

# Growthpoint property portfolio

## Industrial portfolio

Address		Book Value	Valuer	Cap rate	Discount rate	Major tenant	WALE	Lettable area	Site area
		\$'000		%	%			m <sup>2</sup>	m <sup>2</sup>
<b>Victoria</b>									
28 Bilston Dr	Wodonga	80,500	Savills	7.75	8.50	Woolworths	6.1	57,440	250,000
120 Northcorp Blvd	Broadmeadows	76,700	Urbis	7.00	8.00	Woolworths	6.1	58,320	250,000
522-550 Wellington Rd	Mulgrave	60,700	Directors	7.00	8.25	Woolworths	6.1	68,144	191,200
40 Annandale Rd	Melbourne Airport	37,100	Savills	8.75	9.25	Star Track Express	4.0	44,424	75,325
1500 Ferntree Gully Rd & 8 Henderson Rd	Knoxfield	36,550	Directors	7.25	8.50	Brown & Watson International	8.3	22,009	40,844
9-11 Drake Blvd	Altona	29,600	Directors	7.00	8.25	Peter Stevens Motorcycles	6.3	25,743	41,730
213-215 Robinsons Rd	Ravenhall	26,400	Savills	6.75	8.25	Fuji Xerox	10.0	21,092	45,020
130 Sharps Rd	Melbourne Airport	24,800	Directors	8.50	9.75	Laminex Group	7.0	28,100	47,446
101-103 William Angliss Dr	Laverton North	24,100	Directors	7.00	8.50	Scott's Refrigerated Freightways	13.7	8,871	37,350
Lots 2, 3 & 4, 44-54 Raglan St	Preston	21,400	Directors	8.00	8.75	Paper Australia	4.2	26,980	42,280
120-132 Atlantic Dr	Keysborough	21,000	Directors	6.50	8.25	Symbion	13.5	12,864	26,181
365 Fitzgerald Rd	Derrimut	17,400	Savills	7.50	8.25	Bridgestone Australia Ltd	4.7	16,114	29,860
120 Link Rd	Melbourne Airport	17,350	Directors	8.75	9.75	The Reject Shop	1.6	26,517	51,434
20 Southern Crt	Keysborough	13,400	Urbis	7.25	8.50	Australand Rent Guarantee	3.8	11,430	19,210
60 Annandale Rd	Melbourne Airport	12,600	Savills	9.50	10.00	Willow Ware Australia	2.8	16,276	34,726
6 Kingston Park Crt	Knoxfield	11,100	Directors	7.25	8.50	NGK Spark Plug	6.9	7,645	12,795
3 Millennium Crt	Knoxfield	9,250	Directors	7.75	8.50	Orora	0.7	8,040	14,750
31 Garden St	Kilsyth	9,100	Directors	8.00	8.50	Cummins Filtration	3.4	8,919	17,610
45-55 South Centre Rd	Melbourne Airport	8,300	Directors	8.75	9.75	Willow Ware Australia	1.7	14,082	24,799
19 Southern Crt	Keysborough	7,825	Urbis	7.50	8.50	Transms	3.8	6,455	11,650
75 Annandale Rd	Melbourne Airport	6,900	Savills	9.75	10.00	Neovia Logistics Services	1.3	10,280	16,930
<b>Queensland</b>									
70 Distribution St	Larapinta	193,500	Directors	7.00	8.50	Woolworths	6.7	75,425	250,900
13 Business St	Yatala	15,050	Directors	7.75	8.75	Reward Supply Co.	4.2	8,951	18,630
29 Business St	Yatala	11,900	Urbis	8.00	9.00	CMC Coil Steels	1.8	8,680	16,460
670 Macarthur Ave	Pinkenba	8,800	Urbis	8.00	9.00	Reliance Worldwide Corp	2.8	5,578	10,360
5 Viola Pl	Brisbane Airport	8,500	Knight Frank	9.75	9.75	GPC Asia Pacific	2.0	14,726	35,166
10 Gassman Dr	Yatala	5,000	Urbis	8.00	9.00	Norman Ellison Carpets	2.3	3,188	6,480
3 Viola Pl	Brisbane Airport	2,500	Directors	8.75	9.75	Cargo Transport Systems	7.7	3,431	12,483
<b>Western Australia</b>									
20 Colquhoun Rd	Perth Airport	134,000	Directors	7.00	8.50	Woolworths	10.3	80,374	193,936
<b>New South Wales</b>									
27-49 Lenore Dr	Erskine Park	58,250	JLL	6.50	8.25	Linfox	8.2	29,476	71,410
6-7 John Morphett Pl	Erskine Park	42,500	Directors	6.75	8.50	Linfox	4.8	24,881	82,280
51-65 Lenore Dr	Erskine Park	28,000	Directors	6.50	8.25	Linfox	12.7	3,720	41,790
81 Derby St	Silverwater	14,600	Directors	7.50	8.50	IVE Group Australia	2.2	7,984	13,490

