

Portfolio information

Office Portfolio

Address			Book Value	Valuer	Cap rate	Discount rate	Major tenant	WALE	Lettable area	Site area
			\$'000		%	%		years	sqm	sqm
75 Dorcas St	South Melbourne	VIC	180,000	Savills	6.4	7.3	ANZ Banking Group	4.4	23,811	9,632
109 Burwood Rd	Hawthorn	VIC	89,250	Urbis	6.3	7.5	Orora	6.2	12,403	3,529
Bldg 2, 572-576 Swan St	Richmond	VIC	80,900	CBRE	5.5	7.0	GE Capital Finance Australasia	15.0	14,602	7,201
Bldg B, 211 Wellington Rd	Mulgrave	VIC	72,400	Directors	6.8	7.5	Monash University	3.5	12,780	11,040
Bldgs 1 & 3, 572-576 Swan St	Richmond	VIC	62,000	Directors	5.5	7.5	Country Road Group	12.1	9,909	16,819
Bldg C, 211 Wellington Rd	Mulgrave	VIC	55,500	Directors	6.8	7.8	BMW Australia Finance	5.0	10,305	11,070
Car Park, 572-576 Swan St	Richmond	VIC	1,125	CBRE	13.4	-	GE Capital Finance Australasia	0.7	-	3,756
15 Green Square Cl	Fortitude Valley	QLD	138,000	Knight Frank	6.3	7.3	Queensland Urban Utilities	4.7	16,442	2,519
1231-1241 Sandgate Rd	Nundah	QLD	103,500	Held for Sale	-	-	Energex	9.3	12,980	5,597
333 Ann St	Brisbane	QLD	121,000	CBRE	6.5	7.5	Federation University	5.3	16,369	1,563
CB1, 22 Cordelia St	South Brisbane	QLD	99,000	CBRE	6.5	7.5	Downer EDI Mining	4.9	11,529	5,772
A1, 32 Cordelia St	South Brisbane	QLD	81,200	Directors	6.3	7.5	Jacobs Group	7.7	10,052	2,667
A4, 52 Merivale St	South Brisbane	QLD	79,000	Colliers	6.4	7.4	University of the Sunshine Coast	5.6	9,405	2,331
CB2, 42 Merivale St	South Brisbane	QLD	57,200	Directors	6.3	7.5	Peabody Energy	7.6	6,598	3,158
Car Park, 32 Cordelia St & 52 Merivale St	South Brisbane	QLD	26,000	Directors	6.0	7.5	Secure Parking	2.4	-	9,319
33-39 Richmond Rd	Keswick	SA	62,000	JLL	7.5	8.3	Coffey Corporate	6.1	11,835	4,169
7 Laffer Dr	Bedford Park	SA	15,500	JLL	10.3	10.5	Westpac Banking Corporation	1.1	6,639	33,090
1 Charles St	Parramatta	NSW	303,500	Directors	5.8	7.3	NSW Police	6.9	32,356	6,460
Bldg C, 219-247 Pacific Hwy	Artarmon	NSW	115,000	Directors	6.3	7.8	Fox Sports	5.6	14,496	4,212
5 Murray Rose Ave	Sydney Olympic Park	NSW	97,000	Directors	6.0	7.3	Lion	6.8	12,386	3,826
3 Murray Rose Ave	Sydney Olympic Park	NSW	97,000	Savills	6.3	7.3	Samsung	4.7	13,423	3,980
102 Bennelong Pkwy	Sydney Olympic Park	NSW	29,800	Savills	7.0	7.8	Alstom Australia	2.1	5,244	6,635
6 Parkview Dr	Sydney Olympic Park	NSW	28,500	Directors	7.0	7.8	Universities Admissions Centre	2.3	5,145	7,788
89 Cambridge Park Dr	Cambridge	TAS	27,000	Directors	8.3	9.0	Hydro Tasmania Consulting	6.8	6,876	28,080
10-12 Mort St	Canberra	ACT	87,000	Knight Frank	6.6	7.0	Commonwealth of Australia	7.7	15,398	3,064
255 London Cct	Canberra	ACT	72,000	Directors	5.9	6.8	Commonwealth of Australia	10.2	8,972	2,945
Total / Weighted Average			2,180,375		6.3	7.4		6.5	299,955	200,222

