

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

14 May 2015

Completion of acquisition of three industrial properties in Victoria

Further to its announcement on 7 May 2015, Growthpoint Properties Australia (“**Growthpoint**”) confirms that it has completed its acquisition of three modern industrial properties in Victoria for \$56.9 million¹ at a weighted average passing yield 7.84%.

The properties have a weighted average lease expiry (“**WALE**”) of 6.8 years, a weighted average rent review (“**WARR**”) of 3.6%, gross lettable area of 37,694m² and total land area of 68,389 m². They are located in Knoxfield, an established industrial precinct 27 kilometres south-east of Melbourne’s Central Business District (refer to Growthpoint’s announcement of 7 May 2015 for more details).

On 13 May 2015, GUD Holdings Limited (ASX Code: GUD) announced that it had agreed terms for the acquisition of Brown and Watson International Pty Ltd (“**BWI**”). BWI is the largest tenant of the three properties acquired providing approximately 44.4% of the aggregate income. Growthpoint met with management of GUD Holdings Limited prior to agreeing to acquire the properties and looks forward to adding this group as another quality tenant to its portfolio.

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Growthpoint Properties Australia

Growthpoint Properties Australia is a publicly traded ASX listed A-REIT (ASX Code: GOZ) that specialises in the ownership and management of quality investment property. GOZ owns interests in a diversified portfolio of 53 office and industrial properties throughout Australia valued at approximately \$2.3 billion and has an investment mandate to invest in office, industrial and retail property sectors.

Growthpoint is included in the S&P/ASX 300 index and has been issued with an investment grade rating of Baa2 for senior secured debt by Moody’s.

GOZ aims to grow its portfolio over time and diversify its property investment by asset class, geography and tenant exposure through individual property acquisitions, portfolio transactions and corporate activity (M&A transactions) as opportunities arise.

¹ Excludes transaction costs.