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<b>South Australia</b>									
599 Main North Rd	Gepps Cross	68,500	Directors	7.50	8.50	Woolworths	6.1	67,238	233,500
12-16 Butler Blvd	Adelaide Airport	14,200	Directors	8.75	9.50	Cheap as Chips	5.4	16,800	30,621
10 Butler Blvd	Adelaide Airport	8,500	Directors	9.00	9.75	Toll Transport	2.6	8,461	16,100

## Office Portfolio

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<b>Victoria</b>									
Building 2, 572-576 Swan St	Richmond	78,500	CBRE	7.25	8.25	GE Capital Finance Australasia	2.7	14,660	7,201
211 Wellington Rd	Mulgrave	62,639	Directors	7.75	8.50	Monash University	5.6	12,718	10,930
Buildings 1 & 3, 572-576 Swan St	Richmond	54,850	CBRE	7.25	8.25	GE Capital Finance Australasia	2.7	10,250	16,819
Car Park, 572-576 Swan St	Richmond	1,200	CBRE	12.00	-	GE Capital Finance Australasia	2.7	-	3,756
<b>Queensland</b>									
1231-1241 Sandgate Rd	Nundah	93,200	Directors	7.00	8.75	Energex	11.3	12,980	4,451
333 Ann St	Brisbane	91,000	Knight Frank	7.75	8.50	QLD Local Government Super Board	2.3	16,490	1,563
CB1, 22 Cordelia St	South Brisbane	83,000	Knight Frank	7.00	8.75	Downer EDI Mining	6.9	11,529	5,772
A1, 32 Cordelia St	South Brisbane	65,250	Knight Frank	7.00	8.75	Jacobs Engineering	3.3	10,125	2,667
A4, 52 Merivale St	South Brisbane	58,500	Directors	7.75	8.75	Macmahon Contractors	1.9	9,405	2,331
CB2, 42 Merivale St	South Brisbane	48,300	LandMark White	7.00	8.00	Peabody Energy	8.7	6,598	3,158
Car Park, 32 Cordelia St & 52 Merivale St	South Brisbane	14,650	Directors	7.25	8.75	Secure Parking	4.4	-	9,319
<b>South Australia</b>									
33-39 Richmond Rd	Keswick	61,000	Knight Frank	8.00	9.00	Coffey Corporate	8.0	11,835	4,169
7 Laffer Dr	Bedford Park	16,700	Knight Frank	11.75	10.25	Westpac Banking Corporation	3.1	6,639	33,090
<b>New South Wales</b>									
1 Charles St	Parramatta	261,500	Directors	6.75	8.00	NSW Police Department	8.9	31,954	6,460
Building C, 219-247 Pacific Hwy	Artarmon	103,500	Directors	7.00	8.25	Fox Sports	6.7	14,496	4,212
<b>Tasmania</b>									
89 Cambridge Park Dr	Cambridge	27,800	Directors	8.00	8.50	Hydro Tasmania Consulting	8.8	6,876	28,080
<b>Australian Capital Territory</b>									
10-12 Mort St	Canberra	85,000	JLL	7.00	8.50	Commonwealth of Australia	9.7	15,398	3,064