

Growthpoint Properties Australia (ASX Code: GOZ)

Growthpoint Properties Australia Trust ARSN 120 121 002

Growthpoint Properties Australia Limited ABN 33 124 093 901 AFSL 316409

www.growthpoint.com.au

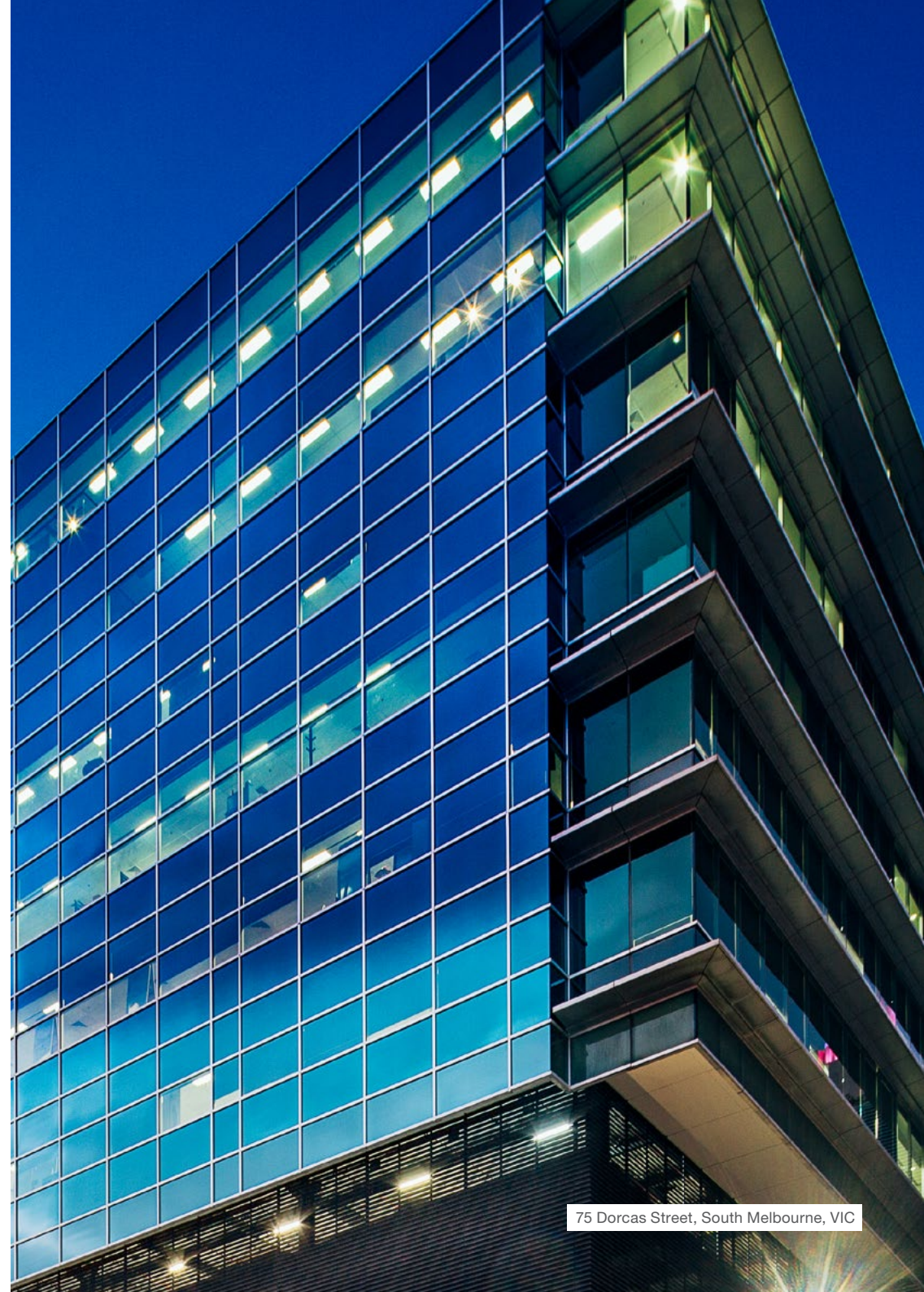
Investor Tour – Melbourne

3 May 2017

GROWTHPOINT
PROPERTIES



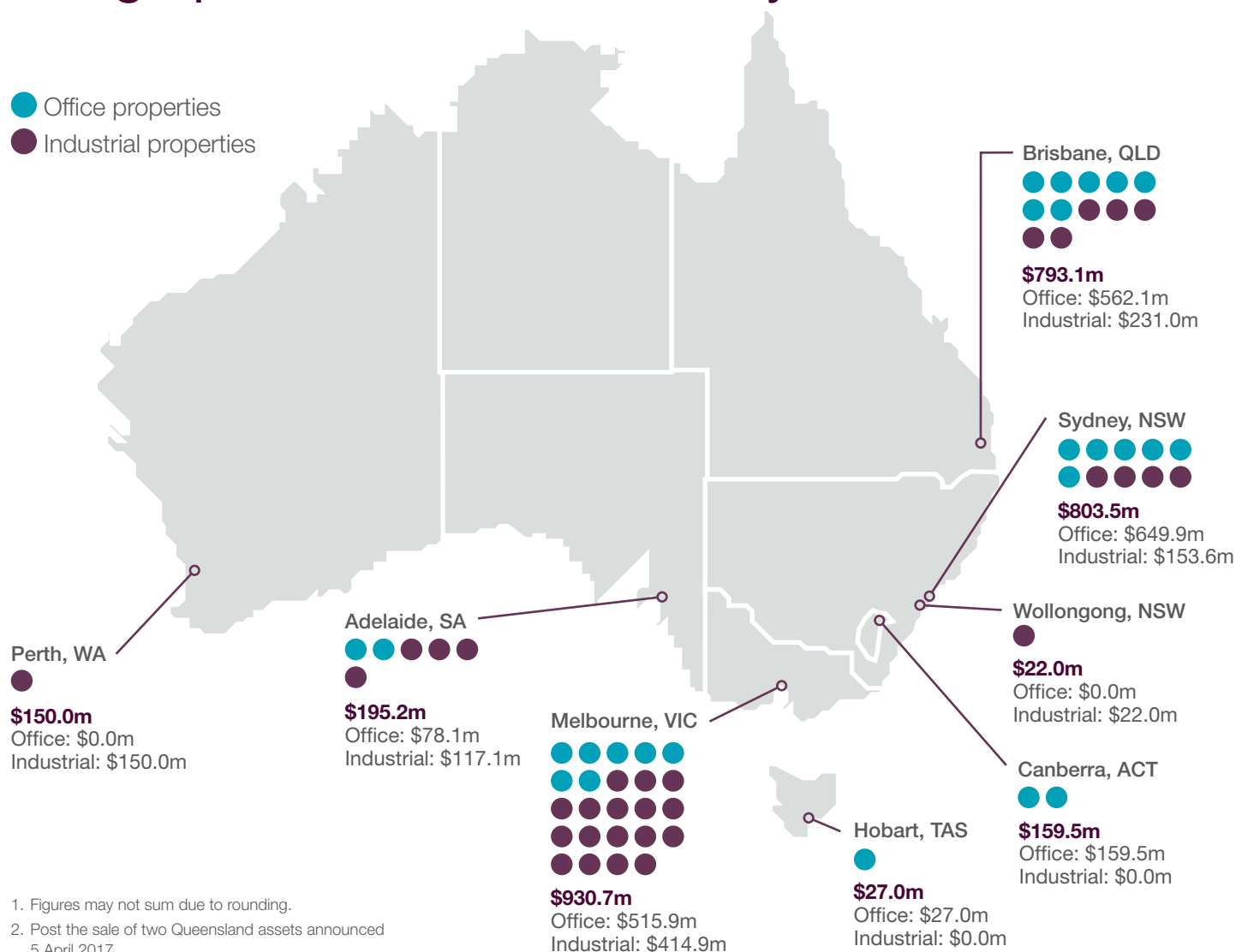
SPACE TO THRIVE



75 Dorcas Street, South Melbourne, VIC

Portfolio overview: Geographic and sector diversity^{1,2}

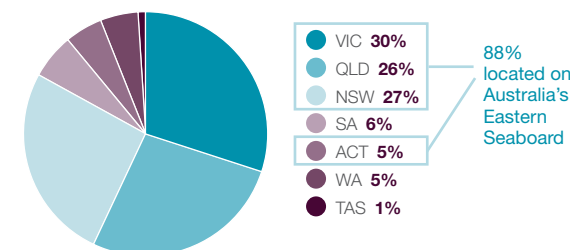
Office properties
Industrial properties



1. Figures may not sum due to rounding.
2. Post the sale of two Queensland assets announced 5 April 2017.

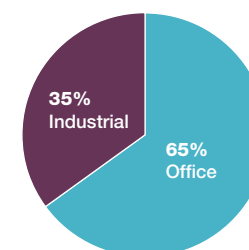
