



26 February 2018

## ASX ANNOUNCEMENT

### GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

**Fund payment amount applicable to the distribution for half year ended 31 December 2017 (Section 12-415 Tax Administration Act notice).**

**This information is only applicable to foreign securityholders and other entities that are obliged to withhold on payments made to foreign residents. Australian based investors should rely on tax statements which are due to be mailed on 31 August 2018.**

The tax components for Growthpoint Properties Australia's distribution for the half year ended 31 December 2017 follow. A distribution of 11.0 cents per stapled security will be paid to eligible securityholders on 28 February 2018.

For the purposes of section 12-415 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a "fund payment" amount of 11.91 cents per GOZ stapled security in respect of the six months ended 31 December 2017.

<b>Growthpoint Australian income</b>	<b>Total cash distribution</b>	<b>Component subject to fund payment withholding</b>	<b>Component subject to other non-resident withholding</b>
Tax deferred component	0.0000	0.0000	0.0000
Interest component	0.0145	0.0000	0.0145
Capital gains discount (CGT concession) #	2.0404	2.9640	0.0000
Net capital gain	2.9640	2.9640	0.0000
Rental income	5.9811	5.9811	0.0000
<b>Total distribution</b>	<b>11.0000</b>	<b>11.9091</b>	<b>0.0145</b>

\* all amounts are shown as cents per stapled security

#### Growthpoint's Key Metrics at 31 December 2017

Total property portfolio value	<b>\$3.3 billion</b>
Distribution guidance FY18	<b>22.2 cents</b>
Number of properties	<b>56</b>
Office / industrial	<b>66% / 34%</b>
Average property age	<b>10.1 years</b>
Occupancy	<b>98%</b>
Weighted average lease expiry	<b>5.6 years</b>
Weighted average rent review (assumes CPI of 1.9%)	<b>3.3%</b>
Weighted average capitalisation rate	<b>6.4%</b>
NTA per stapled security	<b>\$3.08</b>
Gearing	<b>35.8%</b>
Percentage debt fixed	<b>79%</b>
Weighted average debt maturity	<b>4.5 years</b>
Average NABERS rating (energy)	<b>4.5 stars</b>

# As Growthpoint Properties Australia Trust is an Attribution Managed Investment Trust unitholders discount capital gains are required to be grossed up in order to calculate the Fund Payment amount for non-resident withholding tax purposes. As a result of the significant capital gains realised on the sale of two properties, the Fund Payment amount for the half year ended 31 December 2017 is greater than the cash distribution to unitholders.

#### 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. Growthpoint owns interests in a diversified portfolio of 56



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.