

Growthpoint Properties Australia

FY22 property compendium.

16 August 2022

Space to thrive.

GROWTHPOINT
PROPERTIES



Who we are.

Growthpoint Properties Australia
FY22 property compendium

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 own and manage 58 properties, valued at approximately \$5.1 billion.¹

What we do:

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 Properties Australia (ASX: GOZ) is a real estate investment trust (REIT), listed on the ASX, and is a part of the S&P/ASX 200.

1. Excludes GSO Building, 165-169 Thomas Street, Dandenong, VIC, which settled in July 2022.

2. Weighted average lease expiry.

3. Weighted average capitalisation rate.

Key metrics as at 30 June 2022¹

Property
portfolio value
\$5.1b

Portfolio
occupancy
97%

WALE²
6.3yrs

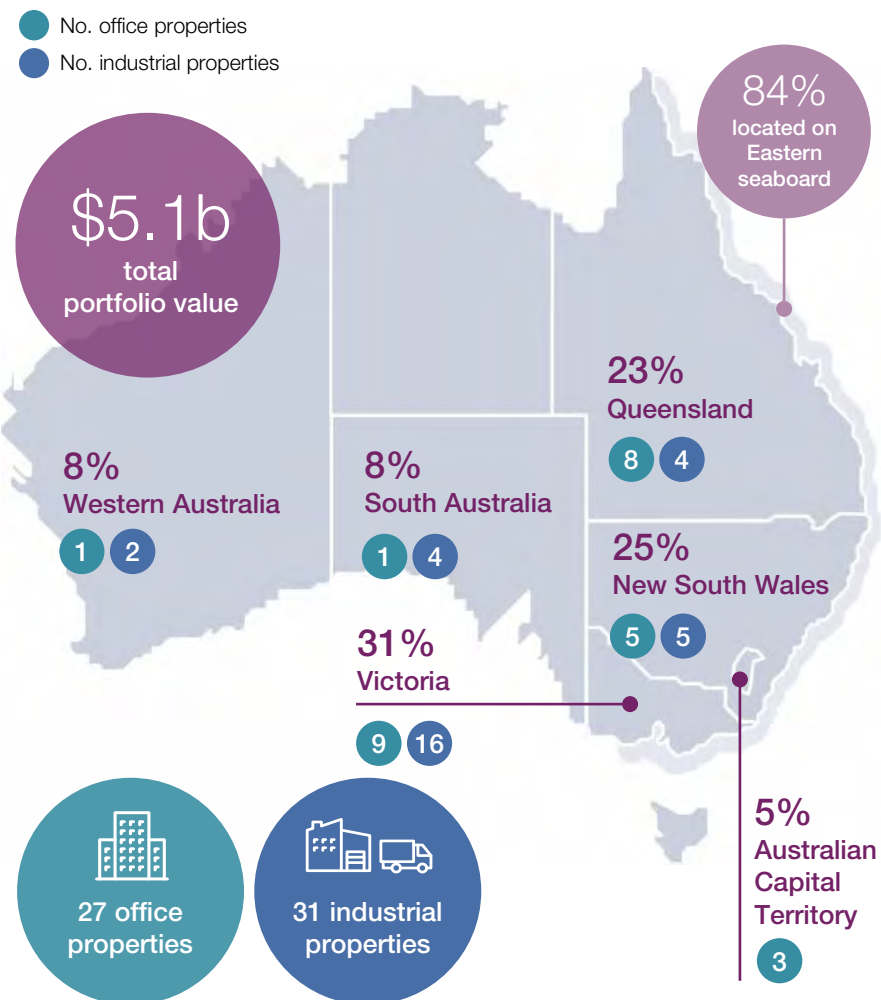
WACR³
5.0%

Total
properties
58

Portfolio summary.

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Key portfolio metrics¹ as at 30 June 2022

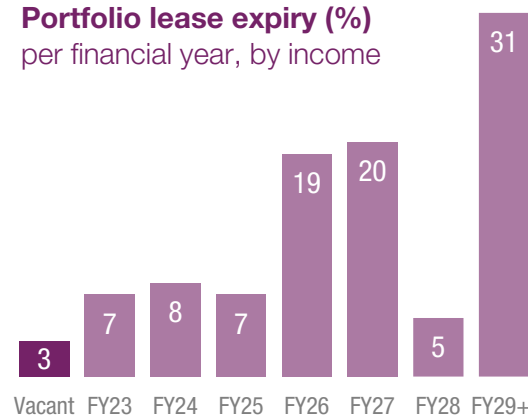


Top ten tenants

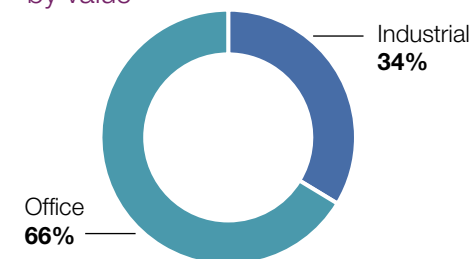
	% portfolio income	WALE (years)
Woolworths	12	6.6
NSW Police Force	8	22.5
Commonwealth of Australia	7	4.0
Country Road Group	4	10.0
Linfox	3	3.6
Bank of Queensland	3	4.6
Bunnings Warehouse	3	8.8
ANZ Banking Group	3	3.0
Lion	2	1.8
Samsung Electronics	2	4.7
Total / weighted average	47	8.4
Balance of portfolio*	53	4.5
Total portfolio	100	6.3

* Includes vacancies.

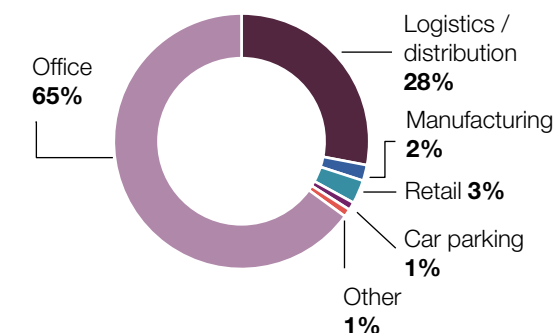
Portfolio lease expiry (%) per financial year, by income



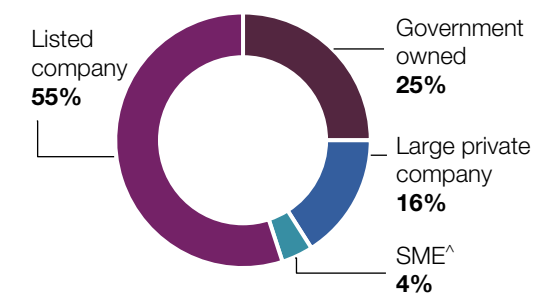
Sector diversity by value



Tenant use by income



Tenant type by income



[^] Growthpoint estimate of proportion of tenants with revenue below \$50 million.

1. Portfolio metrics exclude GSO Dandenong, 165-169 Thomas Street, Dandenong, VIC, which settled in July 2022.

Focus on sustainability

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Key portfolio metrics as at 30 June 2022



Our high-green credentialed portfolio includes **four assets with the maximum NABERS Energy rating of 6.0 stars**



3 Murray Rose Ave,
Sydney Olympic Park, NSW



5 Murray Rose Ave,
Sydney Olympic Park, NSW



100 Skyring Tce,
Newstead, QLD



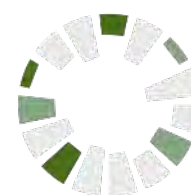
A1, 32 Cordelia St, South
Brisbane, QLD

Net zero 2025 target*

Our net zero pathway includes:



*Net zero 2025 target across 100% owned on balance sheet operationally controlled office assets and corporate activities.



G R E S B
REAL ESTATE
sector leader 2021



B
Rating
maintained

2-6 Bowes Street, Phillip, ACT

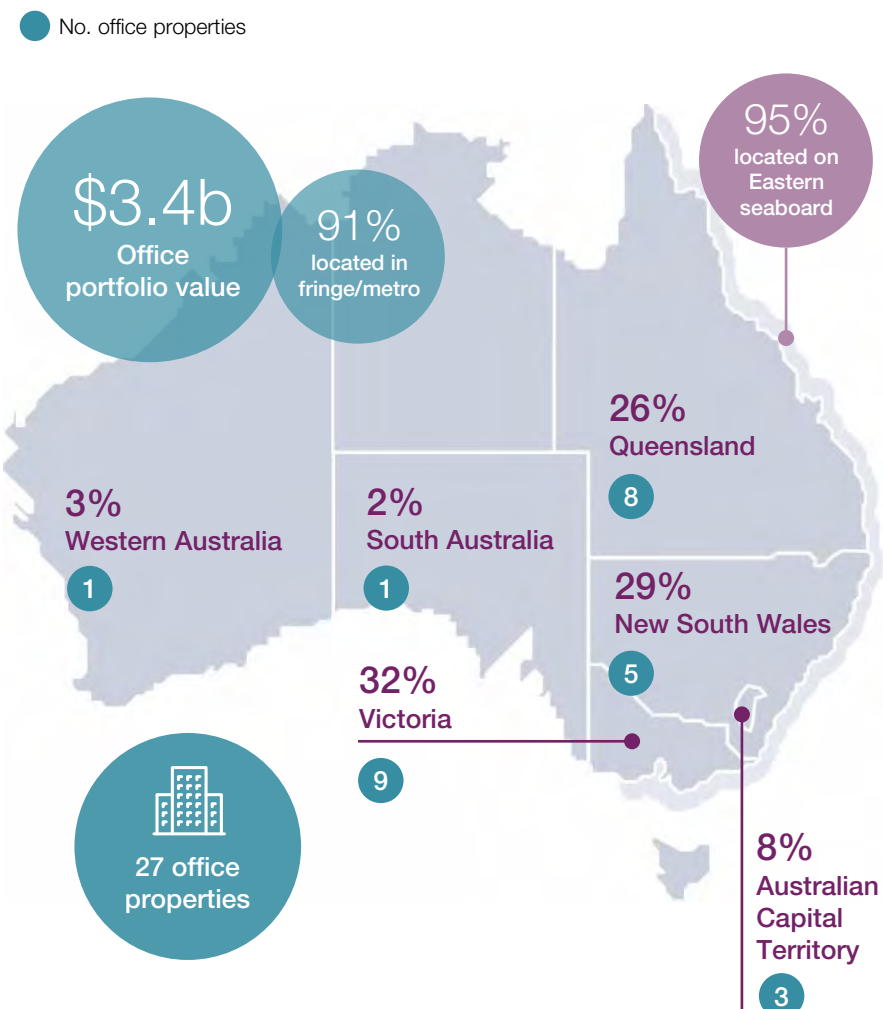


Office portfolio.

Office portfolio summary.

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Key office portfolio metrics¹ as at 30 June 2022



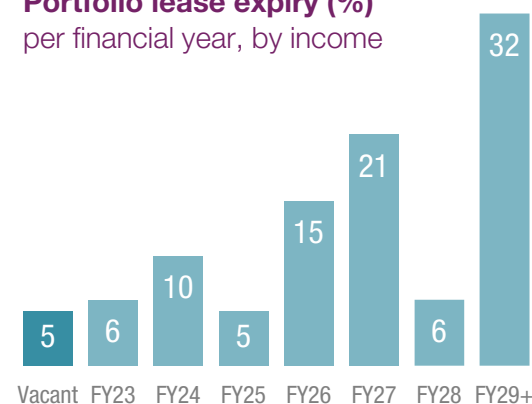
1. Portfolio metrics exclude GSO Dandenong, 165-169 Thomas Street, Dandenong, VIC, which settled in July 2022.

Top ten tenants

	% portfolio income	WALE (years)
NSW Police Force	11	22.5
Commonwealth of Australia	10	4.0
Country Road Group	5	10.0
Bank of Queensland	5	4.6
Bunnings Warehouse	4	8.8
ANZ Banking Group	4	3.0
Lion	3	1.8
Samsung Electronics	3	4.7
Collection House	3	3.9
Fox Sports	3	8.5
Total / weighted average	51	9.2
Balance of portfolio*	49	4.2
Total portfolio	100	6.7

* Includes vacancies.

Portfolio lease expiry (%) per financial year, by income

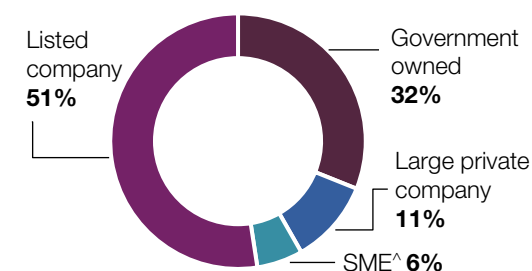


Tenant use by income



28%	Government
15%	Financial Services
14%	Retail
13%	Resources, infrastructure & construction
12%	IT, media & telecommunications
5%	Manufacturing / logistics
5%	Education
4%	Other consumer & business services
4%	Health

Tenant type by income



[^] Growthpoint estimate of proportion of tenants with revenue below \$50 million.

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Office portfolio



Property locations

- 1 75 Dorcas Street, South Melbourne**
- 2 Botanicca Corporate Park, Richmond (4 assets)**
 - Building 3, 570 Swan Street, Richmond
 - Building 2, 572-576 Swan Street, Richmond
 - Building 1, 572-576 Swan Street, Richmond
 - Car park, 572-576 Swan Street, Richmond
- 3 109 Burwood Road, Hawthorn**
- 4 141 Camberwell Road, Hawthorn**
- 5 Wellington Road (2 assets)**
 - Building B, 211 Wellington Road, Mulgrave
 - Building C, 211 Wellington Road, Mulgrave
- 6 165-169 Thomas Street, Dandenong**

75 Dorcas Street, South Melbourne

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Office portfolio



Location

Located 1.5 kilometres south of the Melbourne CBD, this landmark building features prominent frontage to Kingsway, a major arterial road. The property borders the bustling St Kilda Road and South Melbourne neighbourhood precincts and is within walking distance of comprehensive local amenities, parks, trams and the Anzac Metro Station (opening in 2025). Access to the M1 Citylink Freeway is approximately 500 metres away.

Description

The property offers 10 levels of A-Grade office space with sweeping bay and city views. Large 3,000 sqm plus floorplates set around a light-filled atrium offer flexibility to accommodate a range of tenancy sizes. Car parking is provided over four levels. The building has full generator back-up power, a recently installed rooftop solar array and end-of-trip facilities.