Portfolio information

Industrial Portfolio

Address			Book Value	Valuer	Cap rate	Discount rate	Major tenant	WALE	Lettable area	Site area
			\$'000		%	%		years	sqm	sqm
120 Northcorp Blvd	Broadmeadows	VIC	77,700	m3property	7.3	8.0	Woolworths	4.1	58,320	250,000
522-550 Wellington Rd	Mulgrave	VIC	65,900	Directors	6.8	7.8	Woolworths	4.1	68,144	191,200
1500 Ferntree Gully Rd & 8 Henderson Rd	Knoxfield	VIC	42,300	m3property	6.3	7.3	Brown & Watson International	8.4	22,009	40,844
40 Annandale Rd	Melbourne Airport	VIC	33,000	Urbis	8.3	8.0	StarTrack	2.0	44,424	75,325
9-11 Drake Blvd	Altona	VIC	31,350	Directors	6.8	7.8	Peter Stevens Motorcycles	4.3	25,743	41,730
130 Sharps Rd	Melbourne Airport	VIC	24,500	Directors	8.3	7.8	Laminex Group	5.0	28,100	47,446
120-132 Atlantic Dr	Keysborough	VIC	24,100	Directors	6.0	7.8	Symbion	11.5	12,864	26,181
Lots 2, 3 & 4, 44-54 Raglan St	Preston	VIC	23,100	Directors	7.8	7.8	Paper Australia	2.2	26,980	42,280
20 Southern Crt	Keysborough	VIC	15,250	Savills	6.5	7.5	Sales Force National	5.5	11,430	19,210
120 Link Rd	Melbourne Airport	VIC	15,500	Directors	8.3	7.8	The Workwear Group	10.0	26,517	51,434
60 Annandale Rd	Melbourne Airport	VIC	13,000	Urbis	7.8	7.5	Willow Ware Australia	10.8	16,276	34,726
6 Kingston Park Crt	Knoxfield	VIC	12,150	m3property	6.5	7.3	NGK Spark Plug	4.9	7,645	12,795
3 Millennium Crt	Knoxfield	VIC	11,000	Directors	6.8	7.5	Orora	3.7	8,040	14,750
31 Garden St	Kilsyth	VIC	10,100	Directors	6.8	8.0	Cummins Filtration	1.4	8,919	17,610
19 Southern Crt	Keysborough	VIC	8,100	Savills	7.3	7.5	Transms	1.8	6,455	11,650
45-55 South Centre Rd	Melbourne Airport	VIC	7,850	Directors	8.3	7.8	Willow Ware Australia	0.1	14,082	24,799
75 Annandale Rd	Melbourne Airport	VIC	7,150	Urbis	8.0	7.5	Neovia Logistics Services	2.3	10,280	16,930
70 Distribution St	Larapinta	QLD	205,000	Directors	7.0	7.5	Woolworths	4.7	76,109	250,900
13 Business St	Yatala	QLD	15,000	Directors	7.5	7.8	Reward Supply Co.	2.2	8,951	18,630
5 Viola Pl	Brisbane Airport	QLD	8,000	Directors	8.8	8.0	GPC Asia Pacific	0.0	14,726	35,166
10 Gassman Dr	Yatala	QLD	-	Assumed Sold	-	-	Norman Ellison Carpets	0.3	3,188	6,480
3 Viola Pl	Brisbane Airport	QLD	2,100	Directors	9.0	-	Cargo Transport Systems	5.7	3,431	12,483
20 Colquhoun Rd	Perth Airport	WA	152,800	Directors	6.5	7.5	Woolworths	8.3	80,374	193,936
27-49 Lenore Dr	Erskine Park	NSW	63,500	CBRE	6.0	7.3	Linfox	6.2	29,476	76,490
6-7 John Morphett Pl	Erskine Park	NSW	45,000	Directors	6.5	7.5	Linfox	2.8	24,881	82,280
51-65 Lenore Dr	Erskine Park	NSW	32,000	Directors	5.8	7.5	Linfox	10.7	3,720	36,720
34 Reddalls Rd	Kembla Grange	NSW	24,000	CBRE	6.3	7.5	Autocare Services	13.3	355	141,100
81 Derby St	Silverwater	NSW	16,600	Directors	6.5	7.5	IVE Group	5.2	7,984	13,490
599 Main North Rd	Gepps Cross	SA	73,400	Directors	7.3	7.8	Woolworths	4.1	67,238	233,500
1-3 Pope Crt	Beverley	SA	21,250	Savills	7.8	8.0	Aluminium Specialties Group	3.4	14,459	25,660
12-16 Butler Blvd	Adelaide Airport	SA	14,300	Directors	9.0	8.5	Cheap as Chips	3.4	16,800	30,621
10 Butler Blvd	Adelaide Airport	SA	8,400	Directors	8.5	8.5	Toll Transport	0.6	8,461	16,100
Total / Weighted Average			1,103,400		6.9	7.6		5.2	756,381	2,092,466

About Growthpoint South Africa

**GRT is the largest primary
listed South African REIT**

Greenfield Industrial Park, Cape Town, South Africa

Growthpoint Properties Limited of South Africa (“GRT”) owns 65.1% of the securities of Growthpoint (at 30 June 2017) and is its major Securityholder.

