22

Central SEQ 1.7%

9%

7%

FY23

Lion 2.3%

10%

9%

FY24

Federal Gov
2.6%

7%

7%

FY25

Woolworths 4.0%
ANZ 2.8%

17%

18%

FY26

BOQ 3.1%
Samsung 2.4%
Federal Gov 2.4%

12%

15%

FY27

29%

33%

WALE
6.3yrs
30-Jun-21:
6.2 years

FY28+

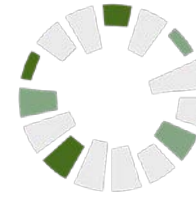
Remaining FY22 key expiry:

Woolworths, Larapinta, QLD

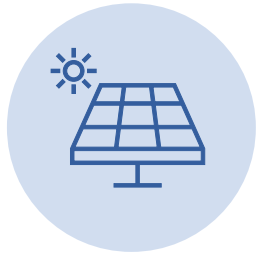
5.3% portfolio by income

- Served notice of intention to exercise 5-year option
- Independent market rent review underway, to be completed end February 2022

Continued progress on ESG and net zero by 2025 target.¹



G R E S B²
REAL ESTATE
sector leader 2021



Progress on solar projects across our portfolio



120-132 Atlantic Drive,
Keysborough, VIC

Working with tenant at 120-132 Atlantic Drive, Keysborough, VIC to install a 330 kW solar PV system on site



CB1, 22 Cordelia Street,
South Brisbane, QLD

Solar installations in progress at three office assets in Queensland



A4, 52 Merivale Street,
South Brisbane, QLD



15 Green Square Close,
Fortitude Valley, QLD



Progressing an additional six solar feasibility assessments

1. Net zero 2025 target across operationally controlled office assets and corporate activities. See glossary for further detail.
2. Overall Regional Sector Leader - Diversified – Office/Industrial.



Financial results.



141 Camberwell Road, Hawthorn East, VIC

141 CAMBERWELL ROAD 141



Financial summary

1H22 financial results.

Components of FFO		1H22	1H21	% change
NPI	\$m	121.0	117.4	3.1
Add back amortisation of incentives	\$m	15.5	12.5	24.0
NPI excluding amortisation of incentives	\$m	136.5	129.9	5.1
Net finance costs	\$m	(22.3)	(24.2)	(7.9)
Operating and trust expenses (less depreciation)	\$m	(9.1)	(7.2)	26.4
Income tax expense (excluding deferred tax expense/benefit)	\$m	(0.3)	(0.1)	
FFO¹	\$m	104.8	98.4	6.5
Weighted average securities	m	771.9	772.0	(0.0)
FFO per security	cents	13.6	12.7	7.1
Distribution per security	cents	10.4	10.0	4.0
Payout ratio ²	%	76.5	78.5	(2.0)

Increase primarily driven by Building 3, 570 Swan Street, Richmond, VIC (Botanicca 3) and 11 Murray Rose Avenue, Sydney Olympic Park, NSW, and offset by the sale of 102 Bennelong Parkway and 6 Parkview Drive in Sydney Olympic Park, NSW (the Quads)

Increase driven by incentives provided to tenants at Botanicca 3 as well as Monash University at Building B, 211 Wellington Road, Mulgrave, VIC

Lower weighted average cost of debt through 1H22. Now reduced to 2.9%, as at 31 December 2021, from 3.3% as at 30 June 2021

Primarily driven by recent increased headcount following cost containment initiatives during early phase of COVID pandemic

Management expense ratio (MER) of 0.38% now at long-term average

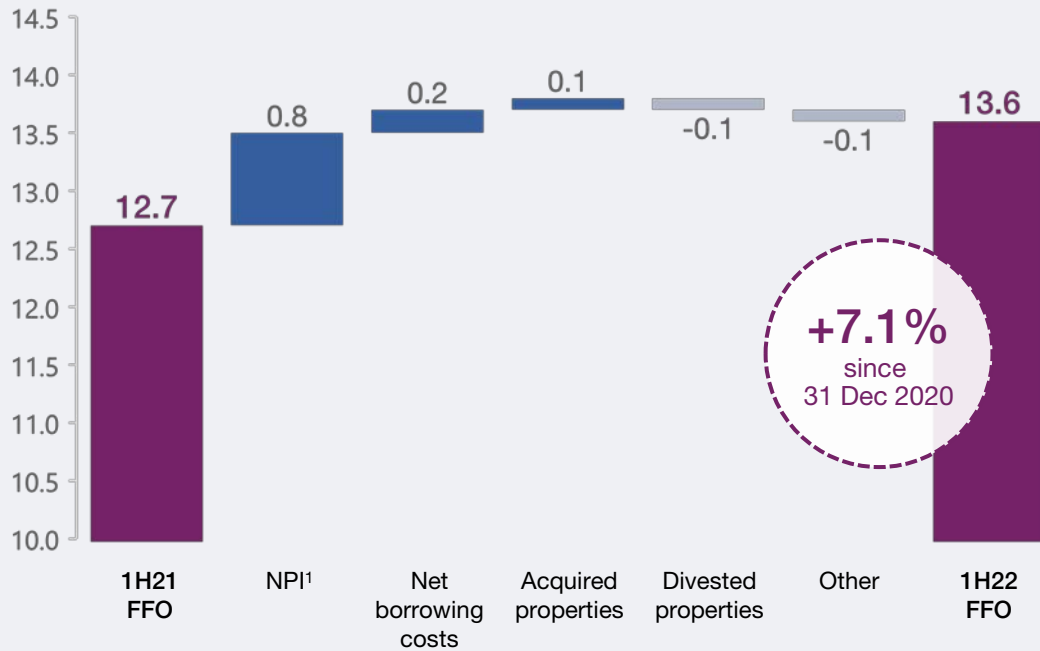
1. Reconciliation of FFO to profit after tax is provided on page 30.