4.5 star
NABERS
Energy rating


5.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	9,632 sqm
Lettable area	24,136 sqm
Occupancy	99%
WALE (by income)	5.7 years
Major tenant	ANZ Banking Group

Valuation summary

Book value	\$292.0m
Valuation date	30-Jun-22
Cap rate	4.88%
Discount rate	5.75%

Bldg 3, 570 Swan Street, Richmond

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Office portfolio



Location

The property is situated approximately five kilometres east of the Melbourne CBD within the Botanicca Corporate Park. Located next to the Yarra River Park precinct, and is within close proximity to Melbourne's sports entertainment precinct, serviced by both metro rail and tram services as well as the M1 Freeway.



Description

This property was developed by Growthpoint and completed in early 2020. It provides state-of-the-art A-Grade office accommodation in two interconnected towers over five and six levels. It features abundant natural light, hotel-style end-of-trip facilities and a high ratio of off-street parking.

Asset summary as at 30 June 2022

Title	Freehold
Site area	8,525 sqm
Lettable area	19,336 sqm
Occupancy	93%
WALE (by income)	8.0 years
Major tenant	Bunnings Warehouse

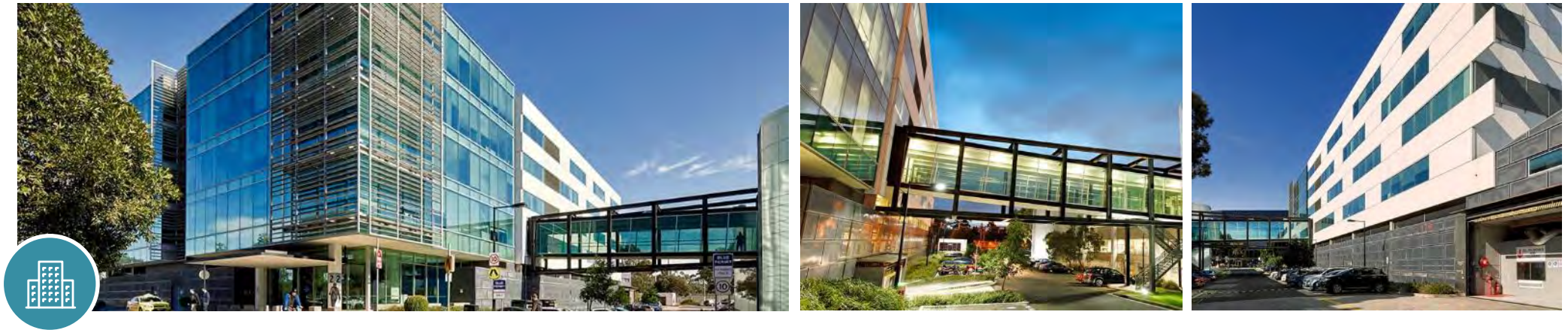
Valuation summary

Book value	\$203.0m
Valuation date	30-Jun-22
Cap rate	4.75%
Discount rate	5.88%

Bldg 2, 572-576 Swan Street, Richmond

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The property is situated approximately five kilometres east of the Melbourne CBD within the Botanicca Corporate Park. Located next to the Yarra River Park precinct, and is within close proximity to Melbourne's sports entertainment precinct, serviced by both metro rail and tram services as well as the M1 Freeway.

Description

The building was constructed in 2006 and consists of three levels of basement car parking and four levels of A-Grade office space with a central atrium. During 2017, the building underwent an extensive fit-out to upgrade the facilities for long-term tenant, Country Road Group.


4.5 star
NABERS
Energy rating


6.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	7,130 sqm
Lettable area	14,602 sqm
Occupancy	100%
WALE (by income)	10.0 years
Major tenant	Country Road Group

Valuation summary

Book value	\$131.6m
Valuation date	30-Jun-22
Cap rate	5.00%
Discount rate	6.00%

Bldg 1, 572-576 Swan Street, Richmond

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The property is situated approximately five kilometres east of the Melbourne CBD within the Botanicca Corporate Park. Located next to the Yarra River Park precinct, and is within close proximity to Melbourne's sports entertainment precinct, serviced by both metro rail and tram services as well as the M1 Freeway.

Description

Completed in 1998, this two-level A-Grade office includes a sunny courtyard and basement car parking. During 2017, the building underwent an extensive fit-out to upgrade the facilities for long-term tenant, Country Road Group.


4.5 star
NABERS
Energy rating


6.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	8,365 sqm
Lettable area	8,554 sqm
Occupancy	100%
WALE (by income)	10.0 years
Major tenant	Country Road Group

Valuation summary

Book value	\$82.7m
Valuation date	30-Jun-22
Cap rate	5.00%
Discount rate	6.00%

Car Park, 572-576 Swan Street, Richmond

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Office portfolio



Location

The property is situated approximately five kilometres east of the Melbourne CBD within the Botanicca Corporate Park. Located next to the Yarra River Park precinct, the building has access to sporting facilities and is serviced by both metro rail and tram services as well as the M1 Freeway.

Description

Leasehold car park in the Botanicca Corporate Park.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	3,756 sqm
Lettable area	93 car spaces
Occupancy	100%
WALE (by income)	4.9 years
Major tenant	GE Capital Finance Australasia

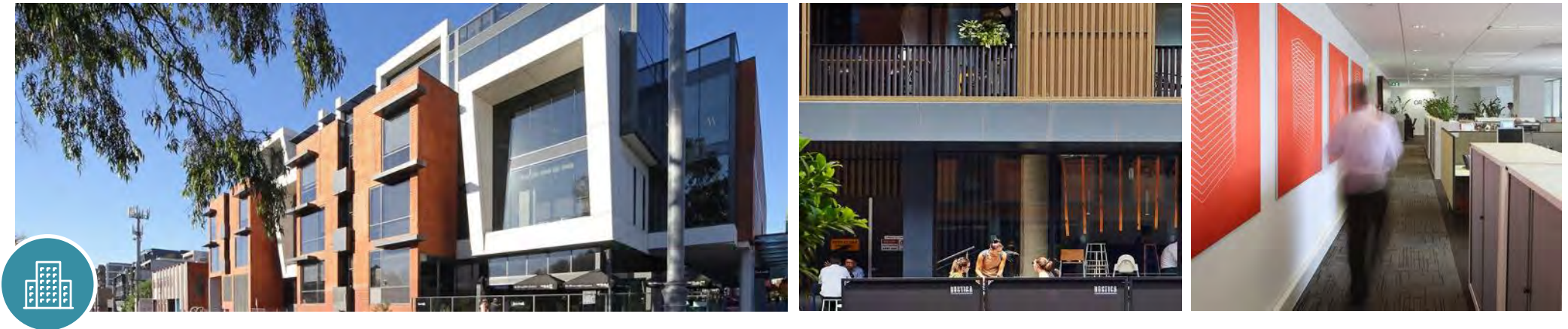
Valuation summary

Book value	\$0.9m
Valuation date	30-Jun-22
Cap rate	23.54%
Discount rate	—

109 Burwood Road, Hawthorn

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Office portfolio



Location

The property is situated in a premium metro location, approximately seven kilometres east of the Melbourne CBD. It is easily accessed by road and public transport, being close to metro rail and tram services, and major roadways (Eastern and M1 Freeways). The immediate area provides access to restaurants, cafes, shops and supermarkets.

Description

Built in 2008, this building comprises five levels of A-Grade office space with a ground floor cafe and basement car parking. The property was refurbished in 2018 with basement end-of-trip and bike lockup facilities installed.


5.0 star
NABERS
Energy rating


6.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	3,529 sqm
Lettable area	12,388 sqm
Occupancy*	98%
WALE (by income)	4.4 years
Major tenant	McConnell Dowell Corporation

Valuation summary

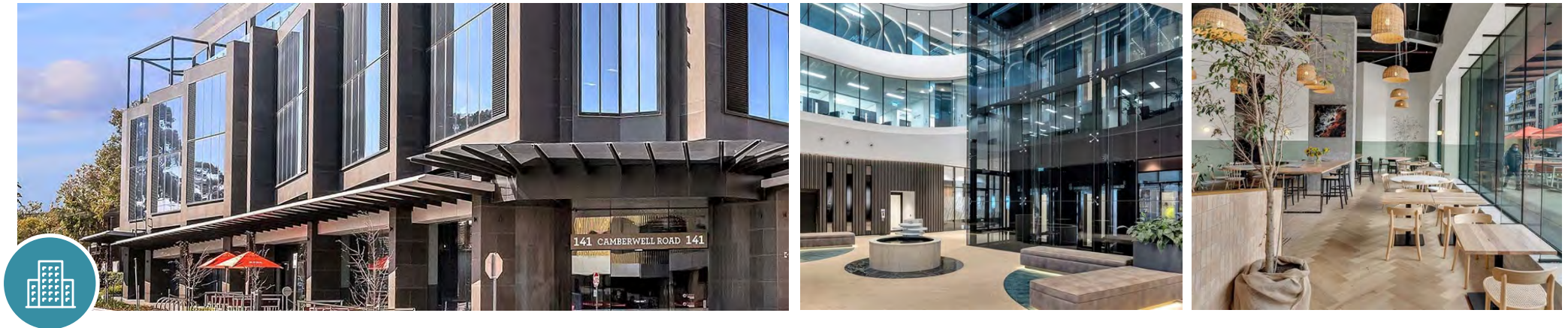
Book value	\$124.2m
Valuation date	30-Jun-22
Cap rate	5.00%
Discount rate	5.75%

*Occupancy may include a small number of vacant car spaces.

141 Camberwell Road, Hawthorn East

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Office portfolio



Location

Located eight kilometres east of the Melbourne CBD, the property adjoins the Camberwell Junction shopping precinct and is within walking distance to the affluent Burke Road retail strip. The area provides a selection of dining, entertainment, and shopping amenities and is accessible by road, rail and tram services.

Description

A modern A-grade office building completed in 2020, comprising three levels of office space, ground floor retail and basement car parking for 304 vehicles. The office floors provide large floor plates suitable for single or multiple occupation. Onsite amenities include end-of-trip, bike storage, gymnasium and ground-floor cafe.

Asset summary as at 30 June 2022

Title	Freehold
Site area	–
Lettable area	10,233 sqm
Occupancy	99%
WALE (by income)	6.4 years
Major tenant	Miele

Valuation summary

Book value	\$123.0m
Valuation date	30-Jun-22
Cap rate	4.75%
Discount rate	5.75%

*Occupancy may include a small number of vacant car spaces.

Bldg B, 211 Wellington Road, Mulgrave

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Office portfolio



Location

The property is situated approximately 20 kilometres from the Melbourne CBD within the Monash technology precinct and is conveniently accessed via Springvale Road, the M1 Freeway and metro train and bus services. The site features on site cafes and a multi-level car park.

Description

This seven-level, A-Grade office building was constructed in 2015 and features abundant natural light and premium end-of-trip facilities. The building has excellent green credentials with a 5.5 star NABERS Energy rating and 6.0 star NABERS Water rating.


5.5 star
NABERS
Energy rating


6.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	11,040 sqm
Lettable area	12,780 sqm
Occupancy*	99%
WALE (by income)	3.7 years
Major tenant	Monash University

Valuation summary

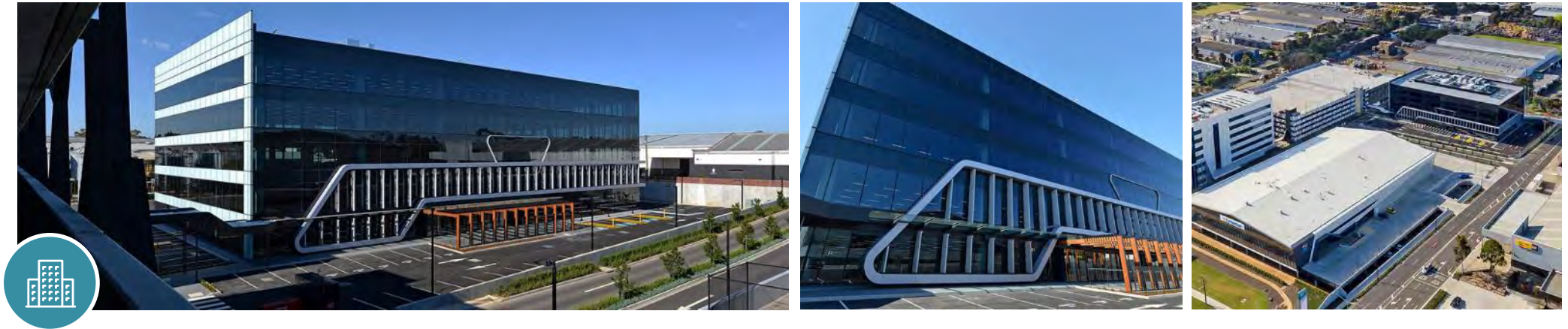
Book value	\$84.0m
Valuation date	30-Jun-22
Cap rate	5.88%
Discount rate	6.25%

*Occupancy may include a small number of vacant car spaces.

Bldg C, 211 Wellington Road, Mulgrave

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The property is situated approximately 20 kilometres from the Melbourne CBD within the Monash technology precinct and is conveniently accessed via Springvale Road, the M1 Freeway and metro train and bus services.

Description

This A-Grade office building, comprising five levels, was constructed in 2016. The ground floor features retail cafe facilities and a childcare centre. Substantial on-site car parking is also provided in a separate multi-level car park.


5.5 star
NABERS
Energy rating


6.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	11,070 sqm
Lettable area	10,289 sqm
Occupancy	43%
WALE (by income)	1.5 years
Major tenant	Guardian Community Early Learning

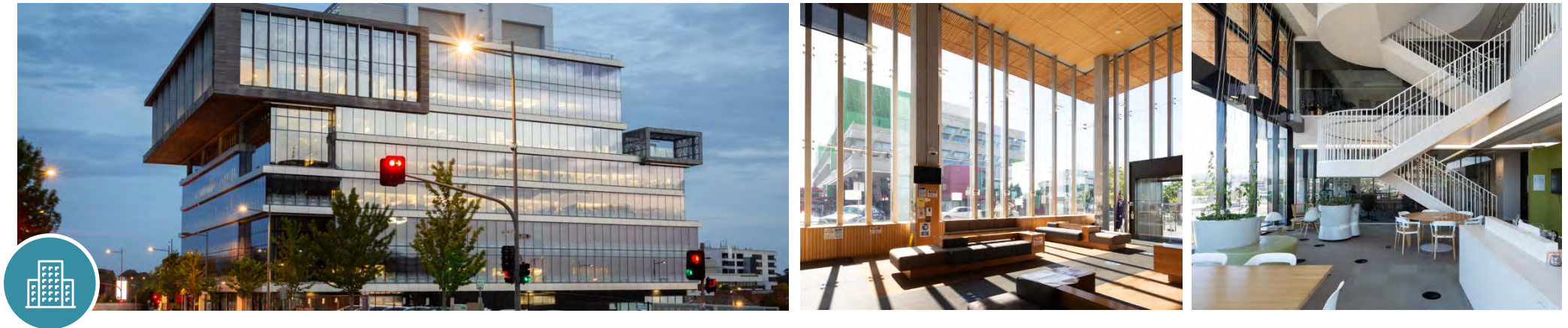
Valuation summary

Book value	\$58.2m
Valuation date	30-Jun-22
Cap rate	6.13%
Discount rate	6.38%

165-169 Thomas Street, Dandenong

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Office portfolio



Location

Centrally located in Dandenong, a growing major urban centre 30 kilometres south-east of Melbourne, the asset is well positioned for transport and retail amenities being approximately 400 metres from both the Dandenong railway station and regional shopping centre Dandenong Plaza. Dandenong has recently benefited from \$700 million in urban renewal investment.