Other information about GRT

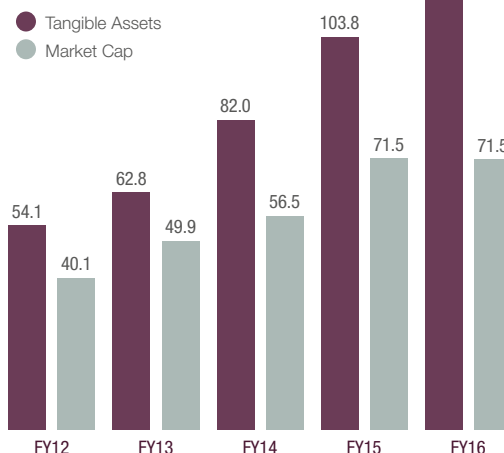
- Included in the JSE Top 40 Index
- Top ten constituent of FTSE EPRA / NAREIT Emerging Index
- Included in the FTSE/JSE Responsible Investment Index
- Underpinned by high-quality, physical property assets, diversified across sectors (Retail, Office and Industrial)
- Consistent record of growth and creating value for investors with 7.2% compound average annual growth in distributions over the 4 years to 30 June 2016.
- 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
- Baa3 global scale rating from Moody’s

Growthpoint represents:

- 26.2% of GRT’s gross property assets
- 24.7% of GRT’s net property income
- 15.9% of GRT’s total distributable income

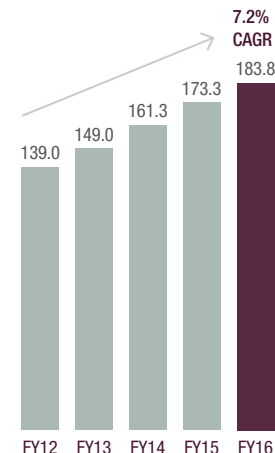
Growth in tangible assets and market capitalisation (Rbn)

as at 30 June 2016



Growth in distributions (Rc)

per share, as at 30 June 2016



Key Facts (as at 31 December 2016)¹

Listing	GRT is listed on the Johannesburg Stock Exchange (JSE)
Ranking on the JSE	26th by market capitalisation
Closing exchange rate used	AUD:ZAR=10.55
Market capitalisation	R73.3B / AUD6.9B
Gross assets	R120.4B / AUD11,4B
Net assets	R76.1B / AUD7.2B
Gearing (SA only)	34.7%
Distributable Income	R2.7B/ AUD255m
ICR (SA only)	3.4 times
No. of employees (SA only)	649
Properties	474 properties in South Africa, including 50% ownership of the prestigious V&A Waterfront

1. All information supplied by GRT (figures as at 31 December 2016).

Securityholder information



10-12 Mort Street, Canberra, ACT

Top 20 Legal Securityholders as at 30 June 2017

Rank	Name	No. of Securities	% of Securities
1.	Growthpoint Properties Limited	430,635,411	65.12
2.	HSBC Custody Nominees (Australia) Limited	51,712,059	7.82
3.	J P Morgan Nominees Australia Limited	32,591,940	4.93
4.	Emira Property Fund	28,558,566	4.32
5.	Citicorp Nominees Pty Limited	25,952,485	3.92
6.	National Nominees Limited	19,166,183	2.9
7.	BNP Paribas Noms Pty Ltd <DRP>	7,644,334	1.16
8.	BNP Paribas Nominees Pty Ltd <Agency Lending DRP>	3,640,303	0.55
9.	Brispot Nominees Pty Ltd <House Head Nominee A/C>	2,262,348	0.34
10.	Sharon Investments Pty Ltd	2,252,000	0.34
11.	Rabinov Holdings Pty Ltd	2,069,415	0.31
12.	Citicorp Nominees Pty Limited <Colonial First State Inv A/C>	1,855,252	0.28
13.	HSBC Custody Nominees (Australia) Limited-GSCO ECA	1,477,274	0.22
14.	Navigator Australia Ltd <MLC Investment Sett A/C>	947,482	0.14
15.	Merrill Lynch (Australia) Nominees Pty Limited	841,079	0.13
16.	Mr Max Karl Koep	837,376	0.13
17.	Rabinov Holdings Pty Ltd	747,362	0.11
18.	BNP Paribas Nominees Pty Ltd <IB AU NOMS RETAILCLIENT DRP>	734,692	0.11
19.	BNP Paribas Noms (NZ) Ltd <DRP>	729,735	0.11
20.	CS Fourth Nominees Pty Limited <HSBC Cust Nom AU Ltd 11 A/C>	684,023	0.1
Total Top 20 legal holders of fully paid stapled securities		615,339,319	93.04
Total Remaining Holders Balance		46,001,153	6.96

Distribution of Securityholders as at 30 June 2017

There is currently only one class of Growthpoint securities, being ordinary securities, and there are no securities currently held in escrow. All of Growthpoint's securities are quoted on the ASX and no other stock exchanges. Growthpoint does not currently have any share buy-back plans in place.

