

Additional information

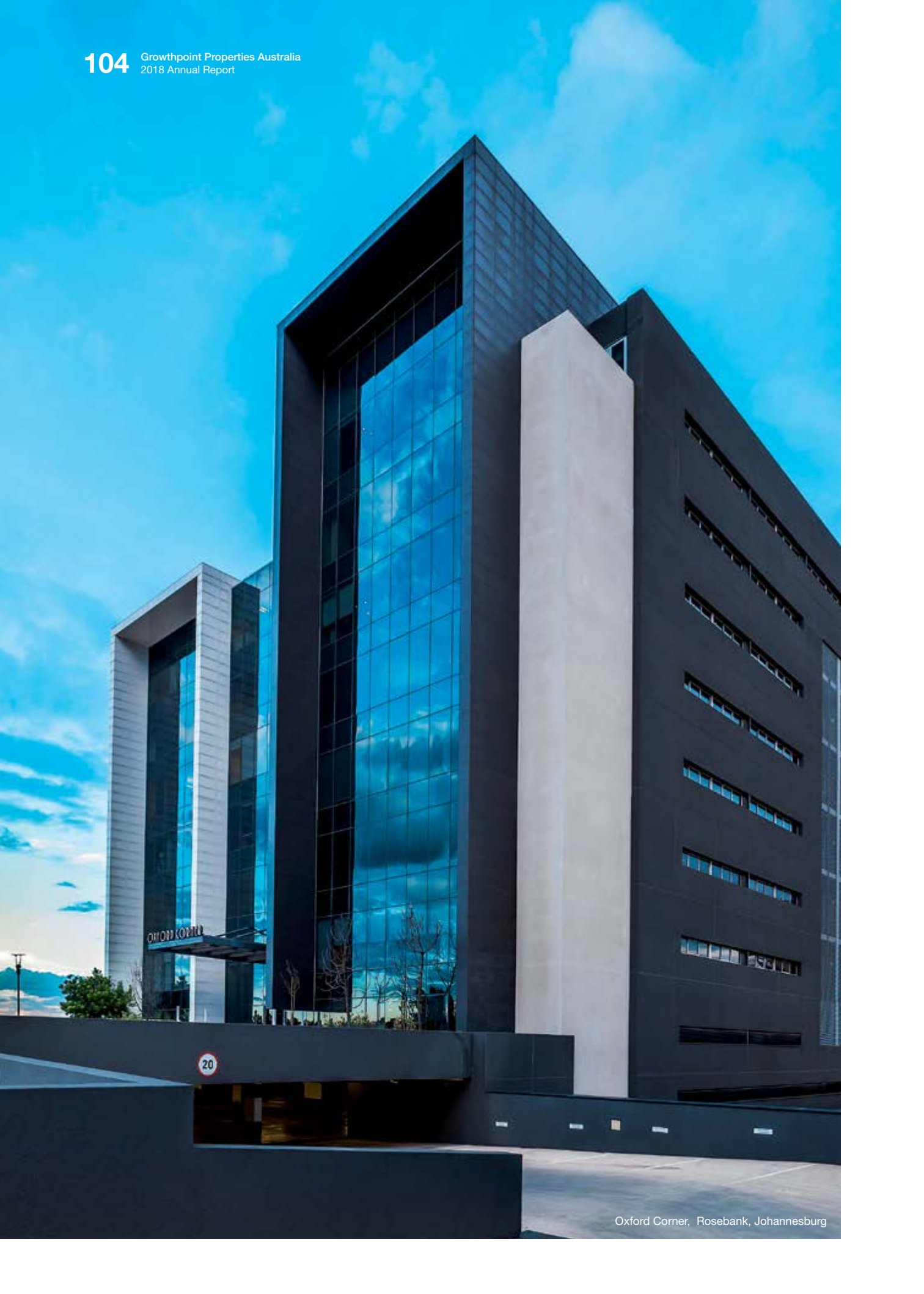
FY18 Portfolio information

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	190,000	Urbis	5.8	7.0	ANZ Banking Group	3.4	23,811	9,632
109 Burwood Rd	Hawthorn	VIC	106,000	JLL	5.8	6.8	Orora	5.9	12,388	3,529
Bldg 2, 572-576 Swan St	Richmond	VIC	90,600	CBRE	5.3	6.8	Country Road Group	14.0	14,602	8,459
Bldg B, 211 Wellington Rd	Mulgrave	VIC	74,000	Directors	6.8	7.0	Monash University	2.5	12,780	11,040
Bldg 1, 572-576 Swan St	Richmond	VIC	59,750	Directors	5.3	6.8	Country Road Group	14.0	8,554	8,288
Bldg C, 211 Wellington Rd	Mulgrave	VIC	57,250	Directors	6.8	7.3	BMW Australia Finance	4.3	10,289	11,070
Bldg 3, 572-576 Swan St	Richmond	VIC	23,000	Directors			Development Site		1,355	8,545
Car Park, 572-576 Swan St	Richmond	VIC	1,200	CBRE	14.4		GE Capital Finance Australasia	8.9	0	3,756
15 Green Square Cl	Fortitude Valley	QLD	144,000	Urbis	6.0	7.0	Queensland Urban Utilities	3.7	16,442	2,519
333 Ann St	Brisbane	QLD	130,000	CBRE	6.0	7.3	Federation University	4.6	16,320	1,563
CB1, 22 Cordelia St	South Brisbane	QLD	104,500	Colliers	6.1	7.0	Downer EDI Mining	4.5	11,529	5,772
A1, 32 Cordelia St	South Brisbane	QLD	84,000	Directors	6.0	7.0	Jacobs Group	6.7	10,004	2,667
A4, 52 Merivale St	South Brisbane	QLD	82,500	Colliers	6.0	7.0	University of the Sunshine Coast	4.6	9,405	2,331