Description

Constructed in 2011, the asset offers 15,071 sqm of quality accommodation with ground floor retail, seven floors of A-grade office accommodation and secure basement parking for 204 vehicles. The building has high sustainability credentials, with a 5.5 Star NABERS Energy rating, 6.0 Star NABERS Water rating and 6.0 Star Green Star rating.


5.5 star
NABERS
Energy rating


6.0 star
NABERS
Water rating

Asset summary as at settlement, 27 July 2022*

Title	Freehold
Site area	2,502 sqm
Lettable area	15,071 sqm
Occupancy	100%
WALE (by income)	9.4 years
Major tenant	Victorian State Government

Valuation summary

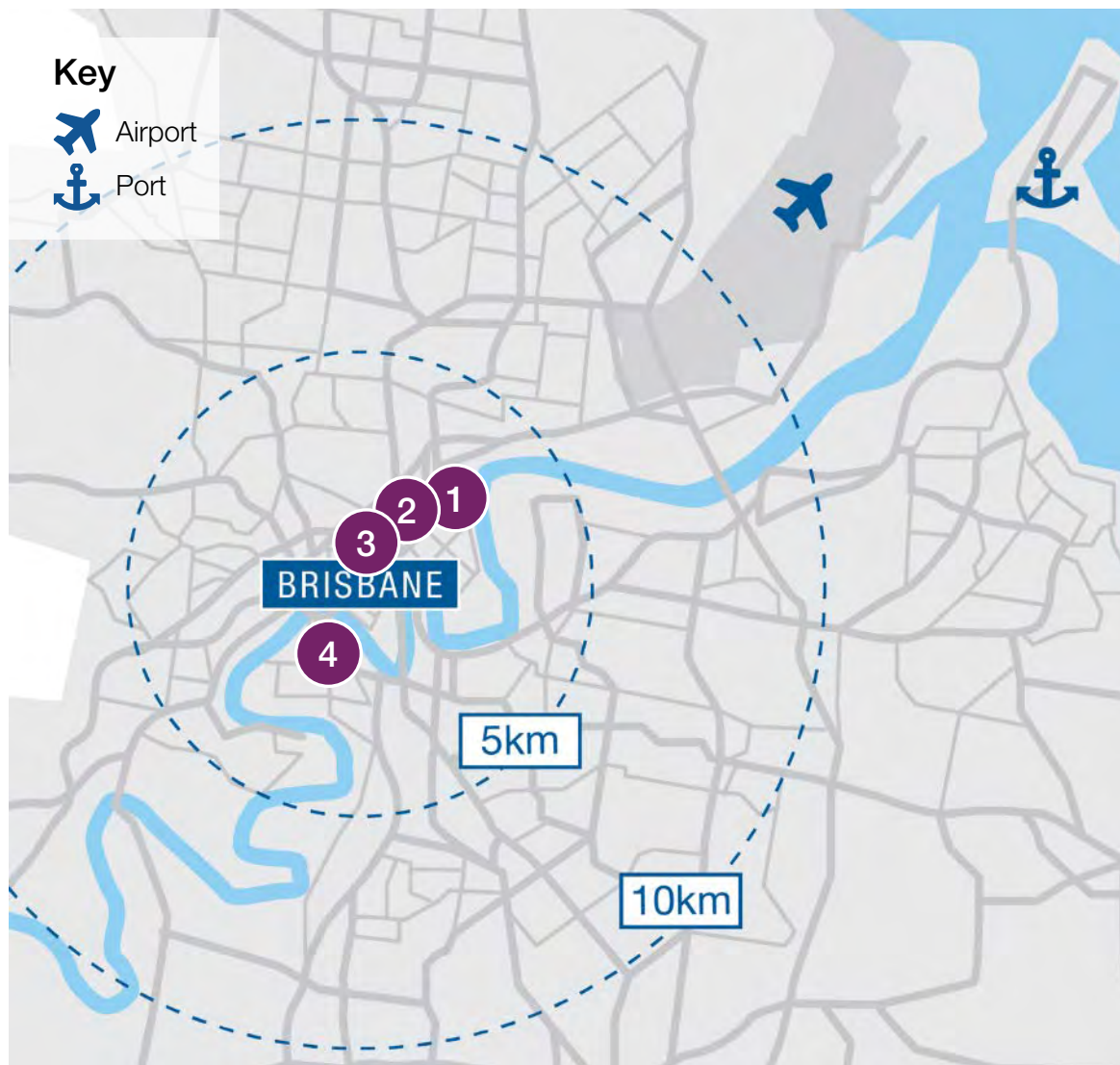
Book value	\$165m
Valuation date	27-Jul-22
Cap rate	4.88%
Discount rate	5.75%

*Excluded from portfolio statistics.

Queensland

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Office portfolio



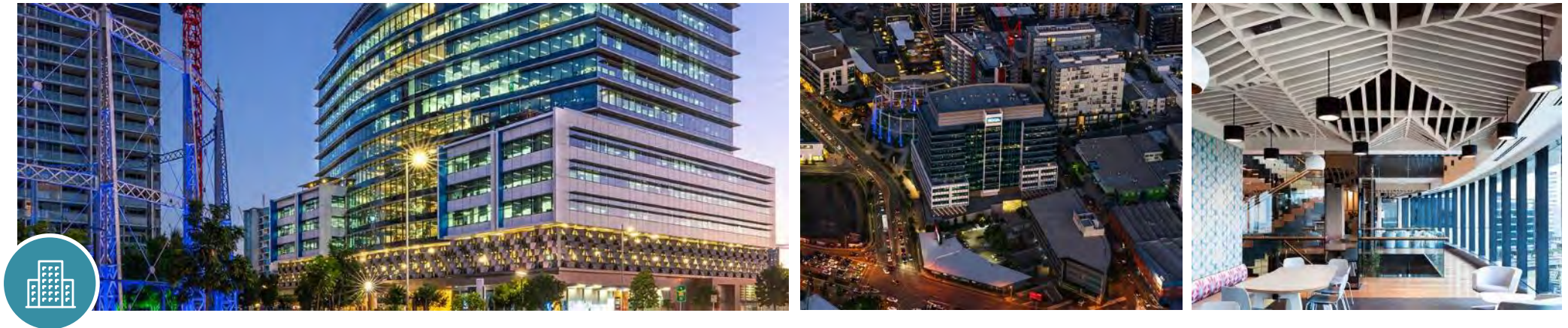
Property locations

- | | |
|---|--|
| 1 | 100 Skyring Terrace, Newstead |
| 2 | 15 Green Square Close, Fortitude Valley |
| 3 | 333 Ann Street, Brisbane |
| 4 | SW1, South Brisbane (5 assets) <ul style="list-style-type: none">– CB1, 22 Cordelia Street, South Brisbane– A1, 32 Cordelia Street, South Brisbane– A4, 52 Merivale Street, South Brisbane– CB2, 42 Merivale Street, South Brisbane– Car Park, 32 Cordelia St & 52 Merivale St, South Brisbane |

100 Skyring Terrace, Newstead

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Office portfolio



Location

The property is located in Brisbane's prestigious Urban Renewal precinct and features 360-degree river and city views. It is proximate to Brisbane CBD in the upscale Gasworks development, within Newstead Riverpark. The building has access to restaurants, cafes, shops and a supermarket as well as parklands, river walkways and bike paths.

Description

Built in 2014, this modern 12-level A-Grade office building features office accommodation with high-quality fit out, ground floor foyer and retail amenities, as well as extensive end-of-trip facilities and basement parking.


6.0 star
NABERS
Energy rating


4.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	5,157 sqm
Lettable area	24,665 sqm
Occupancy	100%
WALE (by income)	4.6 years
Major tenant	Bank of Queensland

Valuation summary

Book value	\$242.5m
Valuation date	30-Jun-22
Cap rate	5.75%
Discount rate	6.00%

15 Green Square Close, Fortitude Valley

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Office portfolio



Location

The property is located within the Fortitude Valley Gateway Precinct, proximate to Brisbane CBD, Brisbane's RNA Showgrounds, Emporium Brisbane and the Royal Brisbane and Women's Hospital. This location is well serviced by public transport and provides access to an abundance of amenities.

Description

This A-Grade office building was completed 2013 and includes ground floor foyer, retail accommodation, 11 levels of office accommodation and three levels of basement car parking.


5.5 star
NABERS
Energy rating


4.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	2,519 sqm
Lettable area	16,441 sqm
Occupancy	95%
WALE (by income)	2.8 years
Major tenant	Queensland Urban Utilities

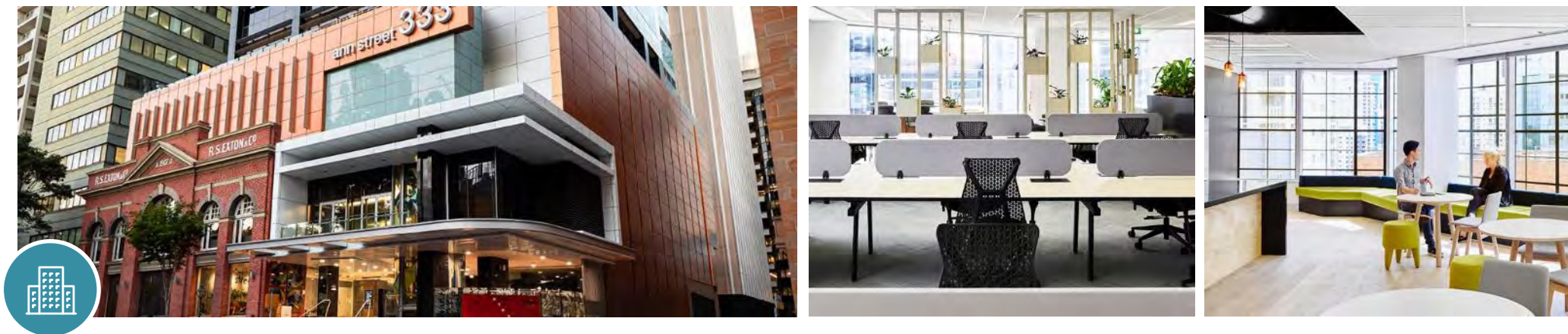
Valuation summary

Book value	\$147.0m
Valuation date	30-Jun-22
Cap rate	5.75%
Discount rate	6.38%

333 Ann Street, Brisbane

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Office portfolio



Location

The property is located in the Brisbane CBD within the Ann Street Corridor. This central location provides access to a multitude of transport services including major arterials, railway and bus stations and ferry services. An abundance of cafes and retail amenities are within easy walking distance.

Description

This modern A-Grade office building was completed in 2008. It provides 24 levels of office accommodation, ground floor retail and podium car parking over four levels. The property features brand new fit outs across several floors, and extensive end-of-trip facilities.


4.0 star
NABERS
Energy rating


5.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	1,563 sqm
Lettable area	16,302 sqm
Occupancy	90%
WALE (by income)	3.8 years
Major tenant	Federation University

Valuation summary

Book value	\$140.0m
Valuation date	30-Jun-22
Cap rate	6.02%
Discount rate	5.75%

CB1, 22 Cordelia Street, South Brisbane

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Office portfolio



Location

CB1 forms part of SW1 development which is positioned in the heart of South Brisbane. The awarding winning development is an urban oasis featuring high-quality offices, ample parking, retail conveniences and inner city living. SW1 is situated within close proximity to South Bank, Brisbane CBD and has direct access to all major arterials.

Description

This A-Grade office building was completed in 2006. It includes ground-floor foyer, retail accommodation and eight levels of office accommodation with access to extensive onsite parking and end-of-trip facilities.



Asset summary as at 30 June 2022

Title	Leasehold
Site area	5,772 sqm
Lettable area	11,399 sqm
Occupancy	73%
WALE (by income)	2.6 years
Major tenant	Integrated Clinical Oncology Network

Valuation summary

Book value	\$99.0m
Valuation date	30-Jun-22
Cap rate	5.88%
Discount rate	6.13%

A1, 32 Cordelia Street, South Brisbane

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

A1 forms part of SW1 development which is positioned in the heart of South Brisbane. The award-winning development is an urban oasis of high-quality offices, ample parking, retail conveniences and inner city living. SW1 is situated within close proximity to South Bank, Brisbane CBD and has direct access to all major arterials.

Description

This A-Grade office building was completed in 2008. It includes ground-floor foyer, retail accommodation and seven levels of office accommodation, as well as access to extensive onsite parking and end-of-trip facilities.


6.0 star
NABERS
Energy rating

Asset summary as at 30 June 2022

Title	Leasehold
Site area	2,667 sqm
Lettable area	10,003 sqm
Occupancy	88%
WALE (by income)	3.3 years
Major tenant	Jacobs Group

Valuation summary

Book value	\$90.0m
Valuation date	30-Jun-22
Cap rate	5.75%
Discount rate	6.00%

A4, 52 Merivale Street, South Brisbane

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

A4 forms part of SW1 development which is positioned in the heart of South Brisbane. The award-winning development is an urban oasis of high-quality offices, ample parking, retail conveniences and inner city living. SW1 is situated within close proximity to South Bank, Brisbane CBD and has direct access to all major arterials.

Description

This A-Grade office building was completed in 2009. It includes ground-floor foyer, retail accommodation and seven levels of office accommodation, as well as access to extensive onsite parking and end-of-trip facilities.



