

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



USPP Investor Presentation

– October 2018



836 Wellington Street, West Perth, WA

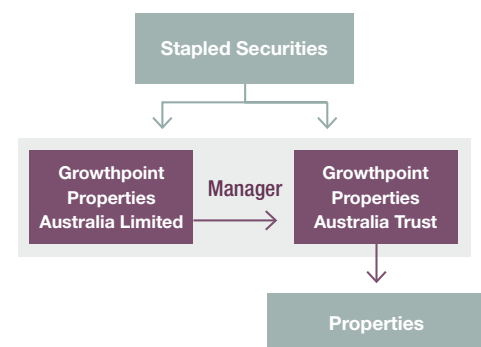
Growthpoint Properties Australia: Overview

Who are we?

Growthpoint (GOZ) is an ASX-listed landlord with a mandate to invest in Australian office, industrial and retail real property with a portfolio of 57 assets currently valued at A\$3.4 billion¹.

GOZ is included in the S&P/ASX 200 index (among other indices).

GOZ is both the owner and the manager of the real properties (Growthpoint Properties Australia Trust). All properties are 100% owned by GOZ.



Our history

GOZ commenced in its current form in 2009 with A\$650 million of industrial property. It has grown and diversified to now own A\$2.2 billion of office property (34%) and A\$1.1 billion of industrial property (66%) in every Australian State and in the Australian Capital Territory. GOZ has a credit rating of Baa2 (stable) on senior secured debt from Moody's.

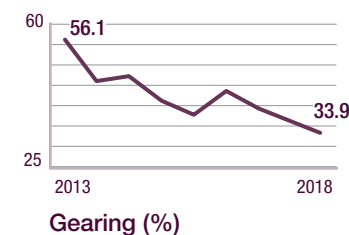
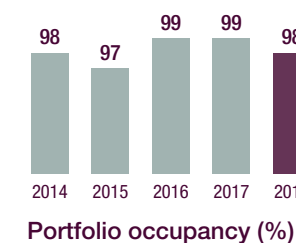
What we do

GOZ seeks to provide investors with long-term capital growth and a continually growing income stream with 100% of income derived from rent of properties owned and managed.

How we do it

GOZ acquires modern, well-located properties leased to high quality tenants and holds assets for the medium to long term.

Key portfolio highlights¹



¹. May not sum due to rounding.

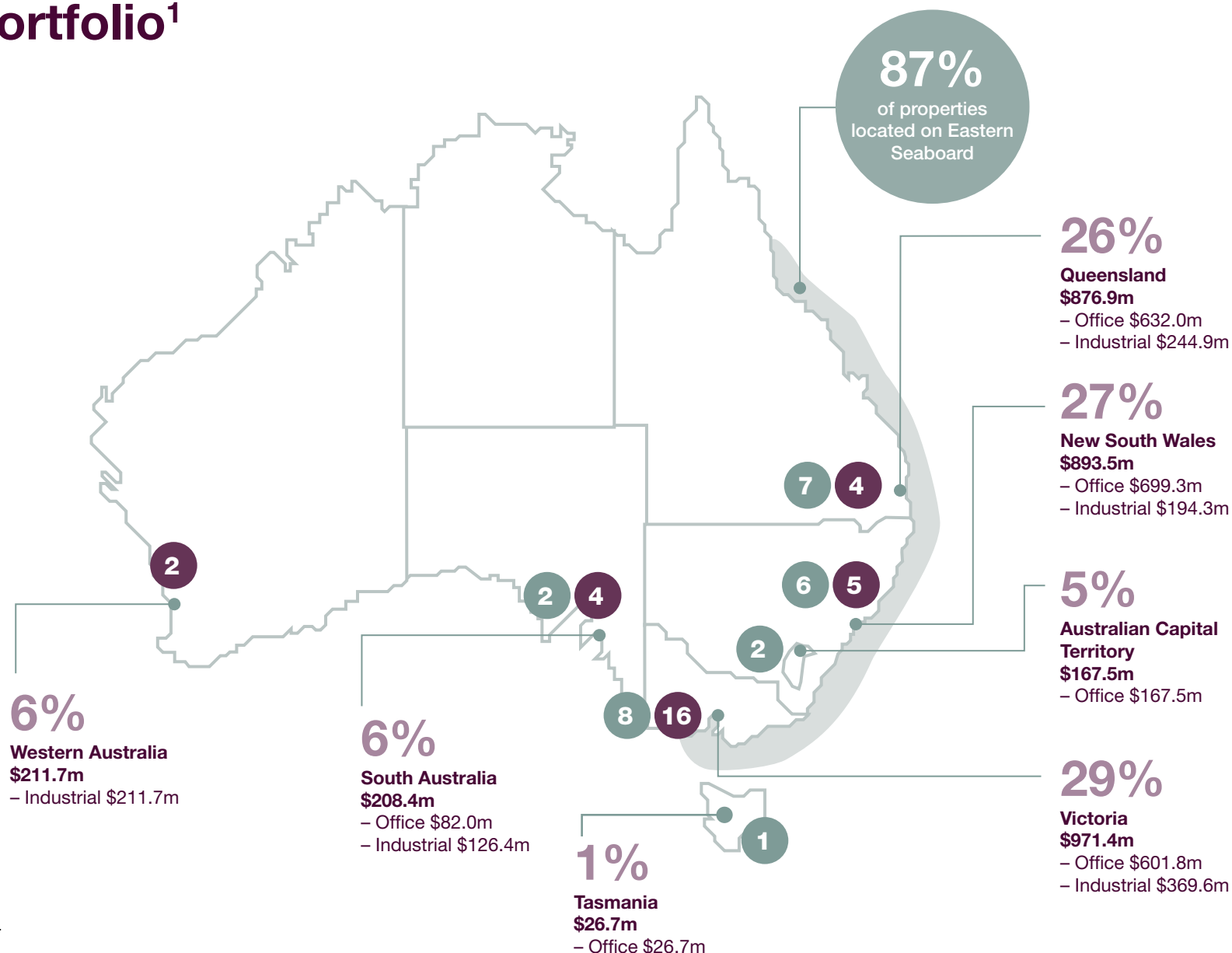
¹. As at 30 June 2018.