2. Distributions (\$ million) divided by FFO (\$ million).

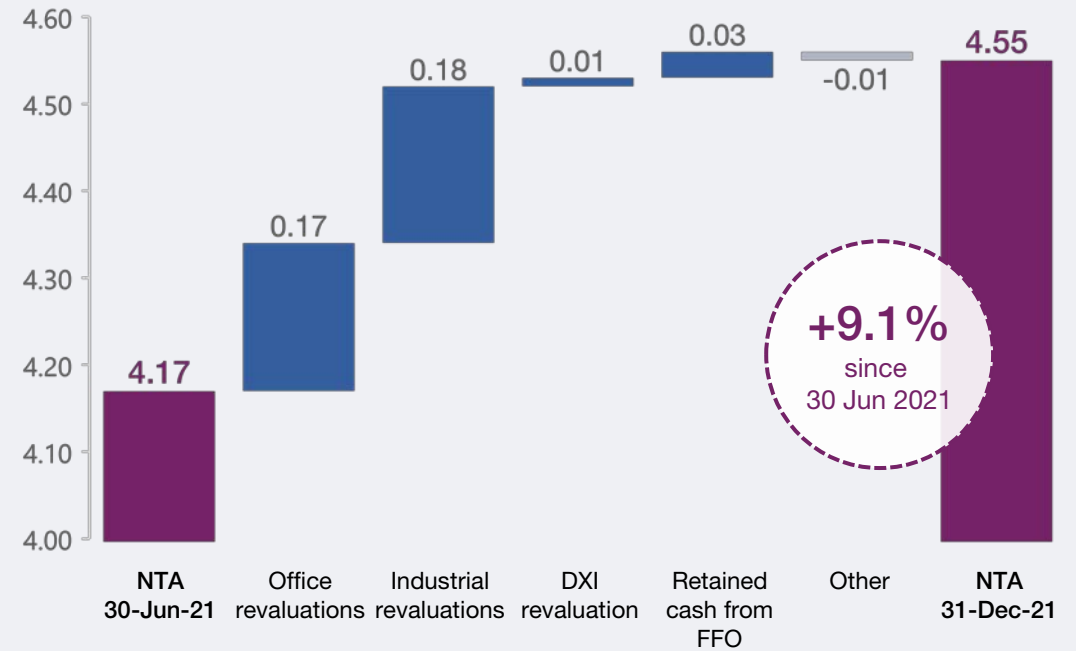
Financial summary

Strong financial performance.

FFO per security movement (cents per security)



NTA per security movement (cents per security)



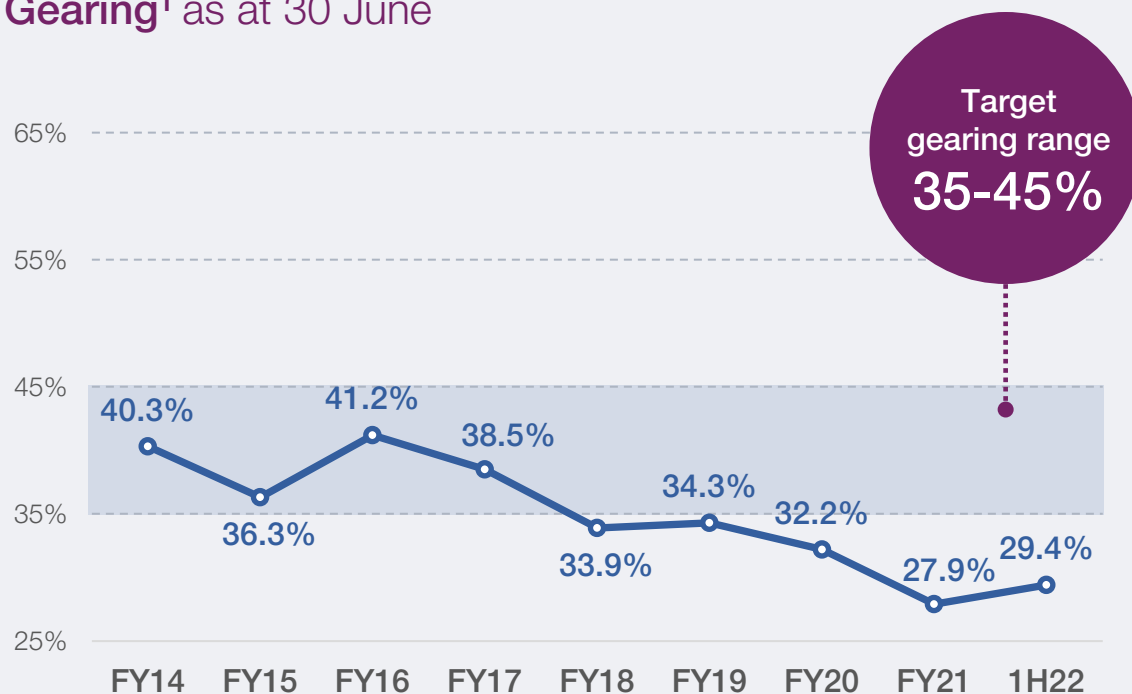
1. Excluding divestments.

Capital management

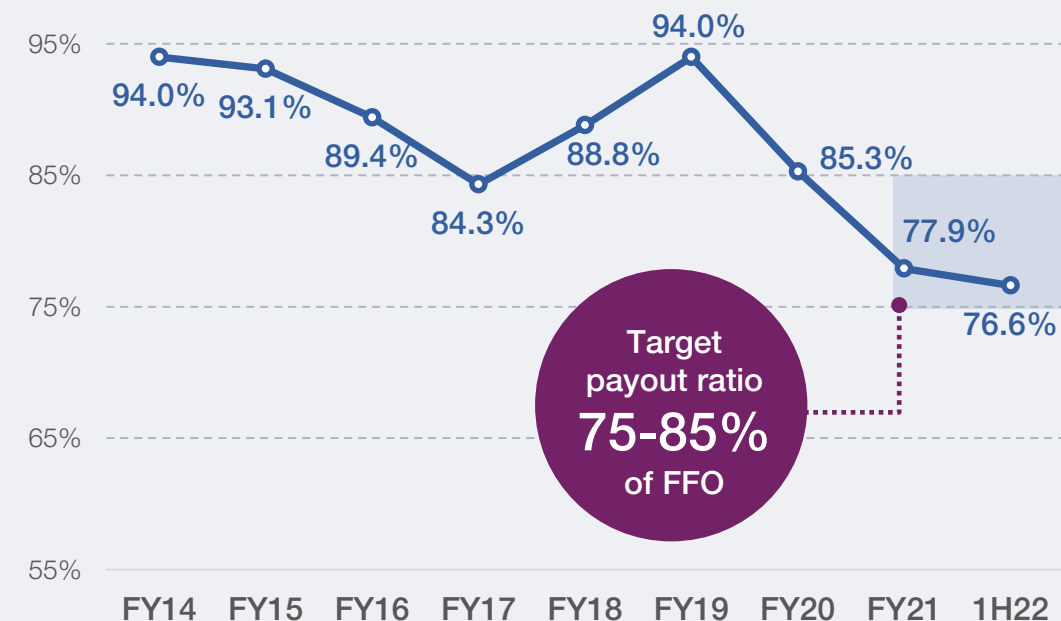
Gearing well below target range.

Able to deploy \$315 million of undrawn debt and remain below target gearing range

Gearing¹ as at 30 June



Distribution payout ratio % of FFO



1. Interest bearing liabilities less cash divided by total assets less ground leasehold assets and cash.

Strategy and outlook.



Building 3, 570 Swan Street, Richmond, VIC (Botanicca 3)



Our strategy

Our goal is to provide Securityholders with **sustainably growing income returns** and **long-term capital appreciation**.

Invest in **high-quality assets**

We seek to invest in high-quality, modern commercial real estate assets, that provide an attractive income yield and long-term capital appreciation

All our properties are located in Australia, where we have an in-depth understanding of the market.