Asset summary as at 30 June 2022

Title	Leasehold
Site area	2,331 sqm
Lettable area	9,405 sqm
Occupancy	93%
WALE (by income)	3.4 years
Major tenant	Stantec Australia

Valuation summary

Book value	\$88.5m
Valuation date	30-Jun-22
Cap rate	5.75%
Discount rate	5.88%

CB2, 42 Merivale Street, South Brisbane

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

CB2 forms part of SW1 development which is positioned in the heart of South Brisbane. The award-winning development is an urban oasis of high-quality offices, ample parking, retail conveniences and inner city living. SW1 is situated within close proximity to South Bank, Brisbane CBD and has direct access to all major arterials.

Description

This A-Grade office building was completed in 2006. It includes ground-floor foyer, retail accommodation and five levels of office accommodation, with balconies to each floor, as well as access to extensive onsite parking and end-of-trip facilities.



Asset summary as at 30 June 2022

Title	Leasehold
Site area	3,158 sqm
Lettable area	6,598 sqm
Occupancy	96%
WALE (by income)	2.6 years
Major tenant	Peabody Energy

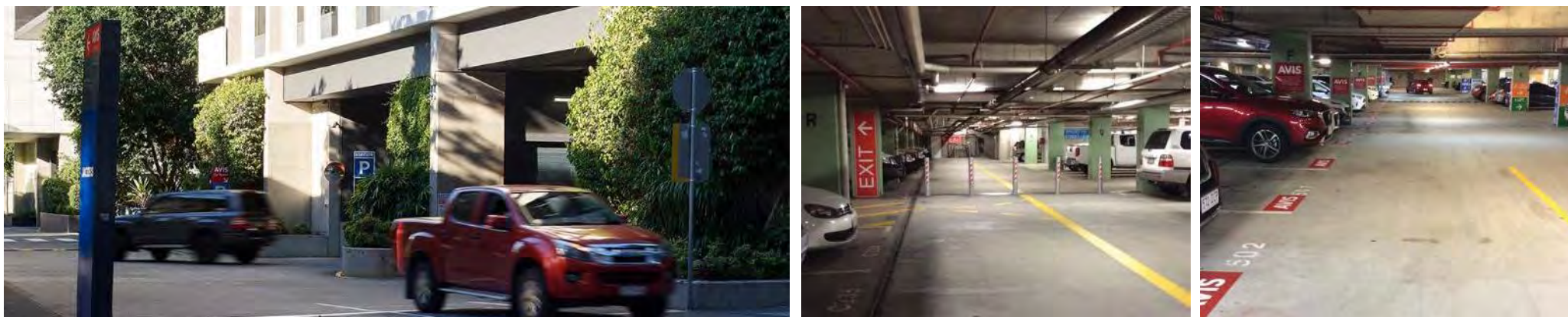
Valuation summary

Book value	\$61.8m
Valuation date	30-Jun-22
Cap rate	5.63%
Discount rate	6.00%

Car Park, 32 Cordelia St & 52 Merivale St, South Brisbane

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The property is located in South Brisbane within the award winning SW1 business precinct, approximately two kilometres south of the Brisbane CBD. It is close to bus, water ferry services and local amenities, such as cafes and parks, all of which are within walking distance.

Description

This property is a two-level underground carpark facility.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	9,319 sqm
Lettable area	215 car spaces
Occupancy	100%
WALE (by income)	2.6 years
Major tenant	Secure Parking

Valuation summary

Book value	\$32.0m
Valuation date	30-Jun-22
Cap rate	5.63%
Discount rate	6.25%

New South Wales

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



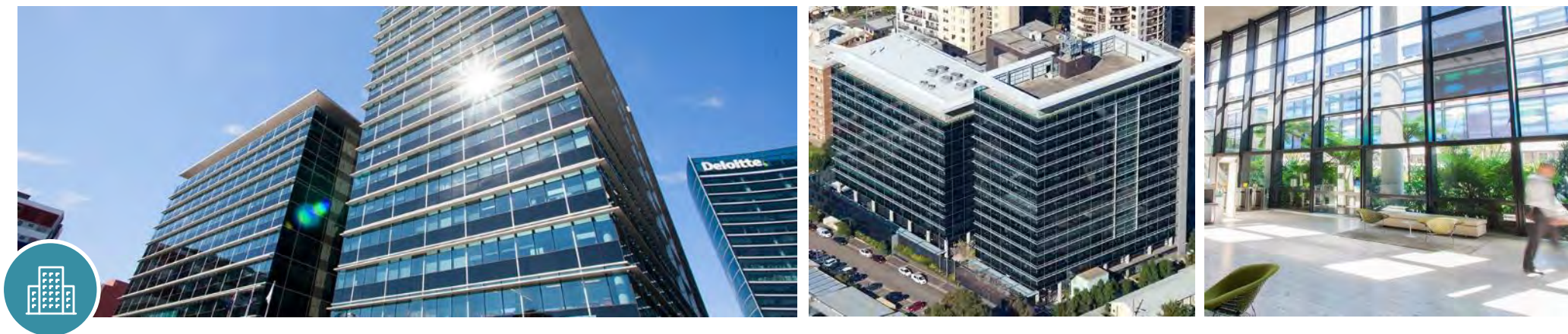
Property locations

- | | |
|----------|---|
| 1 | 1 Charles Street, Parramatta |
| 2 | Sydney Olympic Office Park (3 assets) <ul style="list-style-type: none">– 3 Murray Rose Avenue, Sydney Olympic Park– 5 Murray Rose Avenue, Sydney Olympic Park– 11 Murray Rose Avenue, Sydney Olympic Park |
| 3 | Building C, 219-247 Pacific Highway, Artarmon |

1 Charles Street, Parramatta

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The property is located in Parramatta, the fast growing and popular Western Sydney CBD. It has good access to road networks and is conveniently located close to Parramatta train station and ferry terminal. Ample retail amenity is provided by Westfield Parramatta and Parramatta Square.

Description

Constructed in 2003, this A-Grade office building comprises two towers of nine and 13 levels, plus four basement levels of car parking. Occupied by NSW Police Force on a 25-year lease expiring in 2035. The tenant fitout will be progressively refurbished over the next few years



Asset summary as at 30 June 2022

Title	Freehold
Site area	6,460 sqm
Lettable area	32,356 sqm
Occupancy	100%
WALE (by income)	22.5 years
Major tenant	NSW Police Force

Valuation summary

Book value	\$555.0m
Valuation date	30-Jun-22
Cap rate	3.75%
Discount rate	5.50%

3 Murray Rose Avenue, Sydney Olympic Park

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The building is situated in Sydney Olympic Park, approximately 13 kilometres from the Sydney CBD. The precinct boasts world-class sporting and recreational facilities and has access to ever improving rail, road and ferry services. Numerous local parks and sports facilities surround the building and a wide variety of food retail is located within a short walking distance.

Description

This A-Grade office building was constructed in 2015 and is made up of five levels of office space and basement car parking and is Samsung Australia's head office. The building has strong sustainability credentials with a 6.0 star NABERS Energy rating.


6.0 star
NABERS
Energy rating


5.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Leasehold
Site area	3,980 sqm
Lettable area	13,423 sqm
Occupancy	100%
WALE (by income)	4.7 years
Major tenant	Samsung Electronics

Valuation summary

Book value	\$116.0m
Valuation date	30-Jun-22
Cap rate	5.14%
Discount rate	6.00%

5 Murray Rose Avenue, Sydney Olympic Park

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The building is situated in Sydney Olympic Park, approximately 13 kilometres from the Sydney CBD. The precinct boasts world-class sporting and recreational facilities and has access to ever improving rail, road and ferry services. Numerous local parks and sports facilities surround the building and a wide variety of food retail is located within a short walking distance.

Description

This five-level, A-Grade office building was built in 2012. The building has strong sustainability credentials with a 6.0 star NABERS Energy rating. The building is occupied by Lion Pty Ltd and includes a tenant owned gym, data-centre, bar and lobby cafe.


6.0 star
NABERS
Energy rating


4.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Leasehold
Site area	3,826 sqm
Lettable area	12,386 sqm
Occupancy	98%
WALE (by income)	1.8 years
Major tenant	Lion

Valuation summary

Book value	\$106.0m
Valuation date	30-Jun-22
Cap rate	5.37%
Discount rate	6.25%

11 Murray Rose Avenue, Sydney Olympic Park

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The building is situated in Sydney Olympic Park, opposite the Sydney Olympic Park train station, approximately 13 kilometres from the Sydney CBD. The precinct boasts world-class sporting and recreational facilities and has access to ever improving rail, road and ferry services. Numerous local parks and sports facilities surround the building and a wide variety of food retail is located within a short walking distance.

Description

Completed in 2018, this A-grade office building comprises five levels of office space plus ground floor retail and two levels of basement parking. Tenants include Sydney Water, Energizer and Chemist Warehouse.


5.0 star
NABERS
Energy rating


4.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Leasehold
Site area	2,642 sqm
Lettable area	5,684 sqm
Occupancy	100%
WALE (by income)	3.8 years
Major tenant	B2G Consortium

Valuation summary

Book value	\$53.8m
Valuation date	30-Jun-22
Cap rate	5.05%
Discount rate	6.00%

Bldg C, 219-247 Pacific Highway, Artarmon

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The property is situated in the Gore Hill Business Park, on the leafy lower north shore adjacent to St Leonards and approximately six kilometres from the Sydney CBD. The Gore Hill Business Park provides access to a range of amenities including cafes, restaurants, post office and banking services with local parks in close proximity.

Description

A modern A-Grade office building featuring seven levels of office and television studio space, on-site cafe, end-of-trip facilities and two levels of basement car park. Built in 2012 with broadcasting in mind, the site incorporates specialised acoustic, electrical and mechanical infrastructure.


5.0 star
NABERS
Energy rating


5.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	4,212 sqm
Lettable area	14,406 sqm
Occupancy	100%
WALE (by income)	5.6 years
Major tenant	Fox Sports

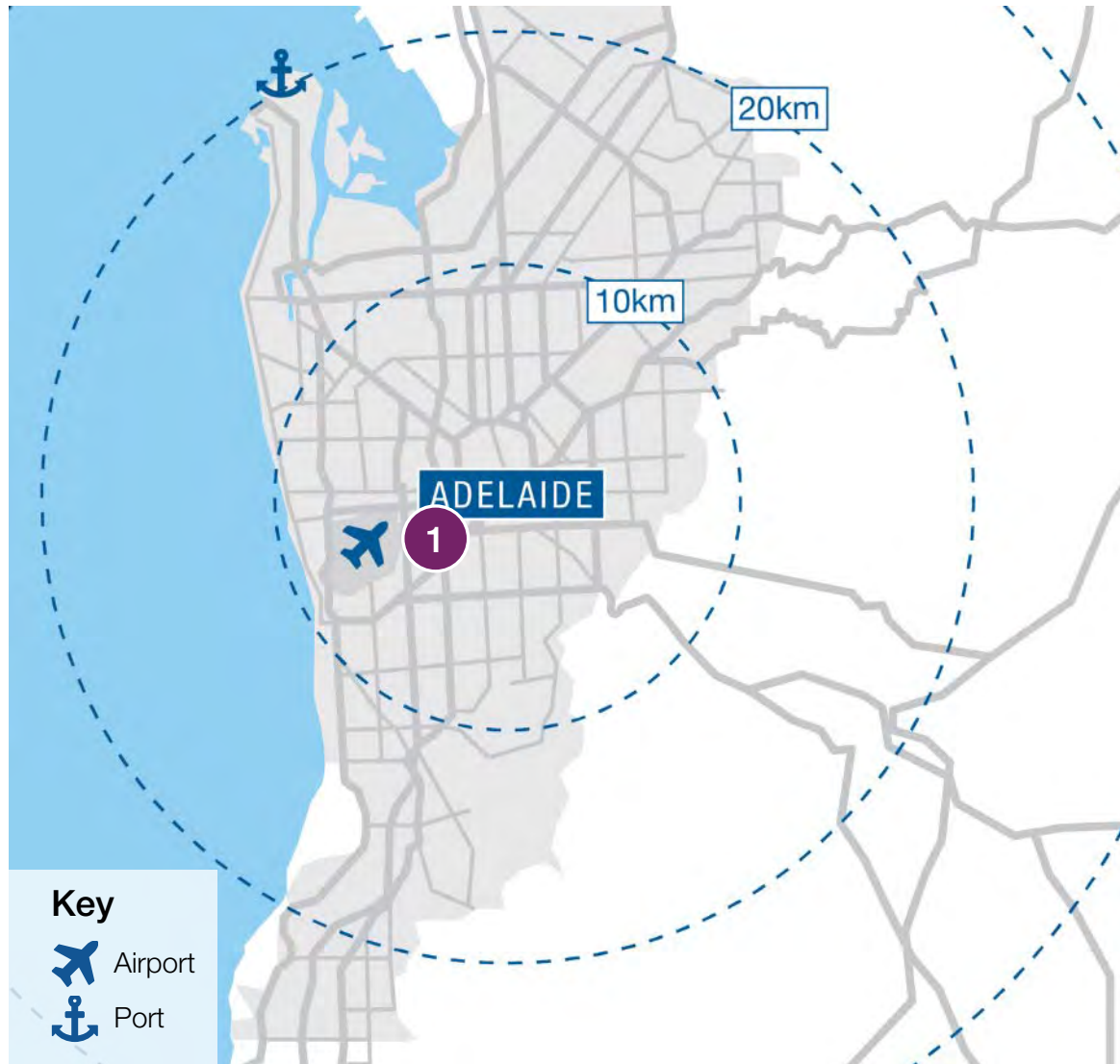
Valuation summary

Book value	\$146.0m
Valuation date	30-Jun-22
Cap rate	5.25%
Discount rate	6.00%

South Australia

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



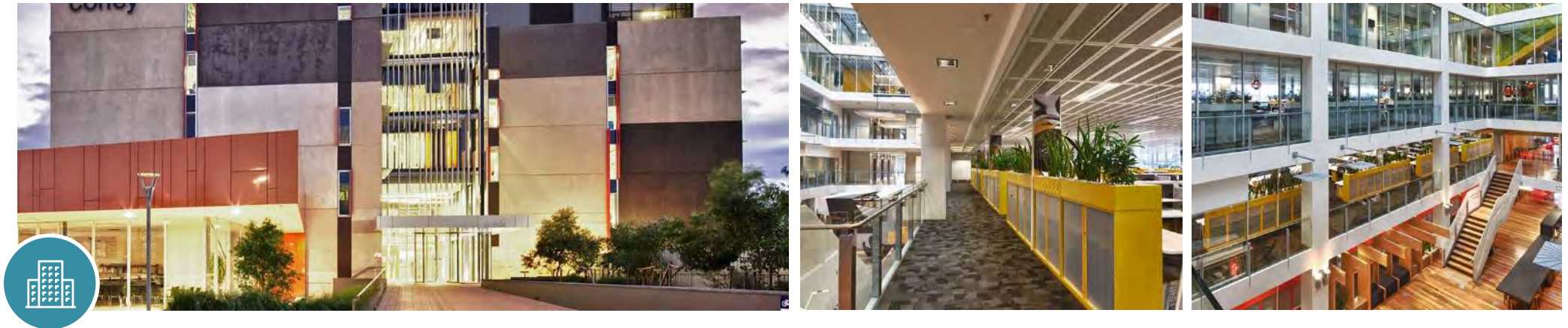
Property locations

1 33-39 Richmond Road, Keswick

33-39 Richmond Road, Keswick

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

Adelaide's best suburban office building is situated in a city fringe location just two kilometres from the CBD. The property is easily accessed by road, rail and bus services. The location also affords easy access to Adelaide Airport and is within easy walking distance of Edwards Park.