Geographic diversity

by property value as at 31 March 2017



Sector diversity

by property value as at 31 March 2017



25

Office properties
– up from 19 at
31 Dec 2015

\$2.0b

valuation – up from
\$1.4b at 31 Dec 2015
due to acquisitions
and valuation growth



32

Industrial properties
– down from 38 at
31 Dec 2015

\$1.1b

valuation – down from
\$1.2b at 31 Dec 2015
due to sales

Portfolio overview: Key metrics¹

Top ten tenants

by passing rent as at 31 March 2017

	%	WALE (yrs)
Woolworths Limited	17	5.6
NSW Police	9	7.2
Commonwealth of Australia	5	9.1
GE Capital Finance Australasia ²	5	14.0
Linfox	4	6.2
Samsung	3	5.0
Lion	3	7.1
ANZ Banking Group	2	3.0
Jacobs Group	2	8.0
Central SEQ Dist Retail	2	6.2
Total / Weighted Average	52	7.1
Balance of portfolio	48	4.7
Total portfolio	100	6.2

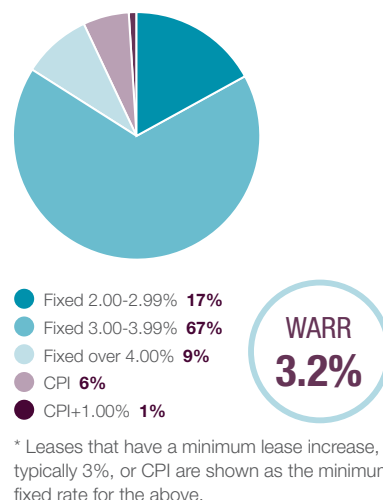
Like-for-like NPI growth:

	Office	Industrial	Total
	%	%	%
HY16 to HY17	4.9	1.2	3.1
2H16 to HY17	0.3	2.0	1.2
CY15 to CY16	0.1	2.2	1.1

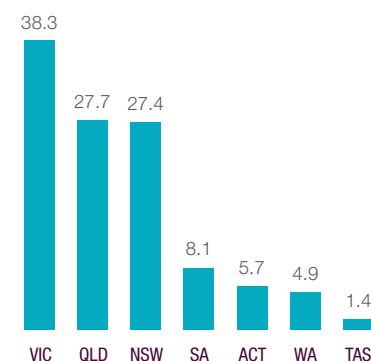
- Includes the sale of assets as per ASX announcement dated 5 April 2017 and leasing updates as per announcements dated 10 April 2017 and 19 April 2017.
- Leases to Country Road / David Jones, with a weighted average lease term from commencement of 14.5 years over two of the three buildings, will replace the existing lease to GE Capital Finance Australasia upon the lease expiry. The WALE listed reflects this.

