



22 June 2018

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

FY18 guidance, declared distribution and dividend reinvestment plan

Funds from Operations (FFO) guidance for year ending 30 June 2018 (FY18)

The Directors of Growthpoint Properties Australia ("Growthpoint") are pleased to advise that FFO per security for FY18 is expected to be at least 24.7 cents per stapled security. Based on the FY18 distribution of 22.2 cents per security, this equates to a maximum payout ratio to FFO of 89.9%.

Declared 2H18 distribution for half year ending 30 June 2018

In accordance with Listing Rule 3.20 and Appendix 6A, Growthpoint is pleased to provide distribution details for the half year ending 30 June 2018:

Trust distribution - GOZ	11.2 cents per unit
Company dividend - GOZ	0.0 cents per share
Total distribution - GOZ	11.2 cents per stapled security
Last date to trade to be eligible for distribution	Wednesday, 27 June 2018
Ex-distribution date	Thursday, 28 June 2018
Record date	Friday, 29 June 2018
Anticipated payment date	Friday, 31 August 2018

Growthpoint's Key Metrics at 31 March 2018

Total property portfolio value	\$3.3 billion
Distribution guidance FY18	22.2 cents
Number of properties	57
Office / industrial	66% / 34%
Average property age	10.3 years
Occupancy	98%
Weighted average lease expiry	5.5 years
Weighted average rent review (assumes CPI of 1.9%)	3.3%
Weighted average capitalisation rate	6.4%
NTA per stapled security (as at 31 December 2017)	\$3.08
Balance sheet gearing	35.5%
Percentage debt fixed	80%
Weighted average debt maturity	4.3 years
Average NABERS rating (energy)	4.5 stars

The tax deferred status of this distribution will be provided with the Group's full year results for the year ending 30 June 2018, to be released on Thursday, 16 August 2018.

Distribution Reinvestment Plan (DRP) and electronic payment instructions

Growthpoint advises that it has activated the DRP for the August 2018 distribution. Under Growthpoint's DRP securityholders can elect to receive new "GOZ" stapled securities in place of a cash distribution for this distribution. Stapled securities will be allocated to participants on the basis of a 2% discount to the 10-day volume weighted average market price for stapled securities commencing on the second trading day following the record date (29 June 2018). Growthpoint Properties Limited, which currently own 65.5% of Growthpoint's securities, have advised that they intend to take up their full entitlement under the DRP. Proceeds from the DRP will contribute to the recently announced new office development in Richmond, Victoria, as well as other growth opportunities the company is progressing.



Securityholders wishing to update their payment instructions or DRP election for the August 2018 distribution must be received by Growthpoint's share registry on or before Monday, 2nd July 2018. Previous elections will automatically carry forward until revoked. To alter payment instructions, securityholders should contact Growthpoint's share registry:

*Computershare Investor Services Pty Limited
Yarra Falls 452 Johnston Street
Abbotsford Victoria 3067
Australia*

*Telephone: 1300 850 505 (within Australia) or
+61(0)3 9415 4000 (from outside of Australia)
Facsimile: +61(0)3 9473 2500
Email: webqueries@computershare.com.au*

For further information, please contact:

Investor Relations 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. Growthpoint owns interests in a diversified portfolio of 57 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.

Important note

This announcement contains certain "forward-looking statements". The words "anticipate", "believe", "expect", "project", "predict", "forecast", "estimate", "likely", "intend", "should", "could", "may", "target", "plan" and other similar expressions are intended to identify forward-looking statements. Indications of, and guidance on, future earnings and financial position and performance are also forward-looking statements. Such forward looking statements, opinions and estimates provided in this announcement are based on assumptions and contingencies which are subject to change without notice, as are statements about market and industry trends, which are based on interpretations of current market conditions. Forward-looking statements, opinions and estimates are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of Growthpoint that may cause actual results to differ materially from those expressed or implied in such statements. There can be no assurance that actual outcomes will not differ materially from these statements and neither Growthpoint, nor any of its directors, employees, servants, advisers or agents assume any obligation to update such information. Forward-looking statements including projections, guidance on future earnings and estimates are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. This announcement contains such statements that are subject to risk factors associated with the industries in which Growthpoint operates.