Description

Built in 2010, this A-Grade office building comprises ground-floor foyer and retail, rooftop plant room and five levels of premium office accommodation. Abundant parking is provided on site. The full height central atrium provides abundant natural light and the office park location affords expansive views of the surrounding area.


5.5 star
NABERS
Energy rating


4.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	4,169 sqm
Lettable area	11,730 sqm
Occupancy	93%
WALE (by income)	4.3 years
Major tenant	Coffey Corporate

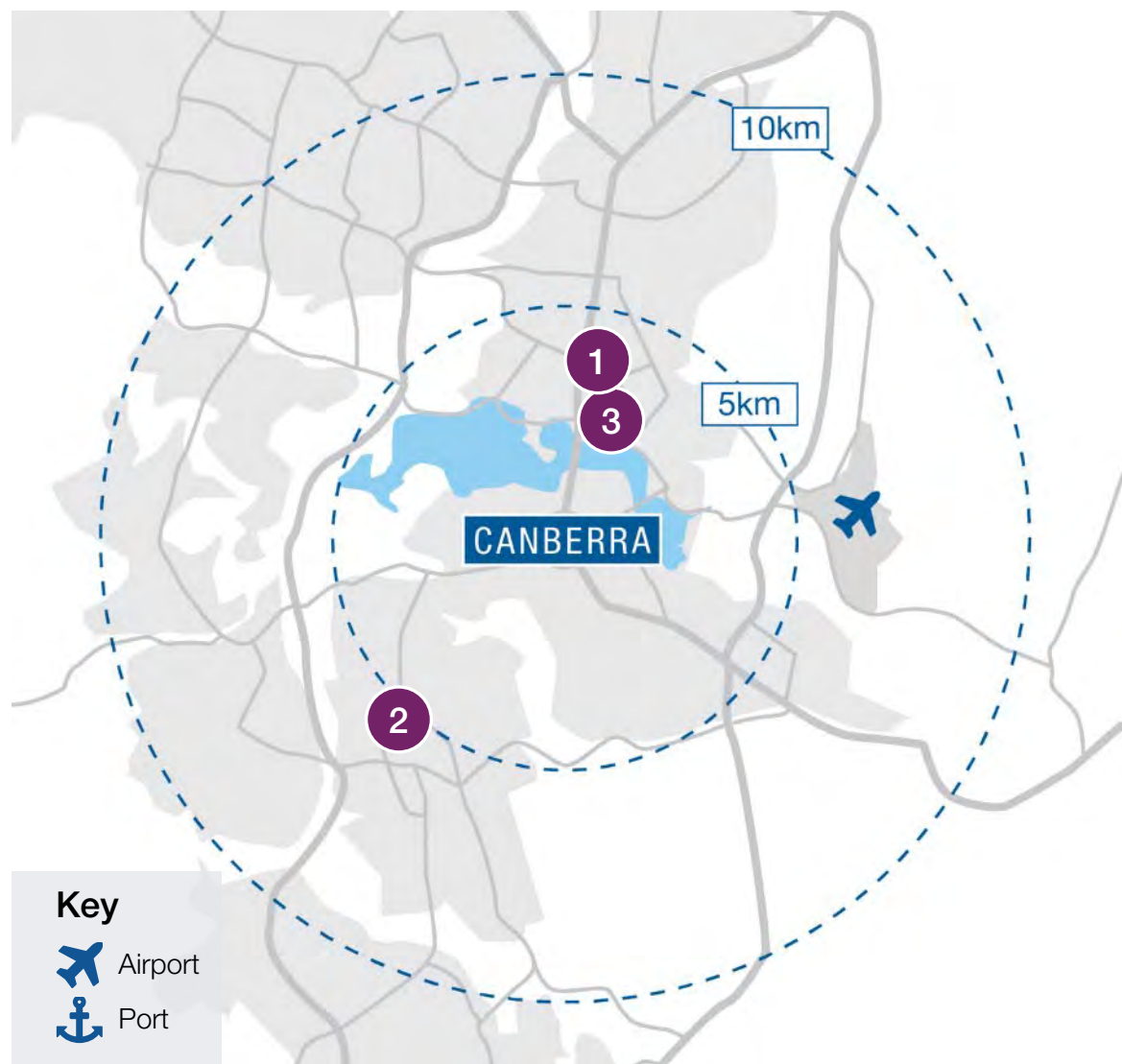
Valuation summary

Book value	\$78.5m
Valuation date	30-Jun-22
Cap rate	5.75%
Discount rate	6.50%

Australian Capital Territory

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Property locations

- | | |
|---|---------------------------|
| 1 | 10-12 Mort Street, Civic |
| 2 | 2-6 Bowes Street, Phillip |
| 3 | 255 London Circuit, Civic |

10-12 Mort Street, Civic

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The building is centrally located in the Canberra CBD close to the popular retail shopping precinct and Canberra Centre. It can be easily accessed by road, light rail and bus services. In addition, local parks, cafes and restaurants are in close proximity.

Description

The property was built in 1984, extended in 1994 and extensively refurbished in 2012. It consists of two modern A-Grade, eight-level office buildings plus basement carparking.


5.5 star
NABERS
Energy rating


5.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Leasehold
Site area	3,064 sqm
Lettable area	15,398 sqm
Occupancy	100%
WALE (by income)	2.7 years
Major tenant	Commonwealth of Australia

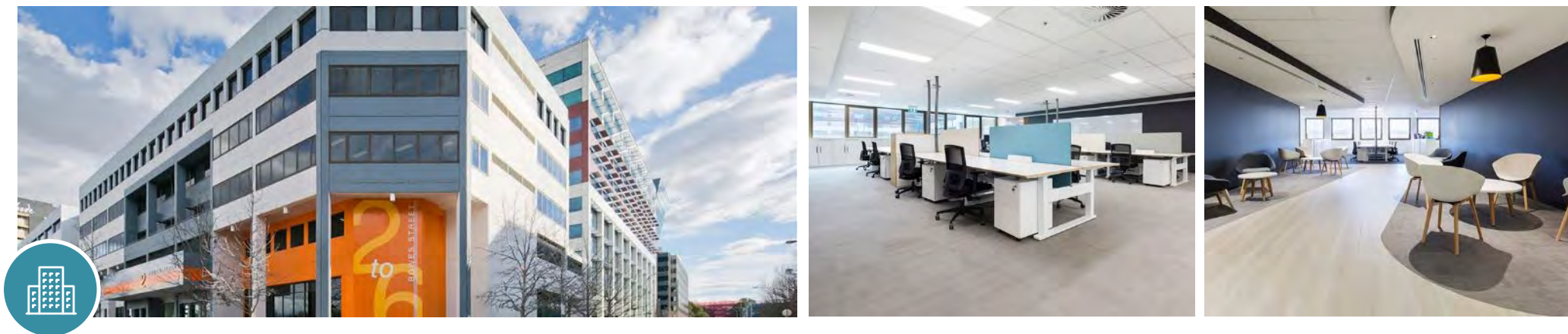
Valuation summary

Book value	\$90.0m
Valuation date	30-Jun-22
Cap rate	6.75%
Discount rate	6.50%

2-6 Bowes Street, Phillip

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The property occupies a prime position in the Woden Town Centre, the geographic centre of Canberra. The precinct is recognised as a national health hub and includes Canberra Hospital, Westfield, the future CIT campus and light rail terminal. The property is easily accessed by bus services and is in close proximity to cafes, parks and restaurants.

Description

This six-level, A-grade commercial office building was completed in 1986, and was comprehensively refurbished in 2016/17. Accommodation is provided across three interconnected buildings, providing large floor plates suitable for government occupation, with three separate service/ lift cores also ensuring future leasing flexibility. Undercover parking for 86 vehicles is provided on the first floor.


5.0 star
NABERS
Energy rating


5.0 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Leasehold
Site area	4,485 sqm
Lettable area	12,376 sqm
Occupancy	96%
WALE (by income)	8.8 years
Major tenant	ACT Government

Valuation summary

Book value	\$84.6m
Valuation date	30-Jun-22
Cap rate	5.38%
Discount rate	6.25%

255 London Circuit, Civic

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The property is centrally located in the western precinct of Canberra's CBD and can be easily accessed by road, light rail and bus services. In addition, local parks, cafes and restaurants are in close proximity.

Description

Built in 2007, the property comprises six levels of A-Grade office accommodation and two levels of basement carparking. The building is leased to Department of Foreign Affairs and Trade who have been in occupation since construction.


4.5 star
NABERS
Energy rating


5.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Leasehold
Site area	2,945 sqm
Lettable area	8,972 sqm
Occupancy	100%
WALE (by income)	5.2 years
Major tenant	Commonwealth of Australia

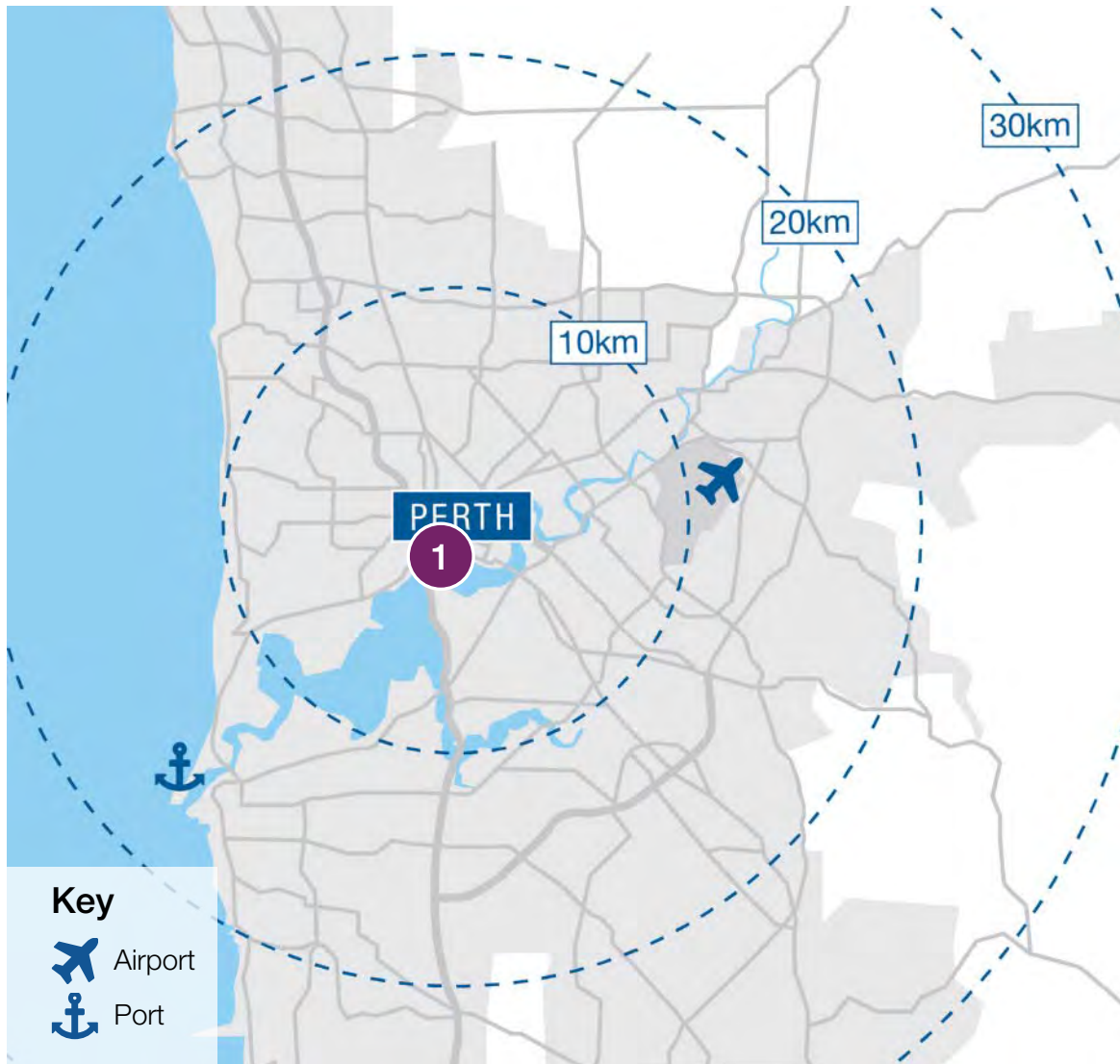
Valuation summary

Book value	\$82.5m
Valuation date	30-Jun-22
Cap rate	5.25%
Discount rate	6.00%

Western Australia

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Property locations

1 836 Wellington Street, West Perth

836 Wellington Street, West Perth

Growthpoint Properties Australia
FY22 property compendium

Office portfolio



Location

The building is located in West Perth, approximately 1.3 kilometres from the Perth CBD. The central location is easily accessed by road, rail and bus services. Local parks, cafes, restaurants, the Watertown Brand Outlet Centre and Perth's RAC Arena are all within close proximity.

Description

Constructed in 2009, this six-level A-Grade office building includes basement car parking facilities, ground-level foyer/reception area and five levels of premium office accommodation featuring abundant natural light.


