



ASX announcement.

Growthpoint Properties Australia (ASX: GOZ)

26 February 2024

Growthpoint Properties Australia fund payment notice (foreign residents)

Growthpoint Properties Australia (Growthpoint) provides the following information for foreign securityholders, regarding its distribution for the half year ending 31 December 2023 (1H24).

This information is only applicable to foreign securityholders and other entities that are obliged to deduct withholding tax on payments made to foreign residents. Australian resident securityholders should refer to their annual tax statement for details of the full year tax components of distributions paid, which will be sent on or around 31 August 2024.

A distribution of 9.65 cents per stapled security for 1H24 will be paid to eligible securityholders on 29 February 2024.

For the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a 'fund payment' amount of 5.87 cents per stapled security.

Details of the tax components for Growthpoint's distribution for 1H24 are as follows:

Growthpoint's Australian income	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Tax deferred component	3.7310	-	-
Interest component	0.0471	-	0.0471
Capital gains discount (CGT concession)	0.5429	0.5429	-
Net capital gain	0.5429	0.5429	-
Rental income	4.7861	4.7861	-
Total distribution	9.6500	5.8719	0.0471

All amounts are shown as cents per stapled security.

This announcement was authorised for release by Jacqueline Jovanovski, Company Secretary.

For further information, please contact:

Luke Maffei

Investor Relations and Communications Manager
Telephone: +61 3 8681 2933

Growthpoint Properties Australia

Level 18, 101 Collins Street, Melbourne, VIC 3000
growthpoint.com.au



About Growthpoint

Growthpoint provides space for you and your business to thrive. Since 2009, we've been investing in high-quality industrial and office properties across Australia.

Today, we have \$6.3 billion total assets under management. We directly own and manage 57 high quality, modern office and industrial properties, valued at \$4.6 billion. We manage a further \$1.7 billion through our funds management business, which manages funds that invest in office, retail and mixed-use properties across value-add and opportunistic strategies.

We also retain at c.15.5% securityholding in Dexus Industria REIT (ASX:DXI) valued at c.\$141 million¹.

We actively manage our portfolio and invest in our existing properties, ensuring they meet our tenants' needs now and into the future. We are also focused on growing our property portfolio.

We are committed to operating in a sustainable way and reducing our impact on the environment. We are targeting net zero by 2025 across our 100% on balance sheet operationally controlled office assets and corporate activities.

Growthpoint Properties Australia (ASX: GOZ) is an internally managed real estate investment trust (REIT), listed on the ASX, and is part of the S&P/ASX300. Moody's has issued us with an investment-grade rating of Baa2 for domestic senior secured debt.

¹ Based on closing security price of \$2.87 on 21 February 2024