Property Portfolio¹

At 30 June 2018

Office properties
Industrial properties

(number of assets)



1. Figures may not sum due to rounding.

Property Portfolio (continued)

Top ten tenants

by passing rent as at 30 June 2018

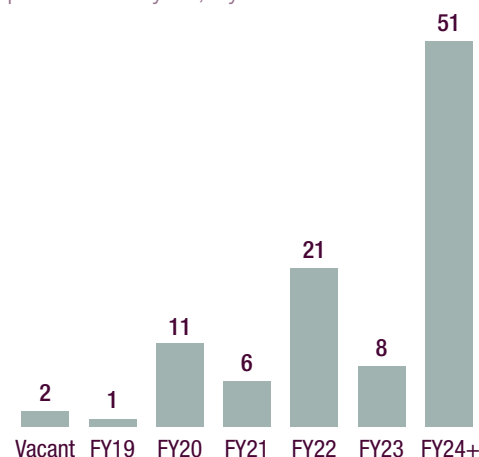
	Tenant type	Credit rating ¹	%	WALE (yrs)
Woolworths	Listed	Baa2	15	4.5
NSW Police	State Gov	Aaa	9	5.9
Commonwealth of Australia	Fed Gov	Aaa	5	7.8
Country Road / David Jones	Multi-national	n/a	4	13.9
Linfox	Private	n/a	4	4.9
Samsung Electronics	Listed	A1	3	3.7
Lion	Listed	A3	3	5.8
ANZ Banking Group	Listed	Aa2	2	1.7
Jacobs Group	Listed	n/a	2	7.0
Queensland Urban Utilities	State Gov	Aa1	2	4.8
TOTAL / Weighted Average			49	5.9
Balance of portfolio			51	4.7
Total portfolio			100	5.3

1. Source: Moody's Investor Services.

2. Leases that have a minimum lease increase, typically 3%, or CPI are shown as the minimum fixed rate for the above.

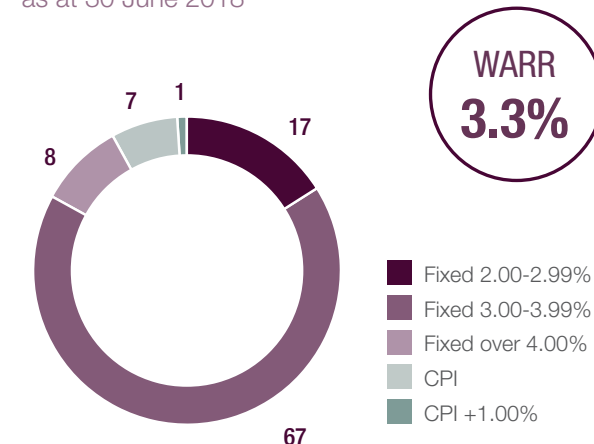
Portfolio lease expiry profile (%)