Maximise **value**

We develop asset management and tenant retention strategies for each of our properties to maximise income and value. These include plans for leasing, refurbishment, expansion, development or divestment.

Maintain **high-occupancy**

We asset manage the properties we own and we develop long-term relationships with our tenants. We are focused on ensuring our properties meet our tenants' needs now and in the future. This helps us to maintain high occupancy levels and consistent rental income.

Our strategy

Delivering in 1H22, strong growth momentum for 2H22.

✓ Invest in high-quality assets

Long track record delivery
Over \$300 million invested in high-quality assets:

Acquired three¹ quality office assets in NSW, ACT and VIC with blended WALE 7.2 years, yield 5.0%

Invested \$60.3m in additional DXI securities, maintaining 15% holding, increasing exposure to industrial assets

✓ Maximise value

Achieved largest like-for-like valuation uplift of \$300m, or 6.6%, over 1H22

Investing ~\$30m in asset expansion, creating value and supporting lease extension

Continued reinvestment in refurbishment, including enhancing building amenities

✓ Maintain high-occupancy

Industrial portfolio 100% occupied, 97% across total portfolio
93% tenant retention²

Leasing success with ~106,000 sqm of leasing completed, 10% of portfolio income

8% of FY22-24 expiries leased during 1H22

Opportunities for growth

Property acquisition



Funds management



Securities buy-back



M&A



Key considerations when assessing strategic opportunities:

- FFO accretive
- Leverage Group expertise
- Risk/reward ratio
- Long term potential

1. Includes one asset contracted, with completion expected February 2022.

2. Weighted by income. Includes tenant renewals in future periods.

Outlook

FY22 guidance.

**Strong 1H22 performance,
positioned for continued
growth in 2H22**

- Deployed capital for FFO growth and portfolio enhancement
- Valuation uplift across portfolio
- Leasing success
- Record debt refinancing
- Delivered FFO growth and upgraded FY22 guidance

1. Distribution yield is the FY22 DPS guidance of \$0.208 per security divided by the closing ASX price as at 15 February 2022 of \$4.03.

FY22
FFO guidance
at least

27.0 cps

+5.1% on FY21

FY22
distribution
guidance

20.8 cps

+4% on FY21

Forecast
distribution
yield¹

5.2%

Thank you for joining us.

Questions.



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27-49 Lenore Drive, Erskine Park, NSW

Financial information.



Financial information

Summary financials.

		1H22	1H21	Change	% Change
NPI ¹	\$m	121.0	117.4	3.6	3.1
Like-for-like NPI	\$m	116.2	113.5	2.8	2.5
Statutory accounting profit	\$m	374.3	205.8	168.5	81.9
Statutory accounting profit per security	¢	48.5	26.7	21.8	81.6
FFO	\$m	104.8	98.4	6.4	6.5
Distributions	\$m	80.3	77.2	3.1	4.0
Payout ratio	%	76.6	78.5		(1.9)
FFO per security	¢	13.6	12.7	0.9	7.1
Distributions per security	¢	10.4	10.0	0.4	4.0
ICR	times	5.0	4.8	0.2	4.2
MER	%	0.38	0.32		0.06
		As at 31 Dec 2021	As at 30 Jun 2021	Change	% Change
NTA per stapled security	\$	4.55	4.17	0.38	9.1
Gearing	%	29.4	27.9		1.5

1. Net property income plus distributions from equity related investments.



Financial information

Reconciliation from statutory profit to FFO.

	1H22	1H21	Change	Change
	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	%
Profit after tax	374.3	205.8	168.5	81.9
Less FFO items:				
- Straight line adjustment to property revenue	(5.9)	(5.7)	(0.2)	
- Net (gain) in fair value of investment properties	(267.1)	(102.1)	(165.0)	
- Net (gain) / loss in fair value of investment in securities	(7.1)	(15.1)	8.0	
- Net (gain) / loss in fair value of derivatives	(22.6)	52.6	(75.2)	
- Net (gain) / loss on exchange rate translation of interest-bearing liabilities	12.2	(41.1)	53.3	
- Amortisation of incentives and leasing costs	15.5	12.5	3.0	
- Deferred tax expense / (benefit)	3.0	(10.5)	13.5	
- Other	2.5	2.0	0.5	
FFO	104.8	98.4	6.4	6.5

Financial information

Financial position.

	31 December 2021	30 June 2021
	<i>\$m</i>	<i>\$m</i>
Assets		
Cash and cash equivalents	39.2	33.5
Investment properties	5,055.6	4,619.6
Investment in securities	172.2	104.8
Other assets	43.6	19.9
Total assets	5,310.6	4,777.8
Liabilities		
Borrowings	1,559.6	1,327.1
Distributions payable	80.3	77.2
Lease liabilities	106.3	106.80
Other liabilities	47.9	45.3
Total liabilities	1,794.1	1,556.4
Net assets	3,516.5	3,221.4
Securities on issue	<i>m</i> 772.1	771.9
NTA per security	<i>\$</i> 4.55	4.17
Balance sheet gearing	<i>%</i> 29.4	27.9

Financial information

Additional financial information.

Reconciliation of operating cashflow to FFO

	1H22
	<i>\$m</i>
Operating cashflow	80.1
Lease incentives and leasing costs	22.5
Net (prepaid)/accrued operating activities	(5.6)
Net accrued capital expenditure	5.8
COVID deferrals (net)	0.7
Provision for income tax	0.3
Lease liability repayments classified as financing cashflows	(0.5)
Unamortised upfront costs	1.7
FFO	104.8
1H22 distributions provided for	80.3

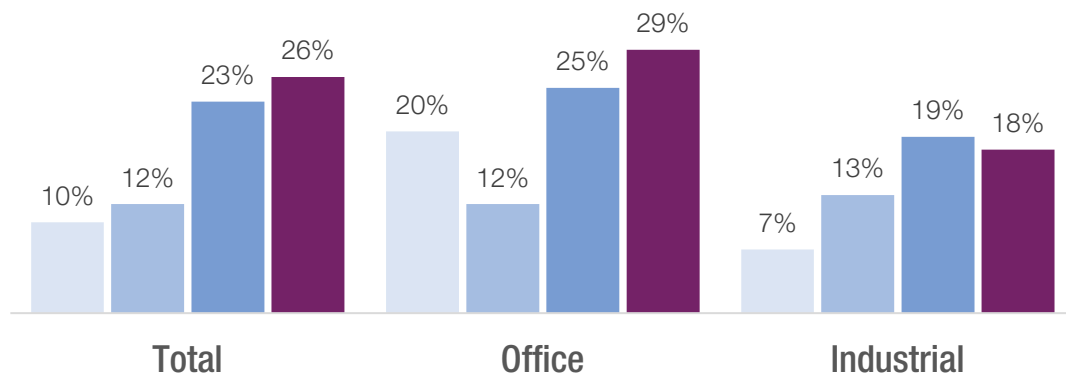
Financial information

Lease incentives.

