SPACE TO THRIVE

27 February 2017

ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Fund payment amount applicable to the distribution for half year ended 31 December 2016 (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 (**"Growthpoint"**) distribution for the half year ended 31 December 2016 follow. A distribution of 10.6 cents per stapled security will be paid to eligible securityholders on 28 February 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 6.8300 cents per GOZ stapled security in respect of the six months ended 31 December 2016.

Growthpoint Australian income	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Tax deferred component	3.7520	0.0000	0.0000
Interest component	0.0180	0.0000	0.0180
Capital gains discount (CGT concession)	1.8608	1.8608	0.0000
Net capital gain	1.8608	1.8608	0.0000
Rental income	3.1084	3.1084	0.0000
Total distribution	**10.6000**	**6.8300**	**0.0180**

* all amounts are shown as cents per stapled security

Growthpoint's Key Metrics at 31 December 2016

Total property portfolio value	**$3.2 billion**
Distribution guidance FY17	**21.5 cents**
Number of properties	**59**
Office / industrial	**66% / 34%**
Average property age	**9.1 years**
Occupancy	**99%**
Weighted average lease expiry	**6.3 years**
Weighted average rent review* **assumes CPI of 1.5%*	**3.3%**
Weighted average capitalisation rate	**6.7%**
NTA per stapled security	**$2.72**
Balance sheet gearing	**42.5%**
All-in cost of debt	**4.1%**
Percentage debt fixed	**71%**
Average debt maturity	**3.5 years**
Average fixed rate debt maturity	**5.1 years**
Average NABERS rating (energy)	**4.4 stars**

Key dates for Securityholders	
Distribution paid	**28 Feb 2017**

Media and investor enquiries should be directed to:
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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. GOZ owns interests in a diversified portfolio of 59 office and industrial properties throughout Australia valued at approximately $3.2 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.

GOZ 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.