per financial year, by income



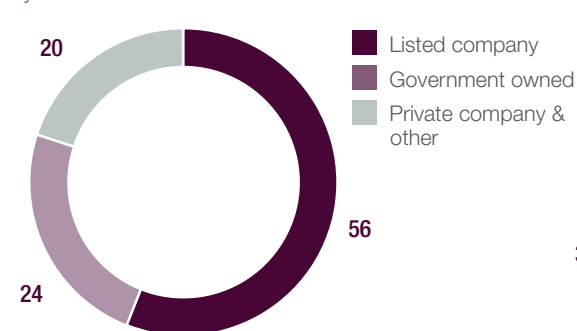
Annual rent review type (%)²

as at 30 June 2018



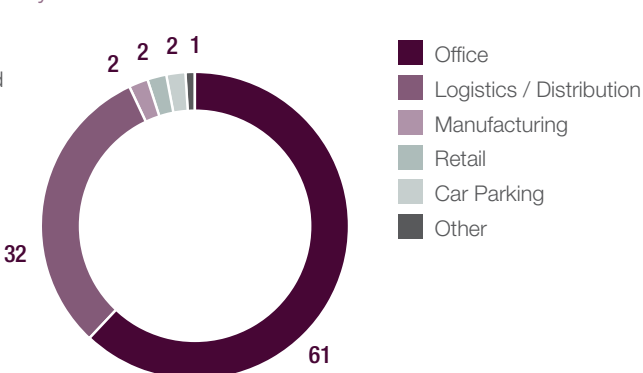
Tenant type (%)

by income as at 30 June 2018



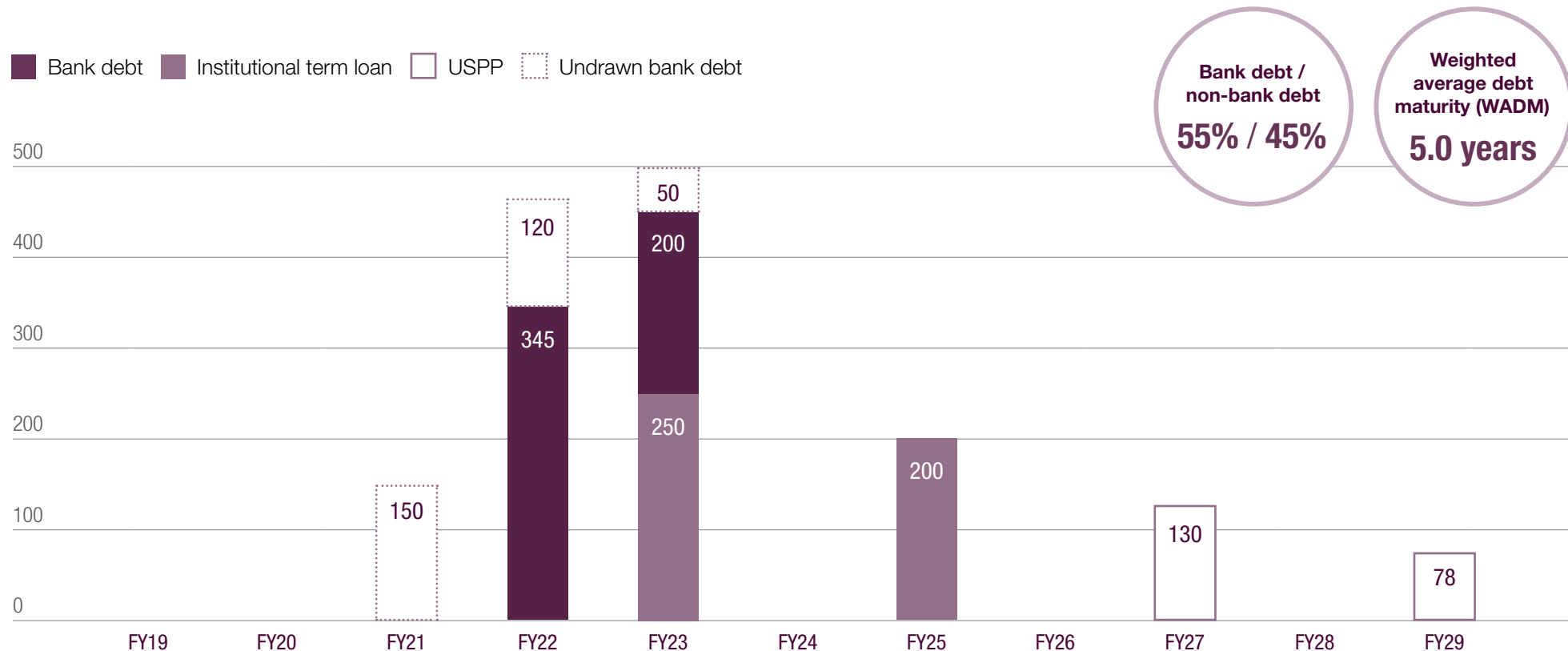
Tenant use (%)

by income as at 30 June 2018



Debt maturity profile (\$m)