5.5 star
NABERS
Energy rating


4.5 star
NABERS
Water rating

Asset summary as at 30 June 2022

Title	Freehold
Site area	4,304 sqm
Lettable area	11,973 sqm
Occupancy	100%
WALE (by income)	4.6 years
Major tenant	Commonwealth of Australia

Valuation summary

Book value	\$104.0m
Valuation date	30-Jun-22
Cap rate	5.75%
Discount rate	6.00%

70 Distribution Street, Larapinta, QLD



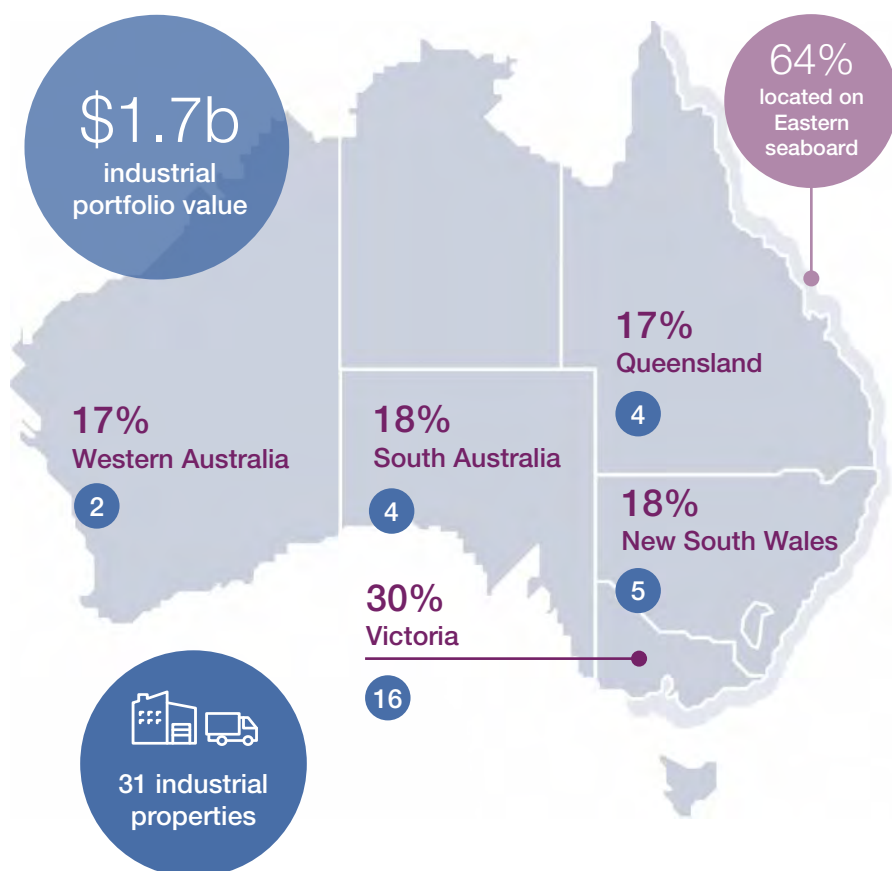
Industrial portfolio.

Industrial portfolio summary.

Growthpoint Properties Australia
FY22 property compendium

Key industrial portfolio metrics as at 30 June 2022

● No. industrial properties

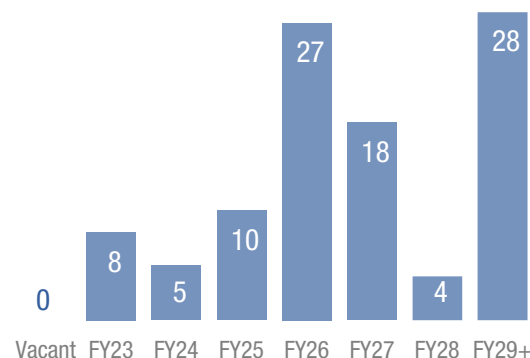


Top ten tenants

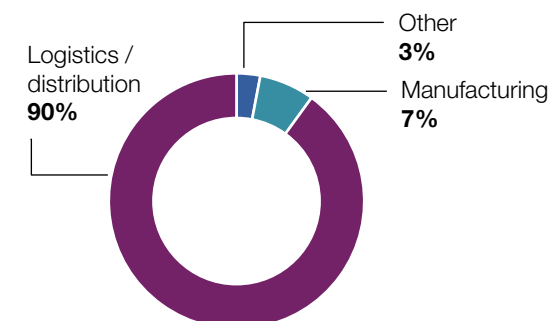
	% portfolio income	WALE (years)
Woolworths Limited	38	6.6
Linfox	11	3.6
Australian Postal Corporation	6	9.0
HB Commerce	3	0.2
Brown & Watson International	3	3.1
Laminex Group	3	3.0
The Workwear Group	3	5.0
Eagers Automotive	2	10.6
Autocare Services	2	8.3
Symbion	2	9.5
Total / weighted average	73	6.0
Balance of portfolio*	27	3.4
Total portfolio	100	5.3

* Includes vacancies.

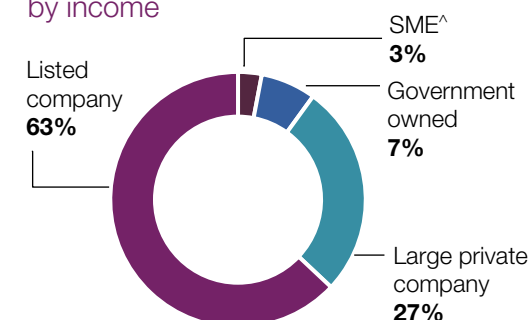
Portfolio lease expiry (%) per financial year, by income



Tenant use by income



Tenant type by income



[^] Growthpoint estimate of proportion of tenants with revenue below \$50 million.

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Growthpoint Properties Australia
FY22 property compendium

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Industrial portfolio



Property locations

- 1 Melbourne Airport (6 assets)**
 - 40 Annandale Road, Melbourne Airport
 - 130 Sharps Road, Melbourne Airport
 - 120 Link Road, Melbourne Airport
 - 60 Annandale Road, Melbourne Airport
 - 101-111 South Centre Road, Melbourne Airport
 - 75 Annandale Road, Melbourne Airport
- 2 Knoxfield (3 assets)**
 - 1500 Ferntree Gully Road & 8 Henderson Road, Knoxfield
 - 6 Kingston Park Court, Knoxfield
 - 3 Millennium Court, Knoxfield
- 3 Keysborough (3 assets)**
 - 120-132 Atlantic Drive, Keysborough
 - 20 Southern Court, Keysborough
 - 19 Southern Court, Keysborough
- 4 3 Maker Place, Truganina**
- 5 9-11 Drake Boulevard, Altona**
- 6 Lots 2, 3 & 4, 34-44 Raglan Street, Preston**
- 7 31 Garden Street, Kilsyth**

40 Annandale Road, Melbourne Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

Description

Constructed in 2002 and progressively extended up to 2009, the property comprises two freestanding warehouses with high-clearance and multiple loading bays, each with adjoining offices. The site has dual access to the front and rear. An upgrade has been recently completed by the tenant, Australia Post, including construction of a two-level office and amenities building.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	75,325 sqm
Lettable area	44,424 sqm
Occupancy	100%
WALE (by income)	9.0 years
Major tenant	Australia Post

Valuation summary

Book value	\$43.4m
Valuation date	30-Jun-22
Cap rate	6.50%
Discount rate	5.50%

130 Sharps Road, Melbourne Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

Description

The property was built in 2002 and comprises a multi-level office/showroom and warehouse facilities with paved hardstand and drive-around access. Extensive onsite parking is provided.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	47,446 sqm
Lettable area	28,100 sqm
Occupancy	100%
WALE (by income)	3.0 years
Major tenant	Laminex Group

Valuation summary

Book value	\$24.7m
Valuation date	30-Jun-22
Cap rate	7.00%
Discount rate	5.50%

120 Link Road, Melbourne Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

Description

Constructed in 2006, the property comprises an open span high-clearance warehouse with forklift battery charging room, recessed loading docks and multiple on-grade roller doors. It has full drive around access, integral two-level offices and amenities and a stand-alone dangerous good store.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	51,434 sqm
Lettable area	26,517 sqm
Occupancy	100%
WALE (by income)	5.0 years
Major tenant	The Workwear Group

Valuation summary

Book value	\$25.2m
Valuation date	30-Jun-22
Cap rate	6.75%
Discount rate	5.50%

60 Annandale Road, Melbourne Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

Description

This purpose-built factory and warehouse, constructed in 2003, includes offices and staff amenities and features a high-capacity electrical power supply. Front and rear loading is provided.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	34,726 sqm
Lettable area	16,276 sqm
Occupancy	100%
WALE (by income)	7.9 years
Major tenant	Garden City Planters

Valuation summary

Book value	\$14.0m
Valuation date	30-Jun-22
Cap rate	6.75%
Discount rate	5.75%

101-111 South Centre Rd, Melbourne Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

Description

Constructed in 2003, the property comprises a modern two-level office and warehouse facility and on-site parking. The property offers a large 'super awning' as well as recessed and on-grade loading docks.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	24,799 sqm
Lettable area	14,082 sqm
Occupancy	100%
WALE (by income)	5.4 years
Major tenant	Direct Couriers

Valuation summary

Book value	\$13.4m
Valuation date	30-Jun-22
Cap rate	7.00%
Discount rate	5.75%

75 Annandale Road, Melbourne Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

Description

Constructed in 2003, this modern distribution centre comprises a single-level office and warehouse facility. It has housed the regional distribution centre for Jaguar Land Rover parts since construction and features recessed and on-grade loading docks, dangerous goods stores and extensive mezzanines

Asset summary as at 30 June 2022

Title	Leasehold
Site area	16,930 sqm
Lettable area	10,310 sqm
Occupancy	100%
WALE (by income)	0.4 years
Major tenant	Unipart Group Australia

Valuation summary

Book value	\$10.4m
Valuation date	30-Jun-22
Cap rate	7.00%
Discount rate	5.75%

1500 Ferntree Gully Rd & 8 Henderson Rd, Knoxfield

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is situated in the Kingston Business Park, approximately 27 kilometres east of the Melbourne CBD, and has access to one of Melbourne's largest roadways, EastLink.

Description

Constructed in 2009, the property comprises a large warehouse with a two-level office to the front and additional self-contained office to the rear. Extensive on-site parking is provided. The property includes adjoining expansion land of approximately 5,750 sqm.

Asset summary as at 30 June 2022

Title	Freehold
Site area	40,844 sqm
Lettable area	22,009 sqm
Occupancy	100%
WALE (by income)	3.3 years
Major tenant	Brown & Watson International

Valuation summary

Book value	\$61.8m
Valuation date	30-Jun-22
Cap rate	4.50%
Discount rate	5.75%

6 Kingston Park Court, Knoxfield

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is situated approximately 26 kilometres east of the Melbourne CBD and has access to one of Melbourne's largest roadways, EastLink. The location is a well-established industrial area.

Description

Constructed in 2007, this office/warehouse facility features high-clearance accommodation, on-grade and recessed loading areas and drive around access.

Asset summary as at 30 June 2022

Title	Freehold
Site area	12,795 sqm
Lettable area	7,645 sqm
Occupancy	100%
WALE (by income)	–
Major tenant	NGK Spark Plug

Valuation summary

Book value	\$18.0m
Valuation date	30-Jun-22
Cap rate	4.25%
Discount rate	5.50%

3 Millennium Court, Knoxfield

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is situated approximately 26 kilometres east of the Melbourne CBD and has access to one of Melbourne's largest roadways, EastLink. The location is a well-established industrial area.

Description

This industrial facility was constructed in 2000 and comprises a two-level office and warehouse with side loading. The site features two street frontages and has on-site parking.

Asset summary as at 30 June 2022

Title	Freehold
Site area	14,750 sqm
Lettable area	8,040 sqm
Occupancy	100%
WALE (by income)	3.7 years
Major tenant	Opal Packaging

Valuation summary

Book value	\$19.3m
Valuation date	30-Jun-22
Cap rate	4.25%
Discount rate	5.50%

120-132 Atlantic Drive, Keysborough

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is situated within the Key Industrial Park, a sought-after location, approximately 30 kilometres south-east of the Melbourne CBD. It has easy access to EastLink, Dandenong Bypass and South Gippsland Highway.

Description

Constructed in 2013, this high-spec distribution facility comprises ambient and temperature controlled environments and high-bay clearance. The property includes adjoining expansion land of approximately 3,000 sqm on which the facility is currently being expanded, including the installation of 350kW solar PV array.

Asset summary as at 30 June 2022

Title	Freehold
Site area	26,181 sqm
Lettable area	12,864 sqm
Occupancy	100%
WALE (by income)	9.5 years
Major tenant	Symbion

Valuation summary

Book value	\$45.0m
Valuation date	30-Jun-22
Cap rate	4.00%
Discount rate	5.50%

20 Southern Court, Keysborough

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is situated within the Key Industrial Park, a sought-after location, approximately 30 kilometres south-east of the Melbourne CBD. It has easy access to EastLink, Dandenong Bypass and South Gippsland Highway.

Description

The property was constructed in 2014 and comprises a high-clearance warehouse and two-level office. Access to the warehouse is via both on-grade doors and recessed loading docks with canopy.

Asset summary as at 30 June 2022

Title	Freehold
Site area	19,210 sqm
Lettable area	11,430 sqm
Occupancy	100%
WALE (by income)	0.5 years
Major tenant	Sales Force National

Valuation summary

Book value	\$24.5m
Valuation date	30-Jun-22
Cap rate	4.50%
Discount rate	5.75%

19 Southern Court, Keysborough

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is situated within the Key Industrial Park, a sought-after location, approximately 30 kilometres south-east of the Melbourne CBD. It has easy access to EastLink, Dandenong Bypass and South Gippsland Highway.

Description

Constructed in 2014, the property comprises a two-level office and high-clearance warehouse which features on-grade and recessed loading docks with canopy.

Asset summary as at 30 June 2022

Title	Freehold
Site area	11,650 sqm
Lettable area	6,455 sqm
Occupancy	100%
WALE (by income)	4.8 years
Major tenant	Wabtec Australia

Valuation summary

Book value	\$14.9m
Valuation date	30-Jun-22
Cap rate	4.50%
Discount rate	5.75%

3 Maker Place, Truganina

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located in Truganina, one of Melbourne's sought after logistics and e-commerce hubs, approximately 18 kilometres west of the Melbourne CBD. It has easy access to the Port of Melbourne and both the Princes Freeway and the Western Ring Road.

Description

Constructed in 2019, this award-winning logistics property comprises a large warehouse with office facilities located at each end, enabling the warehouse to be split into two components and separately leased. The building offers pallet racking throughout, two large 'super awnings' as well as multiple on-grade and recessed loading docks.