Lease incentives includes fit out, rent free, rental abatement and cash payments. The tables on this page show the financial impact of incentives on Growthpoint's financial statements¹

Average lease incentives

● FY19 ● FY20 ● FY21 ● 1H22



1. The financial impact includes all relevant historical impacts but not necessarily all future ones. For example, a cash payment would be captured here regardless of when a lease commences but rent free for a future period would not be captured until the relevant period.
2. Includes cash incentives and fit out incentives only. Other non-cash tenant incentives provided in 1H22 were rent abatement of \$2.9 million and rent-free incentives of \$8.9 million. These two amounts form part of the unamortised lease incentives balance in the Consolidated Statement of Financial Position. Leasing costs of \$1.2 million were also paid in 1H22.
3. Includes establishment costs such as legal costs and agent fees.

Consolidated Statement of Profit and Loss

	1H22	1H21
	\$m	\$m
Property revenue (excluding incentives)	163.2	158.0
Amortisation of tenant incentives	(15.5)	(12.5)
Property revenue	147.7	145.5
Net changes in value of investment properties (excluding incentives)	260.1	93.7
Net value of tenant incentive changes during the period	7.0	8.4
Net changes in value of investment properties	267.1	102.1

Consolidated Cash Flow Statement

	1H22	1H21
	\$m	\$m
Cash generated from operating activities (excluding incentives)	89.6	93.8
Incentives paid ²	(9.5)	(11.8)
Cash generated from operating activities	80.1	82.0

Consolidated Statement of Financial Position

	1H22	1H21
	\$m	\$m
Unamortised lease incentives, recognised within investment property as a reconciling item	86.0	63.2
Unamortised leasing costs recognised within investment property as a reconciling item ³	5.2	4.4

Financial information

Operating and capital expenses.

Operating expenses

		CY21	CY20
Total operating expenses	\$m	17.6	13.7
Average gross assets value	\$m	4,669.7	4,219.2
Operating expenses to average gross assets	%	0.38	0.32

Average
0.38%
FY16 – FY21

Capital expenditure

		CY21	CY20
Portfolio maintenance capex	\$m	14.1	25.8
Average property asset value	\$m	4,593.6	4,313.5
Capital expenditure to average property portfolio value	%	0.31	0.60

Expected to
average
0.3%-0.5%
over medium-term
based on current
portfolio

CY21 capex primarily driven by landlord works at 12-16 Butler Boulevard, Adelaide Airport, SA as part of Australia Post lease.

Financial information

Capital management.

Maturity date	Time to maturity	Fixed rate	Principal Amount
Interest rate swaps			
Dec-2023	2.0yrs	0.22%	\$20m
Dec-2023	2.0yrs	0.21%	\$15m
Feb-2024	2.1yrs	0.22%	\$25m
Sep-2024	2.7yrs	0.50%	\$75m
Sep-2024	2.7yrs	0.44%	\$25m
Jun-2025	3.5yrs	0.60%	\$100m
Jun-2025	3.5yrs	1.29%	\$100m
Dec-2025	4.0yrs	1.48%	\$35m
Weighted average interest rate swaps	3.1yrs	0.77%	\$395m
Fixed rate debt facilities			
Mar-2025	3.2yrs	4.67%	\$200m
Dec-2026	5.0yrs	3.27%	\$100m
Jun-2027	5.5yrs	5.28%	\$130m
Jun-2029	7.5yrs	5.45%	\$52m
Jun-2029	7.5yrs	5.35%	\$26m
Weighted average fixed rate debt facilities	4.8yrs	4.66%	\$508m
Weighted average fixed debt	4.1yrs	2.96%	\$903m
Debt fixed at 31 December 2021	58%		



Financial information

Key debt metrics and changes during 1H22.

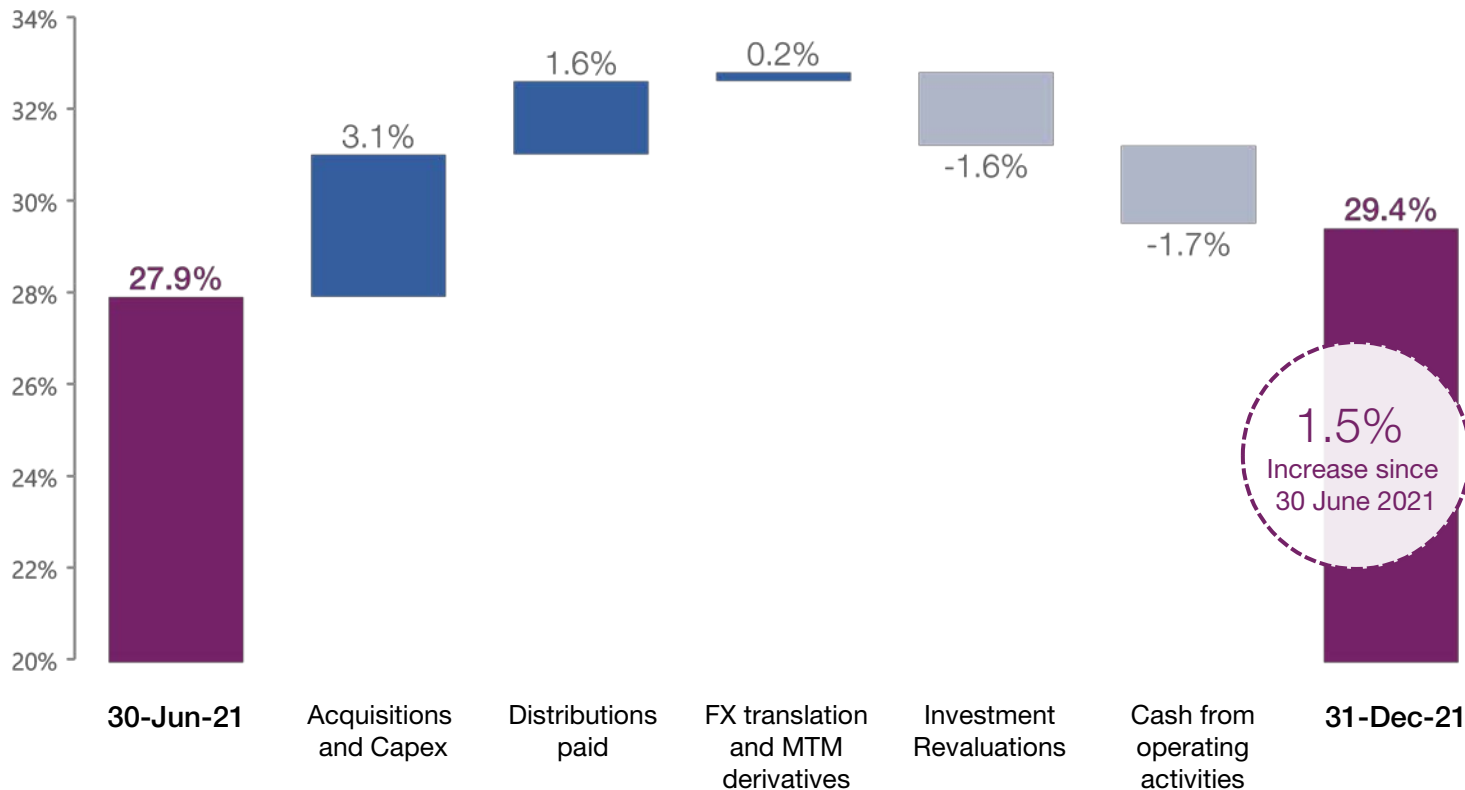
		31 December 2021	30 June 2021	Change
Gross assets	\$m	5,310.6	4,777.8	532.8
Interest bearing liabilities	\$m	1,559.6	1,327.1	232.5
Total debt facilities	\$m	1,882.2	1,720.0	162.2
Undrawn debt	\$m	315.5	387.5	(72.0)
Gearing	%	29.4	27.9	1.5
Weighted average cost of debt (based on drawn debt)	%	2.9	3.3	(0.4)
Weighted average debt maturity	years	4.6	4.1	0.5
Annual ICR / covenant ICR	times	5.0 / 1.6	4.8 / 1.6	
Actual LVR / covenant LVR	%	32.3 / 60	29.6 / 60	
Weighted average fixed debt maturity	years	4.1	4.3	(0.2)
% of debt fixed	%	58.0	65.0	(7.0)
Debt providers	no.	21	20	1