Annual rent review type (%)^{*}

as at 31 March 2017

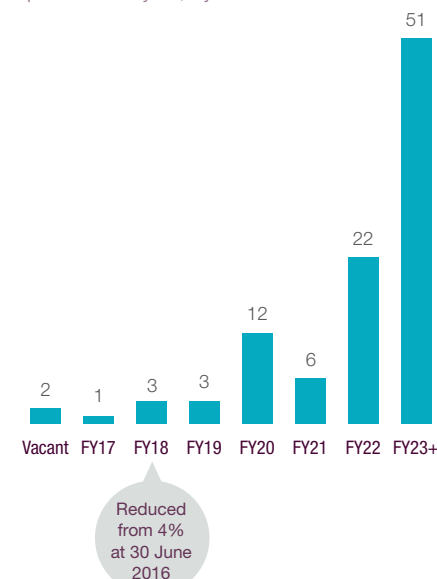


Net property income per State / Territory for HY17 (\$m)



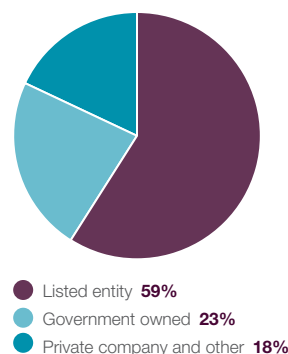
Portfolio lease expiry profile (%)

per financial year, by income



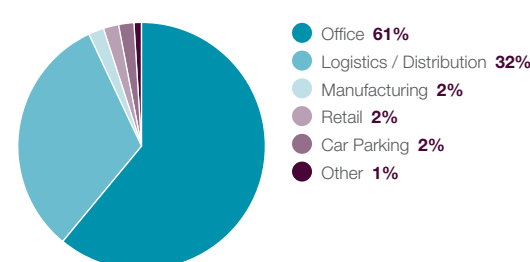
Tenant type (%)

by income as at 31 March 2017



Tenants use (%)

by income as at 31 March 2017



New tenants for this financial year include Lion, Samsung Electronics, Country Road / David Jones and the Workwear Group