Asset summary as at 30 June 2022

Title	Freehold
Site area	49,810 sqm
Lettable area	31,092 sqm
Occupancy	100%
WALE (by income)	0.2 years
Major tenant	HB Commerce

Valuation summary

Book value	\$70.3m
Valuation date	30-Jun-22
Cap rate	4.00%
Discount rate	5.50%

9-11 Drake Boulevard, Altona

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within the Altona Industrial Estate, approximately 12 kilometres west of the Melbourne CBD. It has direct access to the Port of Melbourne and is close to both the West Gate Freeway and Princes Freeway.

Description

Constructed in 2013, this property comprises internal mezzanine offices and three separate warehouses with high-clearance, multiple access points and loading zones.

Asset summary as at 30 June 2022

Title	Freehold
Site area	41,730 sqm
Lettable area	25,743 sqm
Occupancy	100%
WALE (by income)	4.0 years
Major tenant	Peter Stevens Motorcycles

Valuation summary

Book value	\$58.5m
Valuation date	30-Jun-22
Cap rate	4.00%
Discount rate	5.25%

Lots 2, 3 & 4, 34 Raglan Street, Preston

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is approximately nine kilometres north of the Melbourne CBD. The property has access to major roads and transport services making it desirable for inner city services.

Description

The property comprises three factory/warehouses and a small stand-alone two-level office. Lighting at the site has been upgraded to LEDs and the premises are fully sprinklered. The property offers institutional-grade accommodation in a tightly held 'infill' location.

Asset summary as at 30 June 2022

Title	Freehold
Site area	42,280 sqm
Lettable area	27,978 sqm
Occupancy	100%
WALE (by income)	1.8 years
Major tenant	Paper Australia

Valuation summary

Book value	\$55.3m
Valuation date	30-Jun-22
Cap rate	4.25%
Discount rate	5.50%

31 Garden Street, Kilsyth

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located in Kilsyth approximately 34 kilometres east of the Melbourne CBD, in a well-established industrial area with nearby access to the Maroondah Highway.

Description

This steel frame warehouse was constructed in 1990 and was refurbished and extended in 2005. The property is used for manufacturing and storage and includes laboratory areas, an office and on-site parking.

Asset summary as at 30 June 2022

Title	Freehold
Site area	17,610 sqm
Lettable area	8,919 sqm
Occupancy	100%
WALE (by income)	1.4 years
Major tenant	Cummins Filtration

Valuation summary

Book value	\$17.3m
Valuation date	30-Jun-22
Cap rate	4.50%
Discount rate	5.75%

Queensland

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Property locations

- | | |
|---|---|
| 1 | 70 Distribution Street, Larapinta |
| 2 | 13 Business Street, Yatala |
| 3 | Brisbane Airport (2 assets) <ul style="list-style-type: none">– 5 Viola Place, Brisbane Airport– 3 Viola Place, Brisbane Airport |

70 Distribution Street, Larapinta

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located 20 kilometres south of the Brisbane CBD in the Motorway Business Park, ideally positioned for logistics and distribution. The property has access via two street frontages and direct access to the Logan Motorway, a major arterial for the city.

Description

The property was purpose-built for Woolworths in 2007 as its regional distribution centre serving Queensland and northern New South Wales. It comprises a fully automated high-bay warehouse as well as multi-level pick faces, temperature-controlled and ambient warehousing. The impressive facility also includes fruit-ripening rooms, a staff canteen, changing facilities, offices and a separate truck maintenance facility.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	250,900 sqm
Lettable area	76,109 sqm
Occupancy	100%
WALE (by income)	4.7 years
Major tenant	Woolworths

Valuation summary

Book value	\$255.0m
Valuation date	30-Jun-22
Cap rate	5.07%
Discount rate	5.50%

13 Business Street, Yatala

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located in Yatala within the Access Business Park, 35 kilometres south east of the Brisbane CBD, with direct access to the Pacific Motorway. Yatala is located between Brisbane and the Gold Coast and is a significant logistics and manufacturing hub servicing south east Queensland and northern New South Wales.

Description

The property was constructed in 2008 and consists of a purpose-built warehouse with adjoining two-level office/showroom. The property offers drive-around access for trucks and loading on several elevations.

Asset summary as at 30 June 2022

Title	Freehold
Site area	18,630 sqm
Lettable area	8,951 sqm
Occupancy	100%
WALE (by income)	3.1 years
Major tenant	Volo Modular

Valuation summary

Book value	\$18.2m
Valuation date	30-Jun-22
Cap rate	5.25%
Discount rate	5.75%

5 Viola Place, Brisbane Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located at Brisbane Airport within the Export Park Estate, approximately eight kilometres from the Brisbane CBD. It is well situated with good access to both the Brisbane CBD and south-east Queensland's arterial road network via the M1 Gateway Motorway.

Description

Constructed in 2004, this property comprises a modern warehouse and two levels of corporate offices. In addition to staff amenities and a dangerous-good store, the property includes ample car parking and drive around access for B-Double trucks. An adjacent concrete surfaced yard was purpose built for car storage including hail netting.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	35,166 sqm
Lettable area	14,726 sqm
Occupancy	100%
WALE (by income)	10.6 years
Major tenant	Eagers Automotive

Valuation summary

Book value	\$14.2m
Valuation date	30-Jun-22
Cap rate	5.00%
Discount rate	6.00%

3 Viola Place, Brisbane Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located at Brisbane Airport within the Export Park Estate, approximately eight kilometres from the Brisbane CBD. It is well situated with good access to both the Brisbane CBD and south-east Queensland's arterial road network via the M1 Gateway Motorway.

Description

The property was constructed in 2004 and consists of a single-level office with warehousing facilities to the rear. A large yard area is also included which can be used for open storage or built on for additional warehousing.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	12,483 sqm
Lettable area	3,431 sqm
Occupancy	100%
WALE (by income)	0.7 years
Major tenant	Cargo Transport Systems

Valuation summary

Book value	\$3.6m
Valuation date	30-Jun-22
Cap rate	5.50%
Discount rate	6.25%

New South Wales

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Property locations

- | | |
|----------|--|
| 1 | Erskine Park (3 assets) <ul style="list-style-type: none">– 27-49 Lenore Drive, Erskine Park– 6-7 John Morphett Place, Erskine Park– 51-65 Lenore Drive, Erskine Park |
| 2 | 81 Derby Street, Silverwater |
| 3 | 34 Reddalls Road, Kembla Grange |

27-49 Lenore Drive, Erskine Park

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located in Erskine Park, approximately 39 kilometres west of the Sydney CBD. This site is well positioned for logistics with both the Westlink M7 and the M4 Motorway within approximately one kilometre.

Description

The property was purpose-built in 2013 and comprises a pharmaceutical logistics facility with high-clearance warehousing and temperature-controlled vaults. Offices and staff amenities are located over two levels. The property has a generous concrete loading yard and a large cantilevered awning for all weather loading.

Asset summary as at 30 June 2022

Title	Freehold
Site area	76,490 sqm
Lettable area	29,476 sqm
Occupancy	100%
WALE (by income)	3.2 years
Major tenant	Linfox

Valuation summary

Book value	\$106.5m
Valuation date	30-Jun-22
Cap rate	4.00%
Discount rate	5.50%

6-7 John Morphett Place, Erskine Park

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located in Erskine Park, approximately 39 kilometres west of the Sydney CBD. This site is well positioned for logistics with both the Westlink M7 and the M4 Motorway within approximately one kilometre.

Description

The property was constructed in 2008 and consists of a two-level office building and high-clearance warehousing facilities, with front and rear loading via a combination of recessed loading docks and on-grade roller doors.

Asset summary as at 30 June 2022

Title	Freehold
Site area	82,280 sqm
Lettable area	24,881 sqm
Occupancy	100%
WALE (by income)	2.7 years
Major tenant	Linfox

Valuation summary

Book value	\$79.5m
Valuation date	30-Jun-22
Cap rate	4.00%
Discount rate	5.25%

51-65 Lenore Drive, Erskine Park

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located in Erskine Park, approximately 39 kilometres west of the Sydney CBD. This site is well positioned for logistics with both the Westlink M7 and the M4 Motorway within approximately one kilometre.

Description

The property comprises a purpose-built truck maintenance facility constructed in 2011. It includes an expansive concrete yard for truck parking and manoeuvring.

Asset summary as at 30 June 2022

Title	Freehold
Site area	36,720 sqm
Lettable area	3,720 sqm
Occupancy	100%
WALE (by income)	5.7 years
Major tenant	Linfox

Valuation summary

Book value	\$48.0m
Valuation date	30-Jun-22
Cap rate	4.00%
Discount rate	5.25%

81 Derby Street, Silverwater

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located approximately 16 kilometres west of Sydney's CBD. The property has access to the major arterials of Sydney with the M4 Motorway and Silverwater Road within approximately one kilometre.

Description

The property was purpose built in 2000 as a printing facility with adjoining offices over two levels. Built as two adjoining units the property could be easily repurposed for warehousing.

Asset summary as at 30 June 2022

Title	Freehold
Site area	13,490 sqm
Lettable area	8,253 sqm
Occupancy	100%
WALE (by income)	3.2 years
Major tenant	IVE Group Australia

Valuation summary

Book value	\$32.5m
Valuation date	30-Jun-22
Cap rate	4.00%
Discount rate	5.25%

34 Reddalls Road, Kembla Grange

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located in the Kembla Grange industrial precinct, approximately 10 kilometres from the Wollongong CBD. It has direct access to both the Princes Highway and Princes Motorway and is near the port.

Description

This property is used as a motor vehicle storage facility and comprises bitumen sealed pavement, hail mesh, security gatehouse and perimeter fencing, plus a vehicle wash bay facility.

Asset summary as at 30 June 2022

Title	Freehold
Site area	141,100 sqm
Lettable area	355 sqm
Occupancy	100%
WALE (by income)	8.3 years
Major tenant	Autocare Services

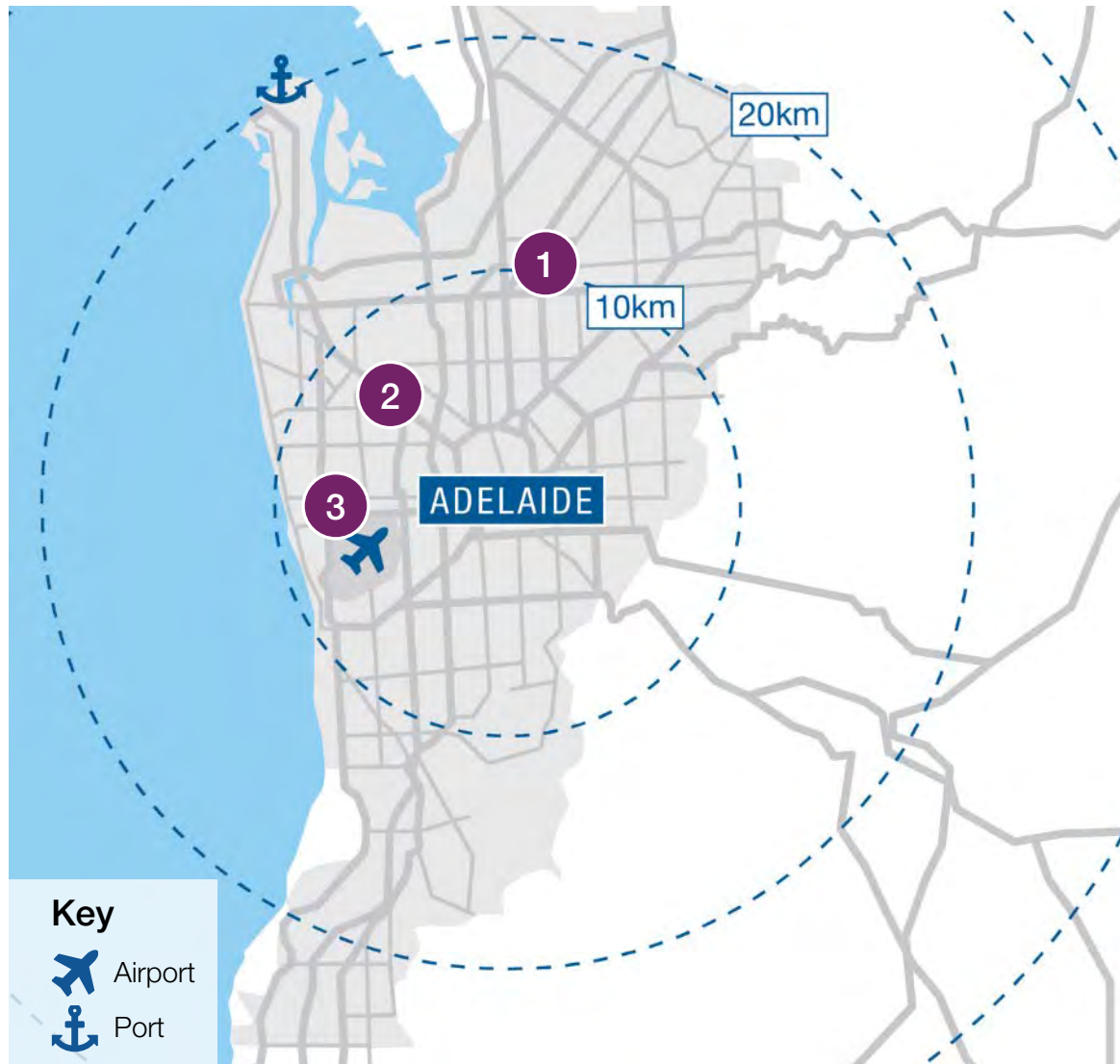
Valuation summary

Book value	\$39.0m
Valuation date	30-Jun-22
Cap rate	4.50%
Discount rate	5.75%

South Australia

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Property locations

- | | |
|---|--|
| 1 | 599 Main North Road, Gepps Cross |
| 2 | 1-3 Pope Court, Beverley |
| 3 | Adelaide Airport (2 assets) |
| | – 12-16 Butler Boulevard, Adelaide Airport |
| | – 10 Butler Boulevard, Adelaide Airport |

599 Main North Road, Gepps Cross

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located in Gepps Cross approximately 10 kilometres north of Adelaide's CBD. This position provides easy access to Adelaide's north and eastern suburbs via road and rail.

Description

This Woolworths Regional Distribution Centre was purpose built in 1996 and extended in 2005 and 2020. It incorporates ambient and temperature-controlled warehouse space, a returns transfer facility and a modern two-level office building. The expansion in 2020 included installation of a 1.6 MVA roof-top solar system.