At 30 June 2018



Debt management and gearing

Summary of debt facilities (as at 30 June 2018)

Secured bank loans	Limit	Drawn	Maturity
	\$m	\$m	
<i>Syndicated Facility</i>			
- Facility B	100	100	Mar-23
- Facility C	245	245	Dec-21
- Facility D	70	70	Dec-21
- Facility E	150	100	Jun-23
- Facility G	150	30	Sep-21
- Facility I	75	-	Nov-20
- Facility H	75	-	Sep-20
Loan note 1	200	200	Mar-25
Loan note 2	100	100	Dec-22
Loan note 3	60	60	Dec-22
Fixed bank facility 1	90	90	Dec-22
USPP 1	130	130	Jun-27
USPP 2	52	52	Jun-29
USPP 3	26	26	Jun-29
Total loans	1,523	1,203	

Gearing
target range
35%-45%

Targeting
fixed
65-100%
of drawn debt

Currently
82%

Weighted average
fixed debt maturity

5.5yrs

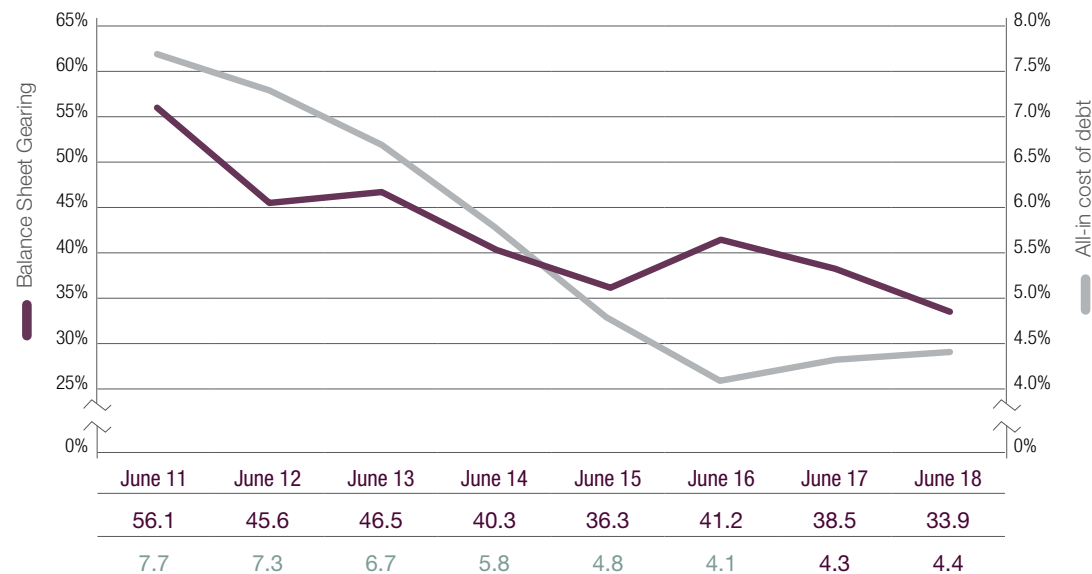
Gearing
of

33.9%

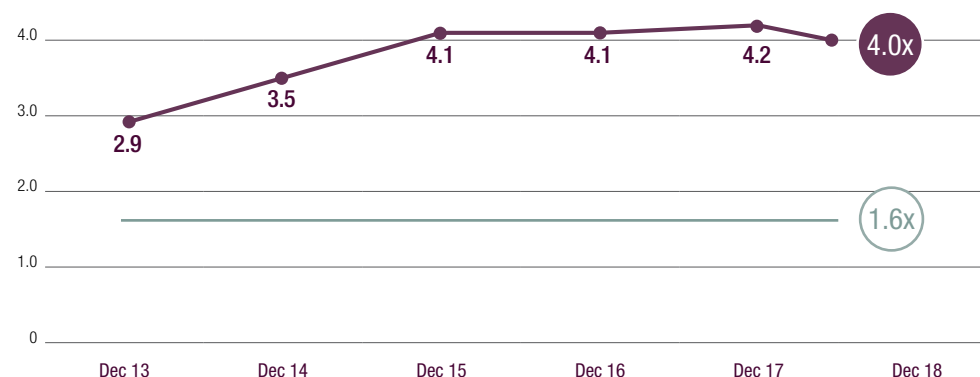
All-in cost
of debt

4.4%

Change in gearing and cost of debt (%)



