



Media release.

2 October 2020

Growthpoint secures Bunnings as a key tenant for Botanicca 3

Growthpoint Properties Australia (Growthpoint) has today secured Bunnings Group Limited (Bunnings) as a key tenant for Botanicca 3, its recently completed A-Grade office building located at 570 Swan Street, Richmond, Victoria.

Bunnings has signed a lease for 10 years and seven months, which will commence on 1 October 2020, across 13,886 sqm (approximately 71% of the space available).¹ The lease will enable Bunnings to consolidate its Victorian and National Store Support teams currently accommodated across six Melbourne offices into the one location.

Timothy Collyer, Managing Director of Growthpoint, said, "We are pleased to have agreed a long lease with Bunnings at Botanicca 3, particularly during these uncertain times, highlighting our ability to achieve leasing success in a challenging environment.

"We are very proud of Botanicca 3 and securing a pre-eminent tenant is a significant milestone for the development and confirms our view that Botanicca 3 is one of the highest-quality metropolitan offices in Australia. We are confident that Bunnings will enjoy their new office and we look forward to welcoming additional tenants in the near future."

Upon commencement of the lease, Bunnings will become one of the Group's top 10 largest tenants by income.

The new lease will extend Growthpoint's pro-forma portfolio weighted average lease expiry (WALE) to 6.5 years as at 30 June 2020. Growthpoint's portfolio occupancy will also increase to 96%.

Andrew Marks, Bunnings' Director of Property said, "Botanicca 3 will allow us to bring together support teams currently located across six Melbourne offices into a single home in a central location, providing everyone with a modern and accessible workspace.

"The building provides Bunnings outstanding flexibility for our growing team, with excellent facilities and multiple public transport options.

"Relocation is likely from mid-2021 following design consultation with health and spatial experts to create a working environment that is safe, makes collaboration easy and allows our team to seamlessly transition between home and office work."

Bunnings is Australia's leading retailer of home and lifestyle products and a wholly owned entity of Wesfarmers, a top 10 listed company on the Australian Securities Exchange.

-ENDS-

[Images can be downloaded here](#)

For media enquiries, please contact:

Virginia Spring

Investor Relations Manager

+61 3 8681 2933

Peter Symons

Bunnings Media Relations

+61 407 709 654

¹ Bunnings has the option to surrender up to 4,192 sqm before the completion of the fit out. The lease also includes further flexibility to enable Growthpoint and Bunnings to work together to adapt the space to meet Bunnings' corporate needs over the lease term.



Growthpoint Properties Australia

Level 31, 35 Collins St, Melbourne, VIC 300
growthpoint.com.au

About Botanicca 3

Botanicca 3 is a 19,509 sqm, A-Grade office building, comprising of two towers of five and six levels. It features abundant natural light, hotel-style end of trip facilities and a high ratio of off-street parking (including 22 electric vehicle charging stations).

Designed with sustainability principles at the forefront, the building features a striking curtain wall façade fitted with perforated sunshades which enhance energy efficiency. The development includes a 150kW solar photovoltaic (PV) roof-top system which is expected to provide 20% of the base building's energy consumption. The building is 5.0 star Green Star rated and expected to achieve 5.0 star NABERS Energy and Water ratings when fully let.

Further information on Botanicca 3 (including a virtual tour of the building) can be found here - growthpoint.com.au/property/Botanicca-3

About Growthpoint

Growthpoint provides spaces for people to thrive. For more than 10 years, we've been investing in high-quality industrial and office properties across Australia. Today, we own and manage 57 properties, valued at approximately \$4.2 billion.²

We actively manage our portfolio. We invest in our existing properties, ensuring they meet our tenants' needs now and into the future. We are also focused on growing our property portfolio.

We are committed to operating in a sustainable way and reducing our impact on the environment.

Growthpoint is a real estate investment trust (REIT), listed on the ASX, and is a constituent of the S&P/ASX 200. Moody's has issued us with an investment-grade rating of Baa2 for senior secured debt.

² Valuations as at 30 June 2020.