CB2, 42 Merivale St	South Brisbane	QLD	60,000	Directors	6.0	7.0	Peabody Energy	6.6	6,598	3,158
Car Park, 32 Cordelia St & 52 Merivale St	South Brisbane	QLD	27,000	Directors	6.0	7.3	Secure Parking	1.4	0	9,319
33-39 Richmond Rd	Keswick	SA	62,000	JLL	7.5	8.0	Coffey Corporate	5.1	11,835	4,169
7 Laffer Dr	Bedford Park	SA	20,000	Directors	7.5	8.0	Westpac Banking Corporation	7.1	6,343	33,090
1 Charles St	Parramatta	NSW	310,000	Directors	5.8	7.0	NSW Police	5.9	32,356	6,460
Bldg C, 219-247 Pacific Hwy	Artarmon	NSW	123,500	Directors	6.0	7.0	Fox Sports	4.8	14,375	4,212
3 Murray Rose Ave	Sydney Olympic Park	NSW	101,000	Savills	6.2	7.0	Samsung	3.7	13,423	3,980
5 Murray Rose Ave	Sydney Olympic Park	NSW	100,500	Directors	6.0	7.0	Lion	5.8	12,386	3,826
102 Bennelong Pkwy	Sydney Olympic Park	NSW	32,500	m3property	6.3	7.0	Alstom Australia	1.3	5,244	6,635
6 Parkview Dr	Sydney Olympic Park	NSW	31,750	m3property	6.3	7.0	Universities Admissions Centre	3.2	5,145	7,788
89 Cambridge Park Dr	Cambridge	TAS	26,700	Directors	8.3	9.0	Hydro Tasmania Consulting	5.8	6,876	28,080
10-12 Mort St	Canberra	ACT	93,500	KF	6.4	7.0	Commonwealth of Australia	6.7	15,398	3,064
255 London Cct	Canberra	ACT	74,000	Directors	5.8	7.0	Commonwealth of Australia	9.2	8,972	2,945
Total / Weighted Average			2,209,250		6.0	7.1		5.5	286,430	194,625

