

About Growthpoint South Africa⁴⁶

Growthpoint Properties Limited of South Africa ("GRT") owns 65.5% of the securities of Growthpoint (at 30 June 2016) and is its major Securityholder.

GRT is the largest primary listed South African REIT

Other information about GRT

- The largest primary listed South African REIT
- Included in the JSE Top 40 Index
- Top ten constituent of FTSE EPRA / NAREIT Emerging Index
- Included in the JSE Socially Responsible Investment (SRI) Index
- Underpinned by high-quality, physical property assets, diversified across sectors (Retail, Office and Industrial)
- Consistent record of growth and creating value for investors with 7.0% compound average annual growth in distributions over the past 5 years
- Sustainable quality of earnings that can be projected with a high degree of accuracy
- Well capitalised and conservatively geared
- Good corporate governance with transparent reporting
- Proven management track record
- Recipient of multiple sustainability, governance and reporting awards
- Baa2 global scale rating from Moody's

Growthpoint represents:

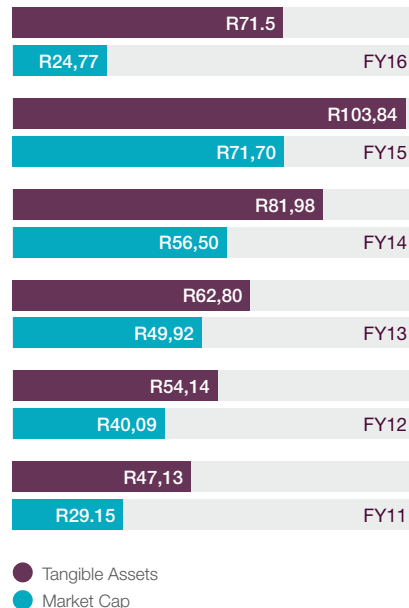
- 26.7% of GRT's gross property assets
- 27.5% of GRT's net property income
- 14.8% of GRT's total distributable income

Key Facts

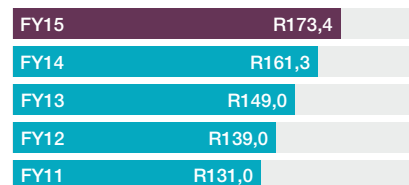
Listing	GRT is listed on the Johannesburg Stock Exchange (JSE)
Ranking on the JSE	32nd by market capitalisation as of 31 December 2015
Closing exchange rate used	AUD:ZAR=11.43
Market capitalisation	R63,5B / AUD5.6B
Gross assets	R110,0B / AUD9.6B
Net assets	R73,8B / AUD6.5B
Gearing (SA only)	30.5%
Distributable Income	R2,4B / AUD210.0m
ICR (SA only)	3.7 times
No. of employees (SA only)	700
Properties	474 properties in South Africa, including 50% ownership of the prestigious V&A Waterfront

Growth in tangible assets and market capitalisation (Rbn)

As at 30 June



Growth in distributions per share (¢)



46. All information supplied by GRT (figures as at 31 December 2015).