The number of Securityholders holding less than a marketable parcel of 160 securities (based on the 30 June 2017 closing price of \$3.14) is 254 and they hold 4,912 Growthpoint securities. In accordance with the ASX Listing Rules, a "marketable parcel" is "...a parcel of securities of not less than \$500..."

Range	Total holders	Securities	% of Issued Capital
1 - 1,000	981	478,622	0.07
1,001 - 5,000	1,510	4,099,097	0.62
5,001 - 10,000	627	4,595,727	0.69
10,001 - 100,000	765	20,513,257	3.10
100,001 - 9,999,999,999	90	631,653,769	95.51
Rounding			0.01
Total	3,973	661,340,472	100.00

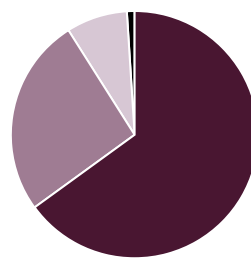
As at 30 June 2017, there were 661,340,472 fully-paid stapled securities held by 3,973 individual Securityholders.

Substantial holders as at 30 June 2017

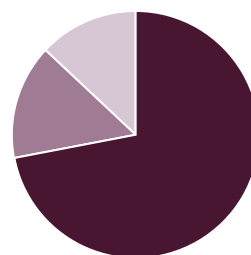
Name	No. of Securities	% of issued capital
Growthpoint Properties Limited	430,635,411	65.12



Dan Colman
Investor Relations Manager

Growthpoint Securityholders* (%) as at 30 June 2017

- GRT **65.1%**
- Institutional **26.2%**
- Retail **8.1%**
- Directors and Employees **0.6%**

Location of Growthpoint Securityholders* (%) as at 30 June 2017

- South Africa **72%**
- Australia **15%**
- Rest of World **13%**

* Figures are approximate and based on beneficial ownership.

Securityholder information

Frequently asked questions

How do I update my contact details?

Please update your details via **Computershare**. Please note you will require your holder identification number.

How do I buy or sell Growthpoint securities?

Growthpoint securities trade on the ASX under the code 'GOZ'. To buy or sell securities directly you must transact via an ASX approved broker (including on-line brokers such as NAB, E-Trade and Commsec). More details are available at asx.com.au/products/shares/buying-selling-shares.htm.

Growthpoint cannot sell direct to you other than via the DRP or, in certain limited circumstances, additional equity raisings.

Why does Growthpoint outsource its registry function to Computershare?

Most ASX-listed entities outsource this function to a third party registry provider. Growthpoint does not have the scale or in-house resources (including technology) to in-source this function. Computershare is one of the largest registry providers in Australia and is included in the ASX's top 100 companies with a market capitalisation of approximately \$7.0 billion. Growthpoint has chosen Computershare on the basis of its price and service offering. Growthpoint regularly considers Computershare's performance (including any complaints or feedback received from Securityholders), pricing and services versus other providers to determine if it should continue to outsource this function to Computershare.

I have lost or not received a tax statement, holding statement or report. How can I obtain a replacement?

Contact Computershare in the first instance. Details are supplied below.

Contacting Computershare

For direct holders for Growthpoint securities, most matters can be dealt with on-line at: www-au.computershare.com/Investor/

Note that you will require your holder identification number.

If you cannot resolve matters on-line, contact details for Computershare are:

- **Address:** Computershare Investor Services Pty Limited, Yarra Falls, 452 Johnston Street, Abbotsford, Victoria 3067 Australia
- **Telephone:** 1300 850 505 (within Australia) or +61(0) 3 9415 4000 (from outside of Australia)
- **Facsimile:** +61(0) 3 9473 2500
- **Email:** webqueries@computershare.com.au

For indirect holders, i.e. holders that hold securities via fund, custodian or other third party, you should contact that party. Computershare will only be able to assist those with holdings directly on Growthpoint's Securityholder register.

