



ASX announcement.

Growthpoint Properties Australia (ASX: GOZ)

23 February 2023

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 31 December 2022 (1H23).

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 2023.

A distribution of 10.7 cents per stapled security for 1H23 will be paid to eligible securityholders on 28 February 2023.

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 9.99 cents per stapled security.

Details of the tax components for Growthpoint's distribution for 1H23 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	0.6863	-	-
Interest component	0.0255	-	0.0255
Capital gains discount (CGT concession)	1.3122	1.3122	-
Net capital gain	1.3122	1.3122	-
Rental income	7.3638	7.3638	-
Total distribution	10.7000	9.9882	0.0255

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 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 \$6.9 billion¹ total assets under management. We directly own and manage 58 high quality, modern office and industrial properties, valued at approximately \$5.0 billion¹. 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 billion¹ on behalf of third-party investors through our funds management business, 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 Total \$6.9 billion AUM as at 31 December 2022 includes: \$5.0 billion directly owned property valuations, pro forma for sale of 333 Ann Street, Brisbane, QLD which settled in January 2023 and \$1.9 billion third-party funds under management