Financial information

Capital management.

Gearing movement

for the six months ended 31 December 2021



Stress testing covenants

LVR <60%
GOZ: 32.3%
To breach this covenant, GOZ cap rate would need to rise by 429 bps¹

ICR >1.6x
GOZ: 5.0x
To breach this covenant, NPI would need to fall by 68%¹

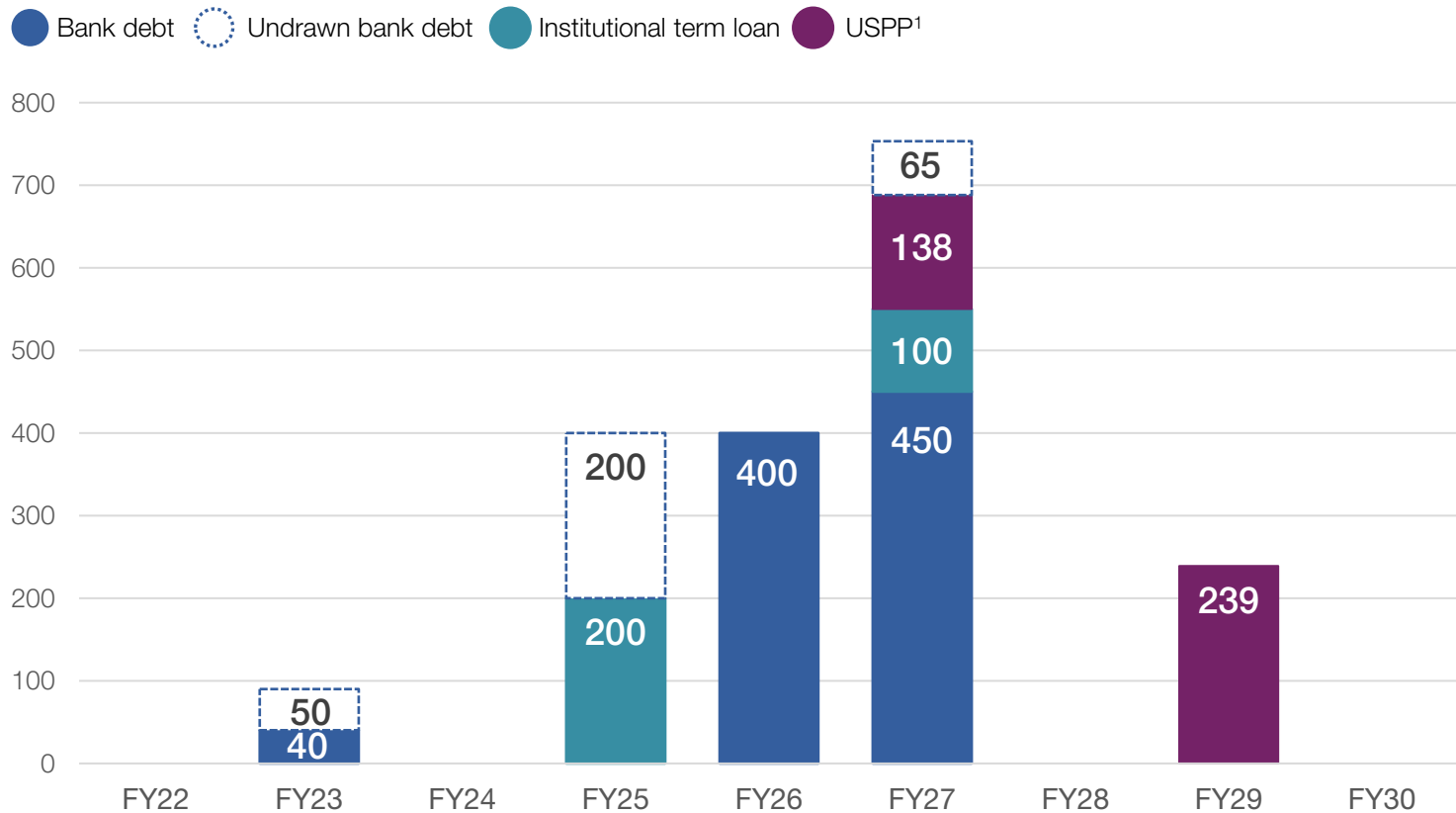
Secured property percentage >85%
GOZ: 95%
Percentage must remain above 85%

1. As at 31 December 2021. For illustrative purposes only. Assumes no change to other inputs that could impact the calculation of this metric.

Financial information

Group debt maturity profile.

As at 31 December 2021 (\$ million)



1. US Private Placement.

Refinancing 1H22:

- \$715 million of existing debt facilities refinanced, reducing average cost of debt by 23 bps and extending the weighted average debt maturity (WADM) by 2.6 years for these facilities
- Entered into two new facilities of \$75 million each to fund property acquisitions
- Overall weighted average cost of debt (WACD) reduced from 3.3% at June 2021 to 2.9% at December 2021
- Overall WADM increased from 4.1 years at June 2021 to 4.6 years at December 2021

100 Skyring Terrace, Newstead, QLD

Property
portfolio.



Property portfolio

Geographic diversity – by property value.

