



ASX announcement.

Growthpoint Properties Australia (ASX: GOZ)

2 November 2022

Sale of 333 Ann Street, Brisbane, Queensland

Growthpoint Properties Australia (Growthpoint or the Group) announces that it has exchanged contracts to sell its 100% freehold interest in 333 Ann Street, Brisbane, Queensland for \$141.1 million¹. Net proceeds from the sale will be used to repay debt.

RAM Ann Street Diversified Property Nominees Pty Ltd as trustee for a trust owned by the RAM Australia Diversified Property Fund has executed a binding contract to acquire the property. Settlement is subject to the approval of the Foreign Investment Review Board (FIRB). Growthpoint anticipates settlement to occur by the end of 2022, subject to FIRB approval being obtained.

Timothy Collyer, Managing Director of Growthpoint, said, "On careful consideration, Growthpoint has decided to divest 333 Ann Street, located in Brisbane CBD. The multi-tenanted property is fully leased, and at 30 September 2022 represented 3.6% of portfolio income and 2.6% of our portfolio by value, with a weighted average lease expiry of 3.7 years.

"Growthpoint's directly owned office portfolio is focused on modern A-grade assets with high green credentials, located on the fringe of CBD or in metro locations, and predominantly leased to government, listed or large organisations. Divesting 333 Ann Street, the Group's only 'true' CBD asset, further focusses the Group's portfolio on these resilient and well performing markets. Growthpoint is the largest ASX-listed landlord focussed on fringe and metropolitan market office assets."

This announcement was authorised for release by Timothy Collyer, Growthpoint's Managing Director.

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About Growthpoint

Growthpoint provides space for you and your business to thrive. For more than 13 years, we've been investing in high-quality industrial and office properties across Australia.

Today, we have \$7.2 billion² total assets under management. We directly own and manage 59 high quality, modern office and industrial properties, valued at approximately \$5.3 billion.² We actively manage our portfolio and 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 manage a further \$1.9 billion² through our funds management business, Fortius, which manages funds that invest in office, retail and mixed-use properties and debt investments across value-add and opportunistic strategies.

We are committed to operating in a sustainable way and reducing our impact on the environment. We are targeting net zero by 2025 across our 100% owned on balance sheet operationally controlled office assets and corporate activities.

Growthpoint Properties Australia (ASX: GOZ) 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 Gross sale price

² \$5.3 billion directly owned property (valuations as at 30 June 2022), which includes GSO Dandenong, 165-169 Thomas Street, Dandenong, Victoria which settled in July 2022. \$1.9 billion funds under management (FUM) as at 30 June 2022