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	77,400	Urbis	6.5	7.3	Woolworths	3.1	58,320	250,000
1500 Ferntree Gully Rd & 8 Henderson Rd	Knoxfield	VIC	44,000	m3property	6.0	7.3	Brown & Watson International	7.4	22,009	40,844
40 Annandale Rd	Melbourne Airport	VIC	34,800	Urbis	8.0	7.3	Australian Postal Corporation	6.0	44,424	75,325
9-11 Drake Blvd	Altona	VIC	34,500	Directors	6.3	7.3	Peter Stevens Motorcycles	4.6	25,743	41,730
120-132 Atlantic Dr	Keysborough	VIC	25,250	Directors	5.8	6.8	Symbion	10.5	12,864	26,181
130 Sharps Rd	Melbourne Airport	VIC	25,100	Directors	8.3	7.3	Laminex Group	4.0	28,100	47,446
Lots 2, 3 & 4, 44-54 Raglan St	Preston	VIC	24,500	Directors	7.0	7.3	Paper Australia	1.2	26,980	42,280
120 Link Rd	Melbourne Airport	VIC	17,000	Directors	8.3	7.3	The Workwear Group	9.0	26,517	51,434
20 Southern Crt	Keysborough	VIC	15,800	Colliers	6.3	7.0	Sales Force National	4.5	11,430	19,210
6 Kingston Park Crt	Knoxfield	VIC	12,300	m3property	6.5	7.3	NGK Spark Plug	3.9	7,645	12,795
60 Annandale Rd	Melbourne Airport	VIC	11,700	m3property	8.3	7.3	Garden City Planters	9.9	16,276	34,726
3 Millennium Crt	Knoxfield	VIC	11,500	Directors	6.5	7.0	Orora	2.7	8,040	14,750
31 Garden St	Kilsyth	VIC	11,200	Directors	6.5	7.3	Cummins Filtration	5.4	8,919	17,610
101-111 South Centre Rd	Melbourne Airport	VIC	8,800	Directors	7.8	7.3	Direct Couriers	9.4	14,082	24,799
19 Southern Crt	Keysborough	VIC	8,100	Colliers	6.5	7.5	Transms	0.8	6,455	11,650
75 Annandale Rd	Melbourne Airport	VIC	7,650	m3property	8.0	7.3	Neovia Logistics Services	1.3	10,280	16,930
70 Distribution St	Larapinta	QLD	220,000	Directors	6.8	7.0	Woolworths	3.7	76,109	250,900
13 Business St	Yatala	QLD	13,750	Directors	6.8	7.3	Reward Supply Co.	1.2	8,951	18,630
5 Viola Pl	Brisbane Airport	QLD	8,700	Directors	7.5	7.8	CEVA Logistics	1.7	14,726	35,166
3 Viola Pl	Brisbane Airport	QLD	2,450	Directors	7.5	7.5	Cargo Transport Systems	4.7	3,431	12,483
20 Colquhoun Rd	Perth Airport	WA	163,750	Directors	6.1	7.0	Woolworths	7.3	80,374	193,936
Hugh Edwards Dr & Tarlton Cr	Perth Airport	WA	47,900	JLL	7.7	8.2	Mainfreight	6.3	31,965	57,617
27-49 Lenore Dr	Erskine Park	NSW	68,750	CBRE	5.8	7.0	Linfox	5.2	29,476	76,490
6-7 John Morphett Pl	Erskine Park	NSW	46,500	Directors	6.3	7.3	Linfox	1.8	24,881	82,280
51-65 Lenore Dr	Erskine Park	NSW	34,500	Directors	5.8	7.3	Linfox	9.7	3,720	36,720
34 Reddalls Rd	Kembla Grange	NSW	26,000	CBRE	6.0	7.3	Autocare Services	12.3	355	141,100
81 Derby St	Silverwater	NSW	18,500	Directors	6.0	7.0	IVE Group Australia	4.2	7,984	13,490
599 Main North Rd	Gepps Cross	SA	79,000	Directors	6.8	7.3	Woolworths	3.1	67,238	233,500
1-3 Pope Crt	Beverley	SA	22,500	Savills	7.5	8.0	Aluminium Specialties Group	2.9	14,459	25,660
12-16 Butler Blvd	Adelaide Airport	SA	15,800	Directors	8.8	8.0	Cheap as Chips	2.4	16,800	30,621
10 Butler Blvd	Adelaide Airport	SA	9,100	Directors	8.4	7.8	Toll Transport	3.6	8,461	16,100
Total / Weighted Average			1,146,800		6.6	7.2		4.9	717,014	1,952,403



Oxford Corner, Rosebank, Johannesburg

Additional information

About Growthpoint South Africa¹

Growthpoint Properties Limited of South Africa (“GRT”) owns 65.5% of the securities of Growthpoint (at 30 June 2018) and is its major Securityholder.