As at 31 December 2021

- Office metropolitan properties (23 assets)
- Office CBD properties (3 assets)
- Industrial properties (31 assets)

8%

Western Australia
\$381.7 million

Office	\$100.0m
Industrial	\$281.7m

8%

South Australia
\$382.7 million

Office	\$79.0m
Industrial	\$303.7m

29%

Victoria
\$1,432.6 million

Office	\$957.3m
Industrial	\$475.3m

\$5.0b
Property portfolio value

84% of properties located on Eastern seaboard

24%

Queensland
\$1,215.8 million

Office	\$938.0m
Industrial	\$277.8m

26%

New South Wales
\$1,289.1 million

Office	\$992.6m
Industrial	\$296.5m

5%

Australian Capital Territory
\$257.0 million

Office	\$257.0m
--------	----------

May not sum due to rounding.



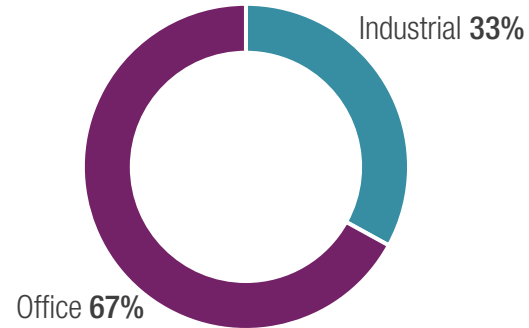
Property portfolio

Portfolio summary.

As at 31 December 2021

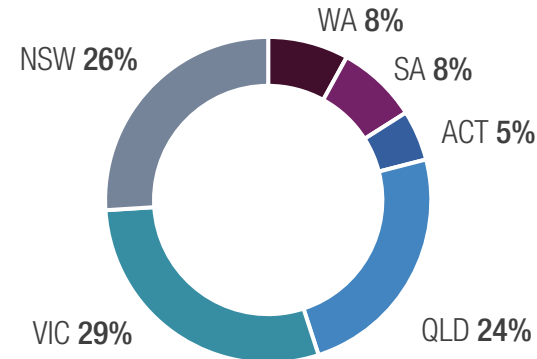
Sector diversity

by value



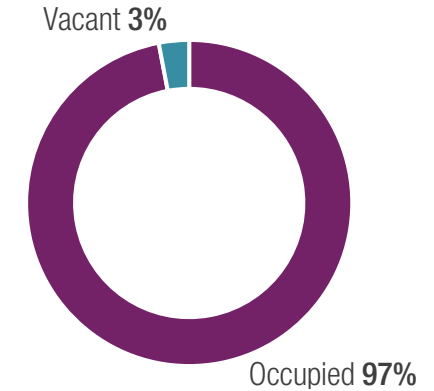
Geographic diversity

by value



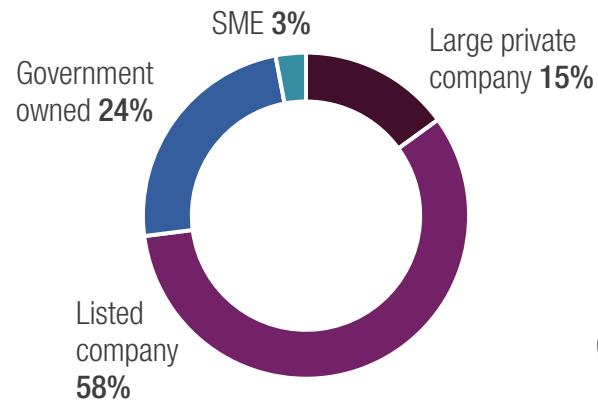
Occupancy

by income



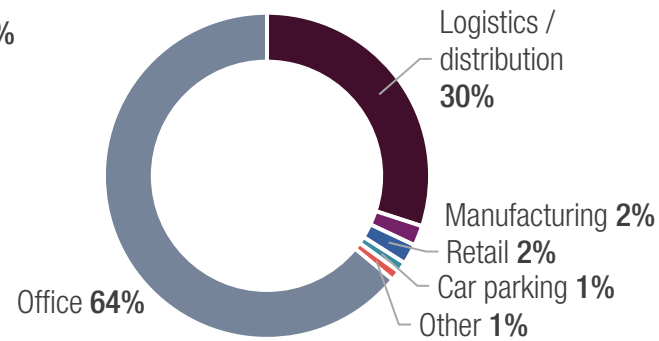
Tenant type

by income



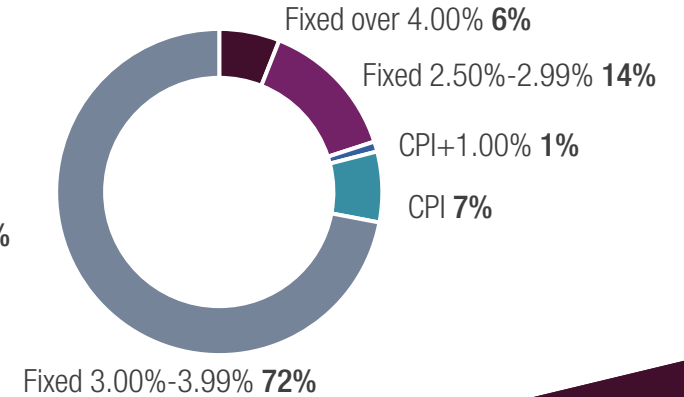
Tenant use

by income



Annual rent review type

by income



Property portfolio

Portfolio metrics.

Key metrics

	31 December 2021	30 June 2021
Number of assets	57	55
Property portfolio value	\$5.0 billion	\$4.5 billion
Number of tenants	158	145
Portfolio occupancy	97%	97%
Tenant retention ¹	93%	77%
WALE	6.3 years	6.2 years
Weighted average property age ²	12.7 years	12.4 years
Weighted average cap rate	5.0%	5.2%
WARR	3.4%³	3.4% ⁴

1. Weighted by income. Includes tenant renewals in future periods.

2. Calculated from year completed or last major refurbishment.

3. Assumes CPI change of 3.5% per annum as per ABS release for CY21.

4. Assumes CPI change of 3.8% per annum as per ABS release for FY21.

Like-for-like NPI growth (1H21 to 1H22)

	Office	Industrial	Distributions from equity investments	Total
NPI growth	3.1%	1.3%	0.58%	2.5%

Property portfolio

Top ten tenants – by income.



Total portfolio

as at 31 December 2021

	% portfolio income	WALE (yrs)
Woolworths	13	4.9
NSW Police Force	8	23.0
Commonwealth of Australia	7	4.5
Country Road Group	4	10.5
Linfox	3	4.0
Bank of Queensland	3	5.1
Bunnings Warehouse	3	9.3
ANZ Banking Group	3	4.2
Samsung Electronics	2	5.2
Lion	2	2.3
Total / weighted average	48	8.3
Balance of portfolio ¹	52	4.4
Total portfolio	100	6.3

1. Includes vacancies.



Office tenants

as of 31 December 2021

	% portfolio income	WALE (yrs)
NSW Police Force	12	23.0
Commonwealth of Australia	10	4.5
Country Road Group	5	10.5
Bank of Queensland	5	5.1
Bunnings Warehouse	4	9.3
ANZ Banking Group	4	4.2
Samsung Electronics	4	5.2
Lion	3	2.3
Fox Sports	3	9.0
Collection House	3	4.4
Total / weighted average	53	9.7
Balance of portfolio ¹	47	4.1
Total portfolio	100	7.1



Industrial tenants

as at 31 December 2021

	% portfolio income	WALE (yrs)
Woolworths	40	4.9
Linfox	10	4.0
Australia Post	6	9.5
Laminex Group	4	3.5
HB Commerce	3	0.7
Brown & Watson International	3	3.6
The Workwear Group	2	5.5
Eagers Automotive	2	11.1
Autocare Services	2	8.8
Symbion	2	7.4
Total / weighted average	74	5.3
Balance of portfolio ¹	26	2.8
Total portfolio	100	4.6

Property portfolio

Leasing – office leases executed in 1H22.

