



24 August 2017

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Fund payment amount applicable to the distribution for half year ended 30 June 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 2017.

The tax components for Growthpoint Properties Australia's distribution for the half year ended 30 June 2017 follow. A distribution of 10.9 cents per stapled security will be paid to eligible securityholders on 31 August 2017.

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 6.6219 cents per GOZ stapled security in respect of the six months ended 30 June 2017.

Growthpoint Australian income	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Tax deferred component	4.2390	0.0000	0.0000
Interest component	0.0391	0.0000	0.0391
Capital gains discount (CGT concession)	0.0504	0.0504	0.0000
Net capital gain	0.0504	0.0504	0.0000
Rental income	6.5211	6.5211	0.0000
Total distribution	10.9000	6.6219	0.0391

* all amounts are shown as cents per stapled security

Further information:

Investors/analysts and Media

Daniel Colman, Investor Relations Manager
Telephone: +61 401 617 167

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 58¹ office and industrial properties throughout Australia valued at approximately \$3.3¹ billion and has an investment mandate to invest in office, industrial and retail property sectors.

¹ Portfolio key metrics include asset sales announced in the year ending 30 June 2017 but not yet settled (1231-1241 Sangdate Rd, Nundah, QLD, sold for \$106.25m and 10 Gassman Drive, Yatala, QLD, sold for \$4.8m). Recently announced stake in Industria REIT and acquisition of Perth Airport industrial assets have been excluded as they occurred after 30 June 2017.

Growthpoint's Key Metrics at 30 June 2017¹

Total property portfolio value	\$3.3 billion
Distribution guidance FY18	22.0 cents
Number of properties	58
Office / industrial	66% / 34%
Average property age	9.6 years
Occupancy	99%
Weighted average lease expiry	6.1 years
Weighted average rent review (assumes CPI of 1.9%)	3.3%
Weighted average capitalisation rate	6.5%
NTA per stapled security	\$2.88
Balance sheet gearing	39.0%
Percentage debt fixed	75%
Weighted average debt maturity	5.0 years
Average NABERS rating (energy)	4.5 stars

Key dates for Securityholders

Next distribution paid	31 Aug 2017
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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.