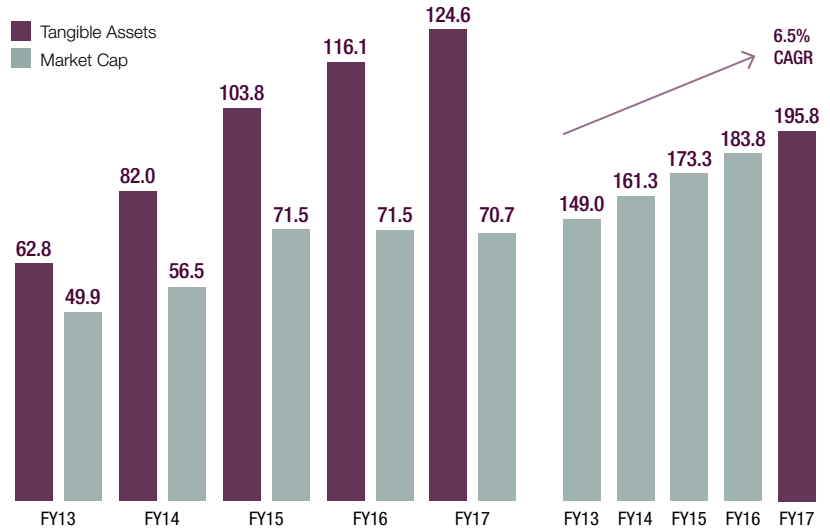
Other information about GRT

- > Included in the JSE Top 40 Index
- > Top ten constituent of FTSE EPRA / NAREIT Emerging Index
- > Included in the FTSE/JSE Responsible Investment Index, FTSE4Good Index and the Dow Jones Sustainability Index
- > Underpinned by high-quality, physical property assets, diversified across sectors (Retail, Office and Industrial)
- > 15-year track record of uninterrupted dividend growth
- > 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

As of 31 December 2017 Growthpoint represents:

- > 24.5% of GRT’s gross property assets
- > 23.1% of GRT’s net property income
- > 14.2% of GRT’s total distributable income

Growth in tangible assets and market capitalisation (Rbn)
as at 31 December 2017



Key Facts (as at 31 December 2017)¹

Listing	GRT is listed on the Johannesburg Stock Exchange (JSE)
Ranking on the JSE	21 by market capitalisation
Closing exchange rate used	AUD:ZAR=9.66
Market capitalisation	R80.4 / AUD8.3B
Gross assets	R127.7B / AUD13.2B
Net assets	R96.0B / AUD10.0B
Gearing (SA only)	33.8%
Distributable Income	R2.9B/ AUD282m (for the 6 month period using an average exchange rate of R10.45 / AUD)
ICR (SA only)	3.4 times
No. of employees (SA only)	620
Properties	463 properties in South Africa, including 50% ownership of the prestigious V&A Waterfront. 39 Properties in Eastern Europe, 19 in Romania and 20 in Poland, through its 29% holding of AIM listed Globalworth Real Estate Investments Ltd

1. All information supplied by GRT (figures as at 31 December 2017).



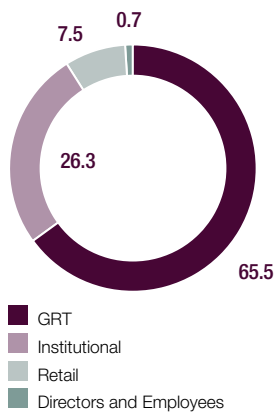
15 Green Square Close, Fortitude Valley, QLD

Additional information Securityholders

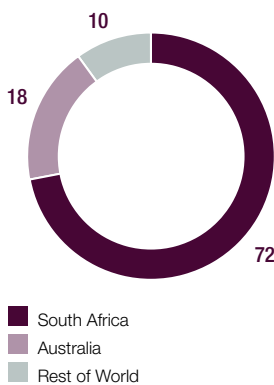


Dan Colman
Investor Relations Manager

Growthpoint Securityholders* (%)
as at 18 July 2018



Location of Growthpoint Securityholders* (%)
as at 18 July 2018



* Figures are approximate and based on beneficial ownership.

Top 20 Legal Securityholders as at 18 July 2018

Rank	Name	No. of Securities	% of Securities
1.	GROWTHPOINT PROPERTIES LIMITED	442,693,457	65.55
2.	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	58,594,535	8.68
3.	J P MORGAN NOMINEES AUSTRALIA LIMITED	35,060,627	5.19
4.	EMIRA PROPERTY FUND	26,058,566	3.86
5.	CITICORP NOMINEES PTY LIMITED	25,952,261	3.84
6.	NATIONAL NOMINEES LIMITED	17,699,481	2.62
7.	BNP PARIBAS NOMS PTY LTD <DRP>	6,631,947	0.98
8.	BNP PARIBAS NOMINEES PTY LTD <AGENCY LENDING DRP A/C>	4,344,441	0.64
9.	SHARON INVESTMENTS PTY LTD	2,252,000	0.33
10.	CITICORP NOMINEES PTY LIMITED <COLONIAL FIRST STATE INV A/C>	2,250,655	0.33
11.	RABINOV HOLDINGS PTY LTD	2,000,000	0.30
12.	WARBONT NOMINEES PTY LTD <UNPAID ENTREPOT A/C>	1,101,701	0.16
13.	AUSTRALIAN EXECUTOR TRUSTEES LIMITED <NO 1 ACCOUNT>	922,279	0.14
14.	BNP PARIBAS NOMINEES PTY LTD <IB AU NOMS RETAILCLIENT DRP>	891,996	0.13
15.	NAVIGATOR AUSTRALIA LTD <MLC INVESTMENT SETT A/C>	779,420	0.12
16.	BNP PARIBAS NOMS (NZ) LTD <DRP>	754,968	0.11
17.	MR MAX KARL KOEP	745,000	0.11
18.	JONAERE PTY LTD <JDM LEGACY A/C>	680,000	0.10
19.	BOND STREET CUSTODIANS LIMITED <ENH PROPERTY SECURITIES A/C>	607,427	0.09
20.	MS KYLIE MAREE CECILIA THOMAS	594,205	0.09
		630,614,966	93.37
		44,769,402	6.63