1H22 leases
completed – %
office portfolio
income
9%

Ave.
lease term
5.8 yrs

Location			Tenant	Start date	Term (yrs)	NLA (sqm)	Car parks (no.)
15 Green Square Close	Fortitude Valley	QLD	Stella Rossa Leasing	Jul-20	7	88	–
Building B, 211 Wellington Road	Mulgrave	VIC	M & F Pitts	May-21	1	101	2
333 Ann Street	Brisbane	QLD	Revelian	Jul-21	5.3	506	–
Building C, 211 Wellington Road	Mulgrave	VIC	Concentrix	Jul-21	0.5	2,093	150
CB1, 22 Cordelia Street	South Brisbane	QLD	ACOR Consultants	Sep-21	5.4	700	5
CB2, 42 Merivale Street	South Brisbane	QLD	Rouge Hair Salon	Sep-21	5	80	1
Building 3, 570 Swan Street	Richmond	VIC	Siemens Gamesa	Sep-21	5	625	14
75 Dorcas Street	South Melbourne	VIC	First Parking	Sep-21	5	0	216
CB1, 22 Cordelia Street	South Brisbane	QLD	Blackmagic Design	Oct-21	5	365	4
33-39 Richmond Road	Keswick	SA	Smart Group	Oct-21	0.5	866	9
333 Ann Street	Brisbane	QLD	Kusch Group	Oct-21	3	111	–
333 Ann Street	South Brisbane	QLD	Titan Recruitment	Oct-21	3	310	–
Building 3, 570 Swan Street	Richmond	VIC	Bunnings Warehouse	Nov-21	9.5	2,068	37
Building 3, 570 Swan Street	Richmond	VIC	Common Café Bar	Dec-21	10	47	1
100 Skyring Terrace	Newstead	QLD	Konica Minolta	Jan-22	5.1	742	16
CB1, 22 Cordelia Street	South Brisbane	QLD	Metcash Food & Grocery	Jan-22	5	558	–
A1, 32 Cordelia Street	South Brisbane	QLD	Kokoro Bento	Feb-22	5	87	–
Building C, 211 Wellington Road	Mulgrave	VIC	PerkinElmer	Feb-22	6.3	377	15
3 Murray Rose Avenue	Sydney Olympic Park	NSW	Samsung Electronics	Mar-22	5	13,423	220
Building C, 211 Wellington Road	Mulgrave	VIC	Corning Optical Communications	Jul-22	5	652	30
100 Skyring Terrace	Newstead	QLD	NDC Property Co	Nov-22	3	233	1
Building C, 219-247 Pacific Highway	Artarmon	NSW	Fox Sports	Dec-22	8	8,092	114
Weighted average / total					5.8	32,124	835

Property portfolio

Leasing – industrial leases executed in 1H22.



Location	Tenant			Start date	Term (yrs)	NLA (sqm)
5 Viola Place	Brisbane Airport	QLD	Eagers Automotive	Dec-21	11.2	14,726
1-3 Pope Court	Beverley	SA	Aluminium Specialties Group	May-22	3.0	5,576
81 Derby Street	Silverwater	NSW	IVE Group Australia	Sep-22	3.0	8,253
27-49 Lenore Drive	Erskine Park	NSW	Linfox	Aug-23	2.0	29,476
120-132 Atlantic Drive	Keysborough	VIC	Symbion	Dec-28	0.4	15,773
Weighted average / total					3.6	73,804



120 Link Road, Melbourne Airport, VIC

Key market
metrics.



Key market metrics

Office markets.

R – Average face rent per sqm per annum
 I – Average incentives
 Y – Average core market yield