Development and capital expenditure

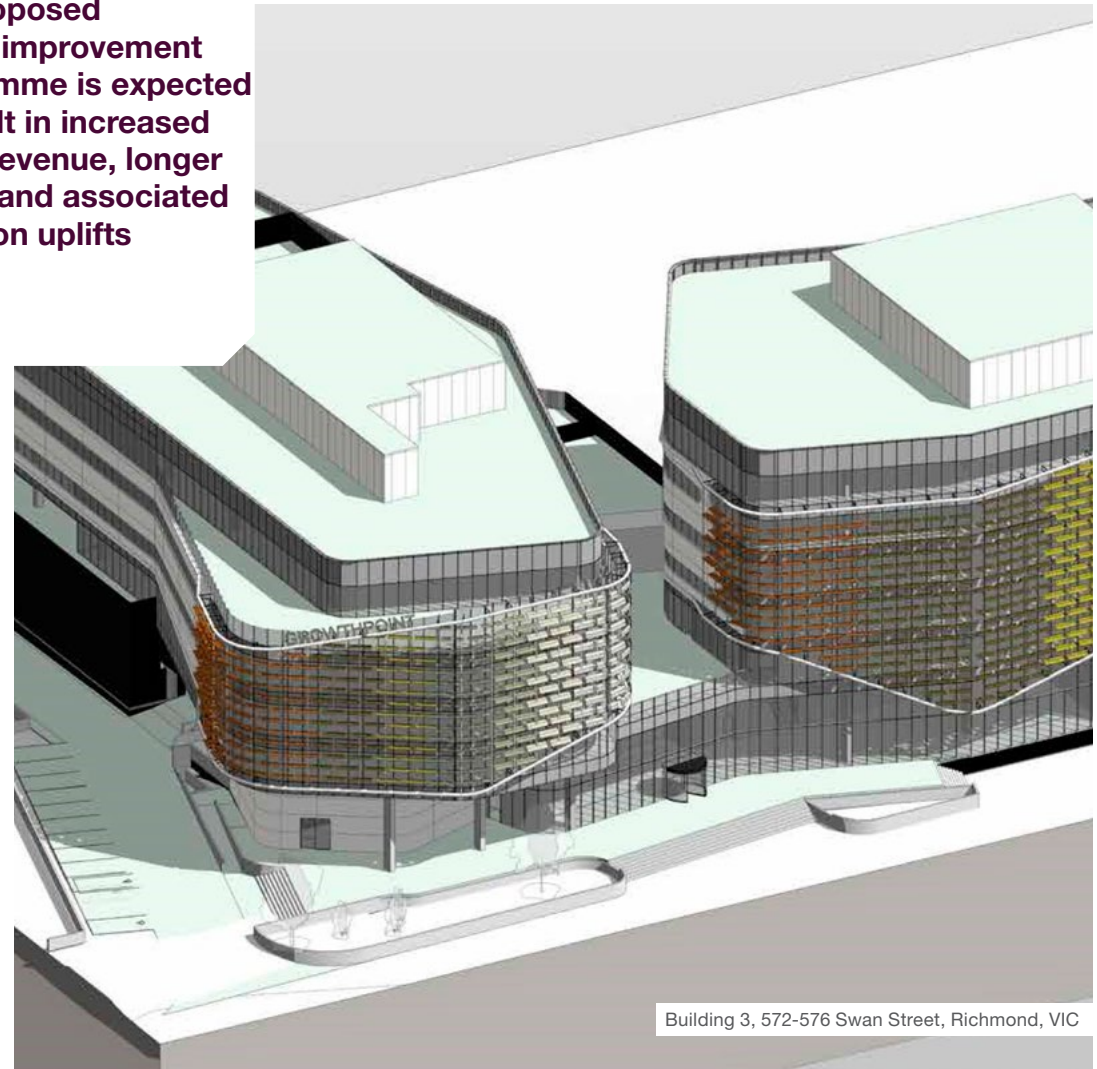
Growthpoint has an in-house capital projects and development team to enhance its existing investments.

Growthpoint has a potential pipeline of approximately \$200 million of major capital improvement projects over the next five years, subject to tenant pre-commitment.

Potential projects include:

- Building 3, 572-576 Swan Street, Richmond, Victoria – **new office development**
- Building 5, 572-576 Swan Street, Richmond, Victoria – **new retail development**
- 5/7a Viola Place, Brisbane Airport, Queensland – **industrial expansion**
- 34 Reddalls Road, Kembla Grange, New South Wales – **industrial expansion**
- 60 Annandale Road, Melbourne Airport, Victoria – **industrial expansion**
- 599 Main North Road, Gepps Cross, South Australia – **industrial expansion**

The proposed capital improvement programme is expected to result in increased rental revenue, longer leases and associated valuation uplifts