Asset summary as at 30 June 2022

Title	Freehold
Site area	233,500 sqm
Lettable area	91,686 sqm
Occupancy	100%
WALE (by income)	12.9 years
Major tenant	Woolworths

Valuation summary

Book value	\$245.0m
Valuation date	30-Jun-22
Cap rate	4.00%
Discount rate	5.50%

1-3 Pope Court, Beverley

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located approximately seven kilometres north-west of Adelaide's CBD with easy access to major transport routes including Port Road, and the Port of Adelaide. Perfectly positioned between Adelaide's CBD and the Port, in Adelaide's Inner Western market. Efficient access to primary freight corridors and metropolitan area.

Description

The property was built in 2015 and is made up of three adjoining warehouses with internal mezzanine offices, each with separate access points. Features include: 10.5 metre clearance; EFSR sprinklered warehousing; on-grade roller; substantial concrete hardstands providing container loading; and, dual access to secure yard with suitable for B-double trucks.

Asset summary as at 30 June 2022

Title	Freehold
Site area	25,660 sqm
Lettable area	14,459 sqm
Occupancy	100%
WALE (by income)	3.4 years
Major tenant	Aluminium Specialties Group

Valuation summary

Book value	\$31.0m
Valuation date	30-Jun-22
Cap rate	5.50%
Discount rate	6.25%

12-16 Butler Boulevard, Adelaide Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within the Adelaide Airport precinct, approximately seven kilometres from the Adelaide CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways connecting the northern and southern suburbs.

Description

This property was built in 2005 and comprises a warehouse complex featuring high-clearance accommodation with a main loading area and large hardstand. A single-level office adjoins the warehouse. The property has recently been upgraded to an automated parcel sorting facility.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	30,621 sqm
Lettable area	16,835 sqm
Occupancy	100%
WALE (by income)	9.1 years
Major tenant	Australia Post

Valuation summary

Book value	\$25.0m
Valuation date	30-Jun-22
Cap rate	5.41%
Discount rate	5.75%

10 Butler Boulevard, Adelaide Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within the Adelaide Airport precinct, approximately seven kilometres from the Adelaide CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways connecting the northern and southern suburbs.

Description

This purpose-built facility was constructed in 2005 and comprises a high-clearance warehouse with loading to each elevation and drive-around configuration. A two-level office adjoins the front of the warehouse.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	16,100 sqm
Lettable area	8,461 sqm
Occupancy	100%
WALE (by income)	2.4 years
Major tenant	IPEC

Valuation summary

Book value	\$13.1m
Valuation date	30-Jun-22
Cap rate	6.16%
Discount rate	6.00%

Western Australia

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Property locations

- | | |
|----------|--|
| 1 | Perth Airport (2 assets) |
| | – 20 Colquhoun Road, Perth Airport |
| | – Hugh Edwards Drive & Tarlton Crescent, Perth Airport |

20 Colquhoun Road, Perth Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within the Perth Airport precinct, approximately 15 kilometres from the Perth CBD. It has access to both air and road services with major arterials, the Leach, Tonkin and Roe Highways, all within a short distance.

Description

This property is a Woolworths Regional Distribution Centre, purpose built in 2007 and expanded in 2009. The property features temperature-controlled and ambient warehousing with multiple loading docks and office spaces throughout. It has extensive parking for cars, trucks and trailers.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	193,936 sqm
Lettable area	80,374 sqm
Occupancy	100%
WALE (by income)	3.3 years
Major tenant	Woolworths

Valuation summary

Book value	\$225.0m
Valuation date	30-Jun-22
Cap rate	5.14%
Discount rate	6.25%

Hugh Edwards Dr & Tarlton Cr, Perth Airport

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio



Location

The property is located within the Perth Airport precinct, approximately 15 kilometres from the Perth CBD. It has access to both air and road services with major arterials, the Leach, Tonkin and Roe Highways, all within a short distance.

Description

This asset comprises four modern industrial buildings of varying sizes mostly utilised for warehouse accommodation with one workshop. Each separate site includes office accommodation and car spaces.

Asset summary as at 30 June 2022

Title	Leasehold
Site area	57,617 sqm
Lettable area	32,018 sqm
Occupancy	100%
WALE (by income)	4.8 years
Major tenant	Mainfreight

Valuation summary

Book value	\$70.4m
Valuation date	30-Jun-22
Cap rate	5.40%
Discount rate	6.24%

27-49 Lenore Drive, Erskine Park, NSW

Portfolio summary.

Summary of properties

Growthpoint Properties Australia
FY22 property compendium

Office portfolio (by state, by value) as at 30 June 2022¹

Address			Book value	Valuer	Cap rate	Discount rate	Major tenant	WALE	Lettable area	Site area	Occup ancy	NABERS Energy
			\$m		%	%		years	sqm	sqm	%	stars
75 Dorcas St	South Melbourne	VIC	292.0	CBRE	4.88	5.75	ANZ Banking Group	5.7	24,136	9,632	99	4.5
Bldg 3, 570 Swan St	Richmond	VIC	203.0	Directors	4.75	5.88	Bunnings Warehouse	8.0	19,336	8,525	93	NR
Bldg 2, 572-576 Swan St	Richmond	VIC	131.6	CBRE	5.00	6.00	Country Road Group	10.0	14,602	7,130	100	4.5
109 Burwood Rd	Hawthorn	VIC	124.2	Colliers	5.00	5.75	McConnell Dowell Corporation	4.4	12,388	3,529	98*	5.0
141 Camberwell Rd	Hawthorn East	VIC	123.0	Directors	4.75	5.75	Miele	6.4	10,233	–	99	NR
Bldg B, 211 Wellington Rd	Mulgrave	VIC	84.0	Directors	5.88	6.25	Monash University	3.7	12,780	11,040	99*	5.5
Bldg 1, 572-576 Swan St	Richmond	VIC	82.7	Directors	5.00	6.00	Country Road Group	10.0	8,554	8,365	100	4.5
Bldg C, 211 Wellington Rd	Mulgrave	VIC	58.2	Directors	6.13	6.38	Guardian Community Early Learning	1.5	10,289	11,070	43	5.5
Car Park, 572-576 Swan St	Richmond	VIC	0.9	CBRE	23.54	–	GE Capital Finance Australasia	4.9	–	3,756	100	NA
100 Skyring Ter	Newstead	QLD	242.5	Knight Frank	5.75	6.00	Bank of Queensland	4.6	24,665	5,157	100	6.0
15 Green Square Cl	Fortitude Valley	QLD	147.0	Urbis	5.75	6.38	Queensland Urban Utilities	2.8	16,441	2,519	95	5.5
333 Ann St	Brisbane	QLD	140.0	Knight Frank	6.02	5.75	Federation University	3.8	16,302	1,563	90	4.0
CB1, 22 Cordelia St	South Brisbane	QLD	99.0	Acumentis	5.88	6.13	Integrated Clinical Oncology Network	2.6	11,399	5,772	73	5.0
A1, 32 Cordelia St	South Brisbane	QLD	90.0	Directors	5.75	6.00	Jacobs Group	3.3	10,003	2,667	88	6.0
A4, 52 Merivale St	South Brisbane	QLD	88.5	Colliers	5.75	5.88	Stantec Australia	3.4	9,405	2,331	93	5.0
CB2, 42 Merivale St	South Brisbane	QLD	61.8	Directors	5.63	6.00	Peabody Energy	2.6	6,598	3,158	96	5.0
Car Park, 32 Cordelia St & 52 Merivale St	South Brisbane	QLD	32.0	Directors	5.63	6.25	Secure Parking	2.6	–	9,319	100	NA
1 Charles St	Parramatta	NSW	555.0	Savills	3.75	5.50	NSW Police Force	22.5	32,356	6,460	100	5.0
Bldg C, 219-247 Pacific Hwy	Artarmon	NSW	146.0	Directors	5.25	6.00	Fox Sports	5.6	14,406	4,212	100	5.0
3 Murray Rose Ave	Sydney Olympic Park	NSW	116.0	JLL	5.14	6.00	Samsung Electronics	4.7	13,423	3,980	100	6.0
5 Murray Rose Ave	Sydney Olympic Park	NSW	106.0	Directors	5.37	6.25	Lion	1.8	12,386	3,826	98	6.0
11 Murray Rose Ave	Sydney Olympic Park	NSW	53.8	JLL	5.05	6.00	B2G Consortium	3.8	5,684	2,642	100	5.0
33-39 Richmond Rd	Keswick	SA	78.5	Directors	5.75	6.50	Coffey Corporate	4.3	11,730	4,169	93	5.5
10-12 Mort St	Canberra	ACT	90.0	JLL	6.75	6.50	Commonwealth of Australia	2.7	15,398	3,064	100	5.5
2-6 Bowes St	Phillip	ACT	84.6	Directors	5.38	6.25	ACT Government	8.8	12,376	4,485	96	5.0
255 London Cct	Canberra	ACT	82.5	Directors	5.25	6.00	Commonwealth of Australia	5.2	8,972	2,945	100	4.5
836 Wellington St	West Perth	WA	104.0	Savills	5.75	6.00	Commonwealth of Australia	4.6	11,973	4,304	100	5.5
Total / weighted average			3,416.6		5.15	5.93		6.7	345,835	135,620	95	5.2

1. Portfolio metrics exclude GSO Building, 165-169 Thomas Street, Dandenong, VIC, which settled in July 2022.

*Occupancy may include a small number of vacant car spaces.

Summary of properties

Growthpoint Properties Australia
FY22 property compendium

Industrial portfolio (by state, by value) as at 30 June 2022

Address			Book value	Valuer	Cap rate	Discount rate	Major tenant	WALE	Lettable area	Site area	Occupancy
			\$m		%	%		years	sqm	sqm	%
3 Maker Pl	Truganina	VIC	70.3	CBRE	4.00	5.50	HB Commerce	0.2	31,092	49,810	100
1500 Ferntree Gully Rd & 8 Henderson Rd	Knoxfield	VIC	61.8	Directors	4.50	5.75	Brown & Watson International	3.3	22,009	40,844	100
9-11 Drake Blvd	Altona	VIC	58.5	JLL	4.00	5.25	Peter Stevens Motorcycles	4.0	25,743	41,730	100
Lots 2, 3 & 4, 34-44 Raglan St	Preston	VIC	55.3	Directors	4.25	5.50	Paper Australia	1.8	27,978	42,280	100
120-132 Atlantic Dr	Keysborough	VIC	45.0	JLL	4.00	5.50	Symbion	9.5	12,864	26,181	100
40 Annandale Rd	Melbourne Airport	VIC	43.4	m3property	6.50	5.50	Australia Post	9.0	44,424	75,325	100
120 Link Rd	Melbourne Airport	VIC	25.2	m3property	6.75	5.50	The Workwear Group	5.0	26,517	51,434	100
130 Sharps Rd	Melbourne Airport	VIC	24.7	m3property	7.00	5.50	Laminex Group	3.0	28,100	47,446	100
20 Southern Crt	Keysborough	VIC	24.5	Directors	4.50	5.75	Sales Force National	0.5	11,430	19,210	100
3 Millennium Crt	Knoxfield	VIC	19.3	JLL	4.25	5.50	Opal Packaging	3.7	8,040	14,750	100
6 Kingston Park Crt	Knoxfield	VIC	18.0	JLL	4.25	5.50	NGK Spark Plug	–	7,645	12,795	100
31 Garden St	Kilsyth	VIC	17.3	Directors	4.50	5.75	Cummins Filtration	1.4	8,919	17,610	100
19 Southern Crt	Keysborough	VIC	14.9	Directors	4.50	5.75	Wabtec Australia	4.8	6,455	11,650	100
60 Annandale Rd	Melbourne Airport	VIC	14.0	m3property	6.75	5.75	Garden City Planters	7.9	16,276	34,726	100
101-111 South Centre Rd	Melbourne Airport	VIC	13.4	m3property	7.00	5.75	Direct Couriers	5.4	14,082	24,799	100
75 Annandale Rd	Melbourne Airport	VIC	10.4	m3property	7.00	5.75	Unipart Group Australia	0.4	10,310	16,930	100
70 Distribution St	Larapinta	QLD	255.0	Savills	5.07	5.50	Woolworths	4.7	76,109	250,900	100
13 Business St	Yatala	QLD	18.2	Directors	5.25	5.75	Volo Modular	3.1	8,951	18,630	100
5 Viola Pl	Brisbane Airport	QLD	14.2	Directors	5.00	6.00	Eagers Automotive	10.6	14,726	35,166	100
3 Viola Pl	Brisbane Airport	QLD	3.6	Directors	5.50	6.25	Cargo Transport Systems	0.7	3,431	12,483	100
27-49 Lenore Dr	Erskine Park	NSW	106.5	Directors	4.00	5.50	Linfox	3.2	29,476	76,490	100
6-7 John Morphet Pl	Erskine Park	NSW	79.5	Knight Frank	4.00	5.25	Linfox	2.7	24,881	82,280	100
51-65 Lenore Dr	Erskine Park	NSW	48.0	Directors	4.00	5.25	Linfox	5.7	3,720	36,720	100
34 Reddalls Rd	Kembla Grange	NSW	39.0	CBRE	4.50	5.75	Autocare Services	8.3	355	141,100	100
81 Derby St	Silverwater	NSW	32.5	Directors	4.00	5.25	IVE Group Australia	3.2	8,253	13,490	100
599 Main North Rd	Gepps Cross	SA	245.0	CBRE	4.00	5.50	Woolworths	12.9	91,686	233,500	100
1-3 Pope Crt	Beverley	SA	31.0	JLL	5.50	6.25	Aluminium Specialties Group	3.4	14,459	25,660	100
12-16 Butler Blvd	Adelaide Airport	SA	25.0	Directors	5.41	5.75	Australia Post	9.1	16,835	30,621	100
10 Butler Blvd	Adelaide Airport	SA	13.1	Directors	6.16	6.00	IPEC	2.4	8,461	16,100	100
20 Colquhoun Rd	Perth Airport	WA	225.0	Directors	5.14	6.25	Woolworths	3.3	80,374	193,936	100
Hugh Edwards Dr & Tarlton Cres	Perth Airport	WA	70.4	JLL	5.40	6.24	Mainfreight	4.8	32,018	57,617	100
Total / weighted average			1,721.7		4.72	5.65		5.3	715,619	1,752,213	100

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This announcement was authorised for release by
Growthpoint's Board of Directors.

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