



ASX announcement.

Growthpoint Properties Australia (ASX: GOZ)

26 August 2021

Growthpoint Properties Australia fund payment notice (foreign residents)

Growthpoint Properties Australia (Growthpoint) provides the following information for foreign securityholders, regarding its distribution for the half year ending 30 June 2021 (2H21).

This information is only applicable to foreign securityholders and other entities that are obliged to deduct withholding tax on payments made to foreign residents. Australian resident securityholders should refer to their annual tax statement for details of the full year tax components of distributions paid, which will be sent on or around 31 August 2021.

A distribution of 10.0 cents per stapled security for 2H21 will be paid to eligible securityholders on 31 August 2021.

For the purposes of Subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a 'fund payment' amount of 6.32 cents per stapled security.

Details of the tax components for Growthpoint's distribution for 2H21 are as follows:

Growthpoint's Australian income	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Tax deferred component	3.6774	-	-
Interest component	0.0051	-	0.0051
Capital gains discount (CGT concession)	0.8287	0.8287	-
Net capital gain	0.8287	0.8287	-
Rental income	4.6601	4.6601	-
Total distribution	10.0000	6.3175	0.0051

All amounts are shown as cents per stapled security.

This announcement was authorised for release by Jacquee Jovanovski, Company Secretary.

For further information, please contact:

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Growthpoint Properties Australia

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About Growthpoint

Growthpoint provides spaces for people to thrive. For more than 11 years, we've been investing in high-quality industrial and office properties across Australia. Today, we own and manage 56 properties, valued at approximately \$4.6 billion.¹

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 part of the S&P/ASX 200. Moody's has issued us with an investment-grade rating of Baa2 for domestic senior secured debt.

¹ Valuations as at 30 June 2021.