



Media release.

25 November 2024

Growthpoint progresses funds strategy, acquires prime Canberra office building for \$90m

Growthpoint Properties Australia (**Growthpoint**) is pleased to announce that its new fund, the Growthpoint Canberra Office Trust, has entered into a binding agreement with ISPT to purchase a prime office building in Canberra's CBD for \$90.05 million.

Located at 2 Constitution Avenue, Canberra, ACT, the property is in a prime position, surrounded by key amenities. Comprising 19,465 square metres of lettable area across two towers, the property is approximately 96% occupied by area, with 88% passing income secured by Government and Government affiliated tenants.

The syndicate investment structure is widely held amongst our private wealth investor network and forecasting average 9% annualised distributions and a forecast internal rate of return range of 15-16%¹.

Funds Management Executive Director, Sam Sproats, said "We are pleased to have secured this counter-cyclical office investment opportunity, with a clear strategy to drive income and enhance asset value via Building Electrification and the Net Zero strategy.

"We believe acquiring at \$4,620 per square metre represents deep value buying, with replacement cost approximately 80% above the purchase price."

Ross Lees, Growthpoint's CEO & Managing Director, said, "Canberra's CBD vacancy is at 9.5%, one of the lowest in the Australian office market, and anticipated growth in Government staffing levels of approximately 9% in 2024-2025 is expected to support demand for this asset."

"The Growthpoint Canberra Office Trust represents progress in our strategy of growing our funds management business, leveraging our management expertise to create attractive investment opportunities for our syndicate investors" Mr Lees added.

Settlement of the property is expected early in the 2025 calendar year.

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¹ Forecast/estimate net of fees and costs, before performance fees and tax.

About Growthpoint

Growthpoint provides space for you and your business to thrive. Since 2009, we've been investing in high-quality Australian real estate. As at 30 June 2024, we have \$6.0 billion total assets under management. We directly own 57 high-quality, modern office and industrial properties, valued at approximately \$4.4 billion. During FY24, we also managed a further nine assets, valued at \$1.6 billion, for third-party wholesale syndicates and institutional investors through our funds management business, which invests in office, retail and mixed-use properties.

We are committed to operating in a sustainable way and reducing our impact on the environment. We are on track to achieve our Net Zero Target by 1 July 2025 across our directly owned 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 300. Moody's has issued us with an investment-grade rating of Baa2 for domestic senior secured debt.