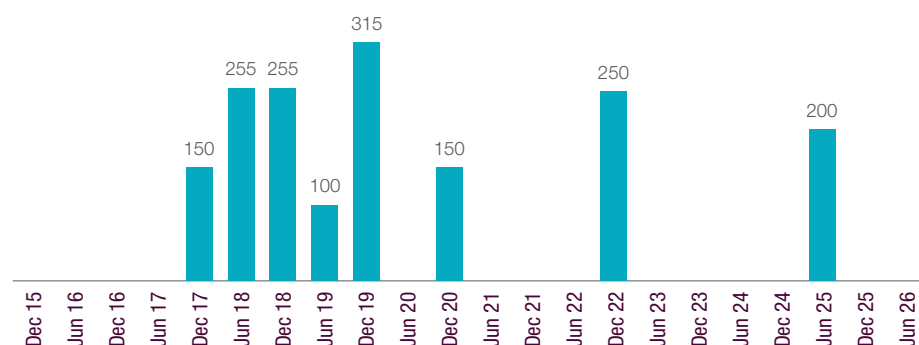


Debt Management: Gearing

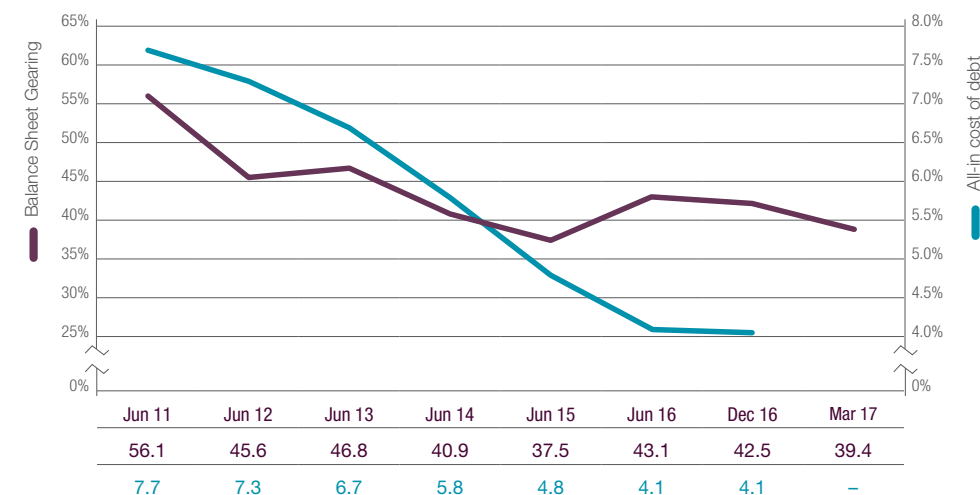
- Gearing and cost of debt reduced, debt maturity profile extended
- Current gearing of 39.4%² below midpoint of target range
- Targeting fixed/hedged debt between 75% and 100% of total drawn debt. Currently 81%¹
- Weighted average debt term 5.3 years¹

Growthpoint debt maturity profile (A\$m)

as at 31 March 2017



Change in gearing and cost of debt (%)



Balance sheet
gearing
target range
35%-45%

Weighted average
debt term of

5.3yrs¹

Balance sheet gearing of

39.4%²

1. Following successful USPP transaction due to settle in June 2017. See ASX announcement dated 17 March 2017 for further information.

2. Includes asset sales as per ASX announcement dated 5 April 2017.



75 Dorcas Street, South Melbourne, Victoria

Valuation
\$172.8m

WALE
4.9 yrs

Description

A 3.5 star NABERS Energy rated, 11 level A-grade office, showroom and car park building with 690 car parks. The building was constructed in 2002 and partly refurbished in 2015.

Other Key Metrics

Major tenants	ANZ Banking Group
Lettable area	23,811 sqm
Site area	9,632 sqm
Constructed	2002
Weighted average rent reviews	3.78%
Capitalisation rate	6.50%
Discount rate	7.25%

Figures as at 31 December 2016.



Building 2, 572-576 Swan Street, Richmond, Victoria

Valuation
\$76.7m

WALE
15.5 yrs

Description

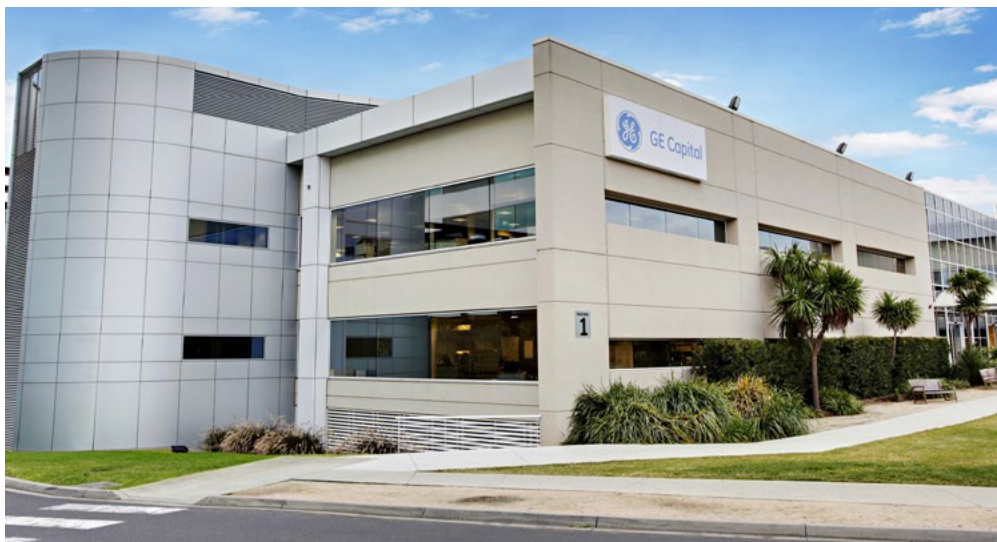
This is a modern, 4.5 star NABERS Energy rated, four-level office building with three levels of basement parking.

