



10 April 2017

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Leasing Update

Growthpoint Properties Australia (“**Growthpoint**”) is pleased to announce that it has undertaken 28,323 square metres of leasing since the release of its half year results on 21 February 2017 including a 26,517 square metre logistics warehouse at 120 Link Road, Melbourne Airport to The Workwear Group (a wholly-owned subsidiary of ASX-listed Wesfarmers) for 10 years from 1 July 2017.

Successful leasing outcomes over the quarter, along with asset sales announced on 5 April 2017, mean that Growthpoint’s total portfolio occupancy as at 31 March 2017 is 98%, with 2.5% vacancy in the office portfolio and 0.3% in industrial. Growthpoint currently has only 7% of its leases (by income) potentially expiring over the next 24 months.

Further detail on Growthpoint’s lease expiry profile as at 31 March 2017 is provided below:

Vacant	2%
FY17	1%
FY18	3%
FY19	3%
FY20	12%
FY21	6%
FY22	22%
FY23+	51%

Full details of leases completed since 31 December 2016 are included in the table overleaf. Growthpoint continues to work on a number of new and extended leases and expects to be able to make further announcements on leasing success before the end of the financial year.

Growthpoint’s Head of Property, Michael Green, said:

“We welcome The Workwear Group as a new industrial tenant to our portfolio, along with four new or extended leases to tenants in our office properties. These transactions reaffirm Growthpoint’s leasing credentials and demonstrate the desirability of Growthpoint’s property portfolio. Securing a tenant of the quality of The Workwear Group less than two months after the previous tenant vacated 120 Link Road is a tremendous result.

Growthpoint is committed to growing distributions for its Securityholders in a sustainable way. Taking positive action to address upcoming vacancies at least two years in advance has helped Growthpoint maintain high average occupancy levels, which have remained in excess of 97% across the property portfolio over the past 5 years.

Growthpoint will continue to act with immediacy, and in advance of potential expiries, to lease up vacant space within its portfolio.”

Growthpoint’s Key Metrics at 31 March 2017

Total property portfolio value	\$3.1 billion
Distribution guidance FY17	21.5 cents
Number of properties	57
Office / industrial	65% / 35%
Average property age	9.5 years
Occupancy	98%
Weighted average lease expiry	6.1 years
Weighted average rent review (assumes CPI of 1.5%)	3.2%
Weighted average capitalisation rate	6.7%
NTA per stapled security (as at 31 December 2016)	\$2.72
Balance sheet gearing (pro forma after asset sales referred to in ASX announcement of 5 April 2017)	39.4%
Percentage debt fixed (post settlement of USPP in June 2017)	>75%
Average debt maturity post settlement of USPP (pro forma 31 December 2016)	5.3 years
Average NABERS rating (energy)	4.4 stars



Leasing undertaken since 31 December 2016

Property	Sector	Tenant	Start date	Term	Annual rent increases	Net lettable area (sqm)	Car parks
A4, 52 Merivale Street, South Brisbane, Qld	Office	Subway Realty	Q3, FY17	7.0	4.00%	81	-
333 Ann Street, Brisbane, Qld	Office	Frontier Software	Q3, FY17	6.2	4.00%	333	4
102 Bennelong Parkway, Sydney Olympic Park, NSW	Office	Charles Sturt University	Q4, FY17	1.0	Not applicable	470	11
Building C, 211 Wellington Road, Mulgrave, Vic	Office	Guardian Community Early Learning Centres	Q4, FY17	10.0	3.25%	922	57
120 Link Road, Melbourne Airport, Vic	Industrial	The Workwear Group	Q1, FY18	10.0	Greater of CPI & 3.5%	26,517	135
Total / Weighted Average	-	-	-	9.0	3.5%	28,323	207

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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. After allowing for recently announced transactions, Growthpoint owns interests in a diversified portfolio of 57 office and industrial properties throughout Australia valued at approximately \$3.1 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.