Distribution of Securityholders as at 18 July 2018

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 138 securities (based on the 18 July 2018 closing price of \$3.64) is 256 and they hold 2,795 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	984	461,503	0.07
1,001 - 5,000	1,485	4,077,864	0.60
5,001 - 10,000	655	4,807,225	0.71
10,001 - 100,000	782	20,406,320	3.02
100,001 - 9,999,999,999	90	645,631,456	95.59
Rounding			0.01
Total	3,996	675,384,368	100.00

As at 18 July 2018, there were 675,384,368 fully-paid stapled securities held by 3,996 individual Securityholders.

Substantial holders as at 18 July 2018

Name	No. of Securities	% of issued capital
Growthpoint Properties Limited	442,693,457	65.55



33-39 Richmond Road, Keswick, SA

Additional 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



Growthpoint Properties Australia



2018 Securityholder Calendar*

16 August 2018

- › Results for the full year ended 30 June 2018 announced to ASX

31 August 2018

- › Distribution paid for the half year ending 30 June 2018
- › FY18 Annual Report sent to Securityholders

18 October 2018

- › Investor Update released to ASX

21 November 2018

- › Annual General Meeting

* Dates indicative and subject to change by the Board.



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

bn 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

CAGR compound annual growth rate

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 18

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

FY14, FY15, FY16, FY17 and FY18 the 12 months ended on 30 June in the year listed i.e. "FY18" means the 12 months ended 30 June 2018

FY19, FY20, FY21, FY22 and FY23 the 12 months ending on 30 June in the year listed i.e. "FY19" means the 12 months ending 30 June 2019

ICR Interest coverage ratio

Gearing interest bearing liabilities less cash divided by total assets less cash

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

GRI Global Reporting Initiative. Further information can be found on page 62 of the 2018 Sustainability Report.

gross assets the total value of assets

Growthpoint or the Group Growthpoint Properties Australia comprising the Company, the Trust and its 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

kW kilowatt

LTI long-term incentive

m million

MW Megawatt Unit of power equal to one million watts

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

tCO2-e Tonnes of carbon dioxide equivalents. The universal unit of measurement to indicate the global warming potential of greenhouse gases

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



Contact details

Retail Investors:

Computershare Investor Services Pty Limited
GPO Box 2975, Melbourne VIC 3001 Australia

Phone (within Australia): 1300 850 505

Phone (outside Australia): +61 (0)3 9415 4000

Fax: +61 (0)3 9473 2500

Email: webqueries@computershare.com.au

Institutional Investors:

Daniel Colman – Investor Relations Manager

Pooja Shetty – Investor Relations Administrator

Email: info@growthpoint.com.au

Investor Services Line: 1800 260 453

www.growthpoint.com.au

Corporate directory

Growthpoint Properties Australia Limited
ABN 33 124 093 901; AFSL No 316409

Growthpoint Properties Australia Trust
ARSN 120 121 002

Registered Office

Level 31, 35 Collins Street,
Melbourne VIC 3000 Australia

Phone: (03) 8681 2900

Fax: (03) 8681 2910

www.growthpoint.com.au

Directors

Geoffrey Tomlinson, Timothy Collyer, Maxine Brenner,
Estienne de Klerk, Grant Jackson, Francois Marais,
Norbert Sasse, Josephine Sukkar

Company Secretaries

Aaron Hockly¹, Dion Andrews, Yien Hong

Auditor

KPMG

Tower 2, 727 Collins Street
Melbourne VIC 3008 Australia

ASX Code

Growthpoint Properties Australia securities are listed
on the Australian Securities Exchange (Code GOZ).

1. Aaron Hockly is on paternal leave and will return in April 2019.