ICR (as at 30 June 2018)



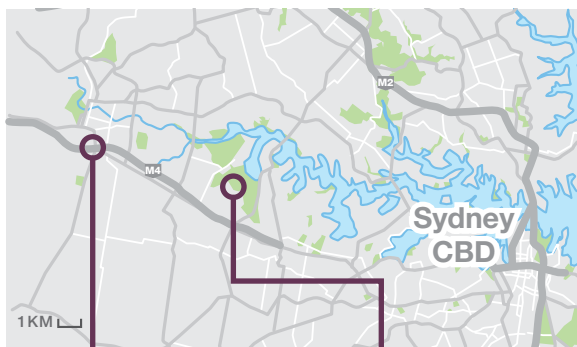


SW1, South Brisbane QLD

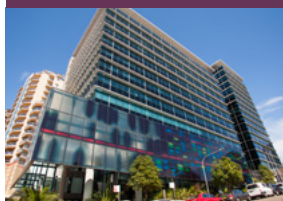
Appendices

Portfolio of well-located metro/CBD-fringe office properties

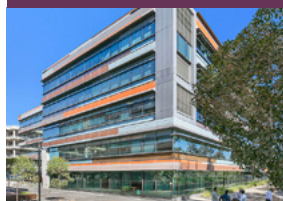
Sydney – Parramatta and Sydney Olympic Park



Parramatta, NSW
– \$310.0m, 1 property

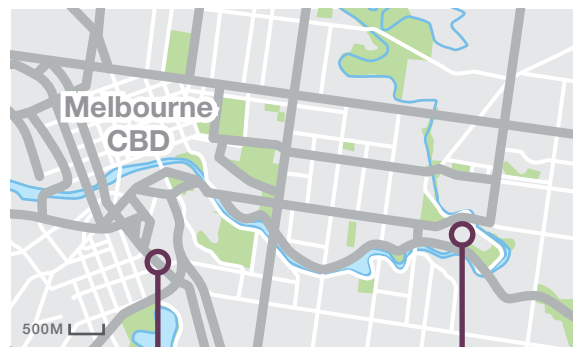


Sydney Olympic Park, NSW
– \$265.8m, 4 properties



- Parramatta/Sydney Olympic Park vacancy rate 7.5% (versus Sydney CBD 4.8%)
- Average net face rent ~\$470/sqm (versus CBD ~\$1,100/sqm)

Melbourne – Richmond and South Melbourne



South Melbourne, VIC
– \$190.0m, 1 property

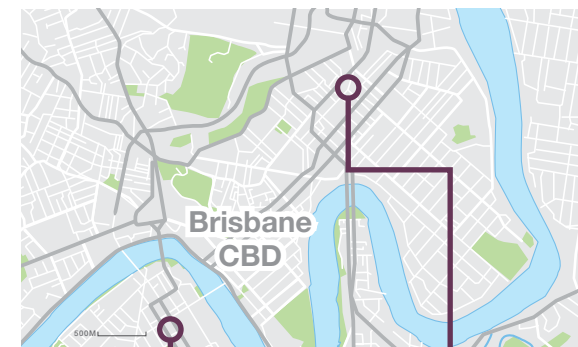


Richmond, VIC
– \$151.6m, 3 properties

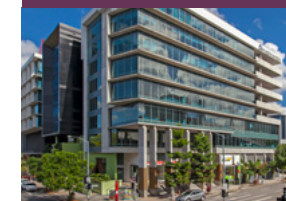


- Melbourne fringe vacancy rate 6.0% (versus Melbourne CBD 4.0%)
- Average net face rent ~\$440/sqm (versus CBD ~\$580/sqm)

Brisbane – South Brisbane (SW1) and Fortitude Valley



South Brisbane, QLD –
\$358.0m, 5 properties



Fortitude Valley, QLD
– \$144.0m, 1 property



- Fortitude Valley and South Brisbane vacancy rate 13.0% (versus Brisbane CBD 13.9%)
- Average gross face rent ~\$550/sqm (versus CBD ~\$730/sqm)

Major infrastructure investment to benefit non-CBD markets





333 Ann Street, Brisbane QLD

Contact details:

Daniel Colman – Investor Relations Manager

Email: Daniel.Colman@growthpoint.com.au

Phone: +61 401 617 167

Growthpoint Properties Australia

Level 31, 35 Collins Street

Melbourne VIC 3000

www.growthpoint.com.au