2% of Growthpoint Portfolio

Perth – West Perth

Vacancy 22.2%

	Prime	Secondary
R	\$361 net	\$263 net
I	37%	36%
Y	6.75-7.75%	7.00-9.25%

0% of Growthpoint Portfolio

Perth - CBD

Vacancy 19.1%

	Prime	Secondary
R	\$625 net	\$379 net
I	49%	51%
Y	5.00-7.50%	6.50-9.50%

0% of Growthpoint Portfolio

Adelaide - CBD

Vacancy 15.6%

	Prime	Secondary
R	\$540 gross	\$370 gross
I	39%	40%
Y	4.75-6.75%	6.00-8.50%

0% of Growthpoint Portfolio

Melbourne - CBD

Vacancy 15.0%

	Prime	Secondary
R	\$630 net	\$464 net
I	38%	34%
Y	4.38-5.13%	4.25-5.50%

16% of Growthpoint Portfolio

Melbourne - Fringe

Vacancy 15.5%

	Prime	Secondary
R	\$496 net	\$394 net
I	32%	32%
Y	4.63-5.25%	5.00-5.75%

3% of Growthpoint Portfolio

Melbourne – SES

Vacancy 11.1%

	Prime	Secondary
R	\$398 net	\$315 net
I	27%	27%
Y	4.63-5.75%	5.00-6.50%

3% of Growthpoint Portfolio

Canberra

Vacancy 5.7%

	Prime	Secondary
R	\$483 gross	\$403 gross
I	23%	25%
Y	4.75-6.25%	5.50-9.25%

0% of Growthpoint Portfolio

Sydney - CBD

Vacancy 12.5%

	Prime	Secondary
R	\$1,232 net	\$886 net
I	34%	34%
Y	4.25-4.88%	4.63-5.00%

6% of Growthpoint Portfolio

Sydney Olympic Park

Vacancy 20.0%

	Prime	Secondary
R	\$434 net	
I	30%	
Y	5.00-6.00%	

11% of Growthpoint Portfolio

Sydney - Parramatta

Vacancy 12.1%

	Prime	Secondary
R	\$597 net	\$453 net
I	35%	29%
Y	4.75-5.75%	5.38-5.88%

3% of Growthpoint Portfolio

Brisbane - CBD

Vacancy 15.5%

	Prime	Secondary
R	\$771 gross	\$608 gross
I	43%	45%
Y	5.00-6.25%	5.75-7.00%

16% of Growthpoint Portfolio

Brisbane - Fringe

Vacancy 17.9%

	Prime	Secondary
R	\$599 gross	\$474 gross
I	44%	43%
Y	5.75-7.25%	6.00-7.75%

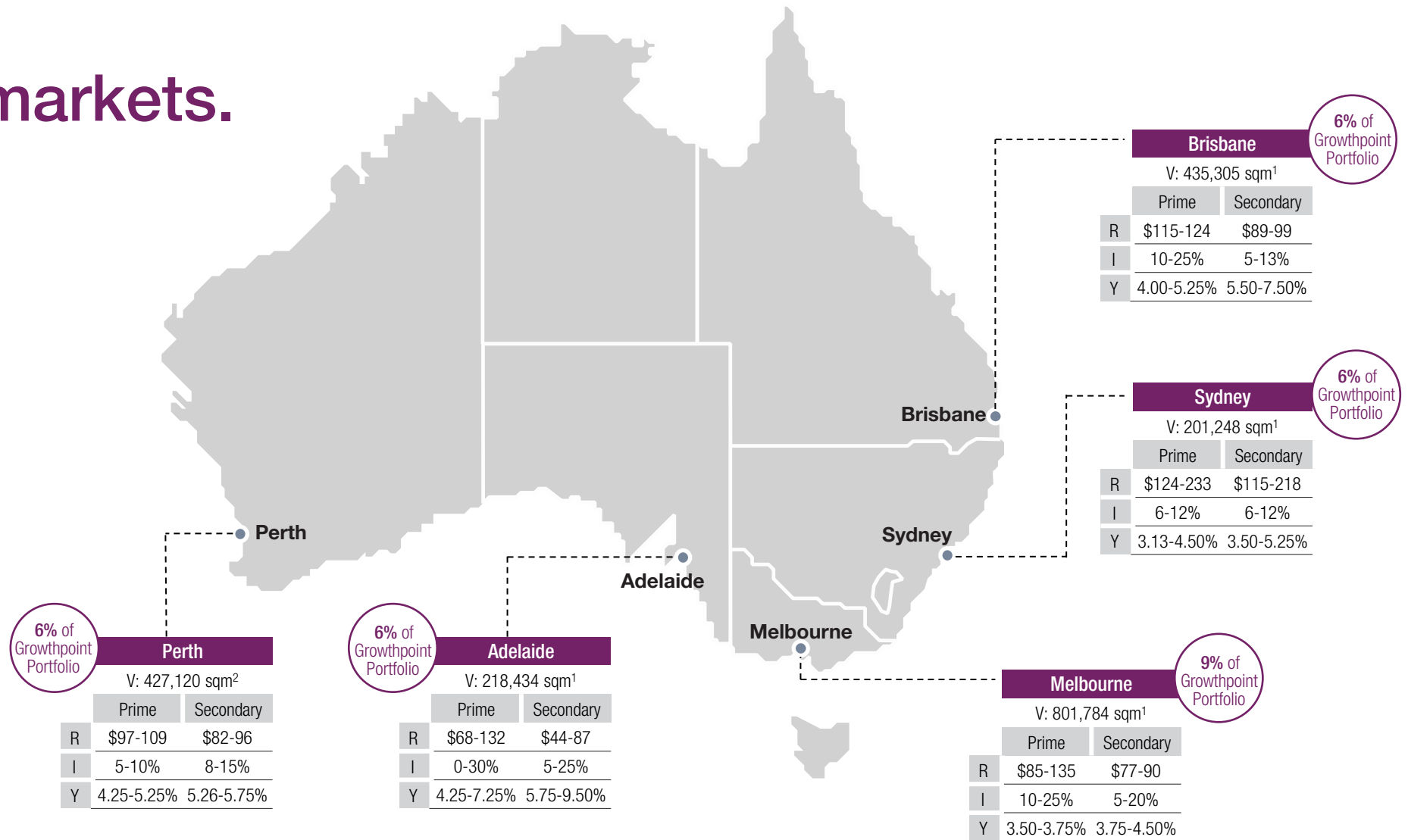
Sources: JLL, Growthpoint research



Key market metrics

Industrial markets.

R – Average face rent per sqm per annum
 I – Average incentives
 Y – Average core market yield
 V – Vacancy



Sources: JLL, Knight Frank, Colliers, Growthpoint research

1. Total market vacancy, only spaces over 5,000sqm captured.
2. Total market vacancy, only spaces over 2,000sqm captured.



15 Green Square Close, Fortitude Valley, QLD

Additional
information.



Additional information

Glossary.

Term	Definition
ABS	Australian Bureau of Statistics
ACT	Australian Capital Territory, Australia
A-REIT	Australian Real Estate Investment Trust
ASX	Australian Securities Exchange
b	Billion
bps	Basis points
capex	Capital expenditure
cap rate or capitalisation rate	The market income produced by an asset divided by its value or cost
CBD	Central business district
CBRE	An international professional services and investment management firm
CPI	Consumer price index
cps	Cents per security
CY	Calendar year
DPS	Distribution per security
DXI	Dexus Industria REIT
FFO	Funds from operations
FY	Financial year
gearing	Interest bearing liabilities less cash divided by total assets less finance lease assets less cash
GOZ	Growthpoint or Growthpoint's ASX trading code or ticker
GRESB	Global Real Estate Sustainability Benchmark
Growthpoint or the Group	Growthpoint Properties Australia comprising the Company, the Trust and their controlled entities
ICR	Interest coverage ratio
JLL	The Australian arm of Jones Lang LaSalle, an international professional services and investment management firm
LVR	Loan to value ratio
m	Million
MER	Management expense ratio

Term	Definition
NABERS	National Australian Built Environment Rating System
net zero 2025	Growthpoint's goal is to reach net zero emissions by 1 July 2025 as our contribution to the global commitment to a low carbon future. The boundary of the target includes all scope 1 and 2 emissions from our operationally controlled office assets, and scope 1, 2 and some scope 3 emissions from our corporate activities.
NLA	Net lettable area
NPI	Net property income plus distributions from equity related investments
NSW	New South Wales, Australia
NTA	Net tangible assets
Payout ratio	Distributions (\$million) divided by FFO (\$million)
PV	Photovoltaic
Q	Quarter
QLD	Queensland, Australia
ROE or return on equity	Calculated as the percentage change in NTA plus the distributions for a given period divided by the opening NTA
SA	South Australia, Australia
sqm	Square metres
Total securityholder return	Change in security price plus distributions paid or payable for the relevant period
USPP	United States Private Placement
VIC	Victoria, Australia
WA	Western Australia, Australia
WALE	Weighted average lease expiry
WARR	Weighted average rent review
Woolworths	Woolworths Group Limited
yr	Year



Additional information

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The statements in this presentation are made as at 17 February 2022. All reference to dollars (\$) are to Australian dollars.

This presentation was authorised by Growthpoint's Board of Directors.

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GROWTHPOINT
PROPERTIES



2022 calendar.

- **28 April** – 3Q22 update
- **16 August** – FY22 results
- **17 November** – Annual General Meeting

Dates are indicative and subject to change.