Other Key Metrics

Major tenants	GE Capital Finance Australasia
Lettable area	14,660 sqm
Site area	7,201 sqm
Constructed	2006
Weighted average rent reviews	3.10%
Capitalisation rate	5.75%
Discount rate	7.75%

Figures as at 31 December 2016.





Buildings 1 & 3, 572-576 Swan Street, Richmond, Victoria

Valuation
\$60.3m

WALE
12.9 yrs

Description

A modern two level office with courtyard adjoining a further single level office building.

Other Key Metrics

Major tenants	GE Capital Finance Australasia
Lettable area	10,250 sqm
Site area	16,819 sqm (includes 530 sqm vacant site)
Constructed	1998
Weighted average rent reviews	3.10%
Capitalisation rate	5.75%
Discount rate	7.75%

Figures as at 31 December 2016.



109 Burwood Road, Hawthorn, Victoria

Valuation
\$81.5m

WALE
4.5 yrs

Description

This A-Grade office building has five office floors and a car park for 455 vehicles. The property benefits from its prominent corner location, is close to a range of amenities and is easily accessible by car, tram or train.

Other Key Metrics

Major tenants	Orora
Lettable area	12,555 sqm
Site area	3,529 sqm
Constructed	2008
Weighted average rent reviews	3.34%
Capitalisation rate	6.75%
Discount rate	7.50%

Figures as at 31 December 2016.





Building B, 211 Wellington Road, Mulgrave, Victoria

Valuation	WALE
\$70.4m	4.0 yrs

Description

A newly constructed seven-level A-grade office building plus six-level car park with a total of 659 spaces.

Other Key Metrics

Major tenants	Monash University
Lettable area	12,780 sqm
Site area	11,040 sqm
Constructed	2015
Weighted average rent reviews	3.25%
Capitalisation rate	7.00%
Discount rate	7.50%

Figures as at 31 December 2016.



Building C, 211 Wellington Road, Mulgrave, Victoria

Valuation	WALE
\$53.0m	4.8 yrs

Description

A five level office building which is targeting a 5 star NABERS energy rating and 5 star Green Star rating (by design) plus five level car park with a total of 598 spaces.

Other Key Metrics

Major tenants	BMW Australia Finance
Lettable area	10,304 sqm
Site area	11,070 sqm
Constructed	2016
Weighted average rent reviews	3.25%
Capitalisation rate	7.00%
Discount rate	8.00%

Figures as at 31 December 2016.





522-550 Wellington Road, Mulgrave, Victoria

Valuation	WALE
\$65.5m	4.6 yrs

Description

This property comprises ambient warehousing, a temperature-controlled warehouse with varying cool store and freezer zones and a large two-level administration building, with two detached office and operations buildings.

Other Key Metrics

Major tenants	Woolworths
Lettable area	68,144 sqm
Site area	191,200 sqm
Constructed	1973 (refurb 1999)
Weighted average rent reviews	2.50%
Capitalisation rate	7.00%
Discount rate	7.75%

Figures as at 31 December 2016.