Complaints

Growthpoint Properties Australia aims to provide each Securityholder with a professional and high level of client service in managing the Stapled Group. If you have a complaint, you may contact us in writing to our registered address or by email to complaints@growthpoint.com.au, detailing the complaint. A response will normally be provided within 15 working days. All complaints should be addressed to the Complaints Manager.

The Responsible Entity is a member of the Financial Ombudsman Service Limited (FOS), an external, independent complaints handling organisation. FOS can be contacted on 1300 78 08 08, should your complaint not be resolved by Growthpoint Properties Australia.

How to contact us



growthpoint.com.au



1800 260 453



info@growthpoint.com.au

Connect



[@Growthpoint_Aus](https://twitter.com/Growthpoint_Aus)



Growthpoint Properties Australia

Securityholder information

2017 Securityholder calendar*



21 August

- Results for the year ended 30 June 2017 announced to ASX

31 August

- Distribution paid for the half year ended 30 June 2017
- Annual Tax Statement for year ended 30 June 2017 mailed
- FY17 Annual Report sent to Securityholders

22 November

- Annual General Meeting (webcast available for Securityholders unable to attend)

* Dates indicative and subject to change by the Board.

Securityholder information

Glossary

\$ or dollar refers to Australian currency unless otherwise indicated

AFSL Australian Financial Services Licence

A-REIT Australian Real Estate Investment Trust

ASX Australian Securities Exchange

AUD Australian Dollars

b billion

Basis points one hundredth of one percentage point (used chiefly in expressing differences of interest rates)

Board the board of directors of the Company

Cap rate or capitalisation rate refers to the market income produced by an asset divided by its value or cost

CBD central business district

CBRE an international professional services and investment management firm formerly known as CB Richard Ellis

Company or responsible entity Growthpoint Properties Australia Limited

cps cents per security

discount rate the interest rate used in a discounted cash flow (DCF) analysis to determine the net present value of an asset's future cash flows

distributions the amount Securityholders receive by way of income in their hand (before any tax or brokerage costs). It is similar to a dividend by a company but it is payable by the Trust

dps distribution per security

Funds From Operations (FFO) refer to explanation at top of page 22

Fund-through a mechanism under which an entity (in this report typically Growthpoint) funds development as completion of works occur

FY13, FY14, FY15, FY16 and FY17 the 12 months ended on 30 June in the year listed i.e. "FY17" means the 12 months ended 30 June 2017

FY18, FY19, FY20, FY21 and FY22 the 12 months ending on 30 June in the year listed i.e. "FY18" means the 12 months ending 30 June 2018

ICR Interest coverage ratio

Gearing interest bearing liabilities divided by total assets

GHG greenhouse gas

GMF previously GPT Metro Office Fund which traded on the ASX as GMF (renamed Growthpoint Metro Office Fund)

GOZ the ASX trading code that Growthpoint trades under.

Green Star an internationally recognised sustainability rating system issued by the Green Building Council in Australia

GRESB Global Real Estate Sustainability Benchmark

gross assets the total value of assets

Growthpoint or the Group Growthpoint Properties Australia comprising the Company, the Trust and their controlled entities

Growthpoint SA or GRT Growthpoint Properties Limited of South Africa (Growthpoint's majority Securityholder) which trades on the JSE under the code "GRT"

IDR Industria REIT

IFRS International Financial Reporting Standards

JLL the Australian arm of Jones Lang LaSalle, an international professional services and investment management firm

JSE Johannesburg Stock Exchange

LTI long-term incentive

m million

NABERS National Australian Built Environment Rating System (a national system for measuring environmental performance of buildings)

NGER National Greenhouse and Energy Reporting

NLA net lettable area

NPI net property income

NTA net tangible assets

Operational Control operational control is defined as having the ability to introduce and implement operating, health & safety or environmental policies and measures for a facility. This is based on the approach for defining controlling corporations, as outlined in NGER legislative framework.

PwC the professional services firm previously known as PriceWaterhouseCoopers

Return on equity or ROE calculated as the percentage change in NTA plus the distribution for a given period divided by the opening NTA

REIT real estate investment trust

Securityholder an owner of Growthpoint securities

S&P Standard & Poor's

sqm square metres

STI short-term incentive

sustainability a process for ensuring activities are able to be continued and assets and resources are able to endure for a medium-long-term

Syndicated Facility syndicated loan facility from CBA, NAB, WBC and ANZ to Growthpoint

TFR total fixed remuneration

Total Securityholder return change in security price plus distributions paid or payable for the relevant period

TPD total and permanent disability

Trust Growthpoint Properties Australia Trust

USPP United States Private Placement

WADM weighted average debt maturity

WALE weighted average lease expiry

WARR weighted average rent review