

GROWTHPOINT PROPERTIES AUSTRALIA (ASX CODE: GOZ)

Growthpoint Properties Australia Trust ARSN 120 121 002

Growthpoint Properties Australia Limited ABN 33 124 093 901 AFSL 316409

# INVESTOR PROPERTY TOUR

*30 April 2015*

SPACE TO THRIVE

**GROWTHPOINT**  
PROPERTIES



# CONTENTS

## GROWTHPOINT PROPERTIES

Energex Building, 1231-1241 Sandgate Rd, Nunda QLD .....	3
SW1 Office Complex, South Brisbane, QLD .....	4
333 Ann St, Brisbane, QLD .....	5
70 Distribution St, Larapinta, QLD .....	6

## YOUR HOSTS



MICHAEL GREEN  
Head of Property

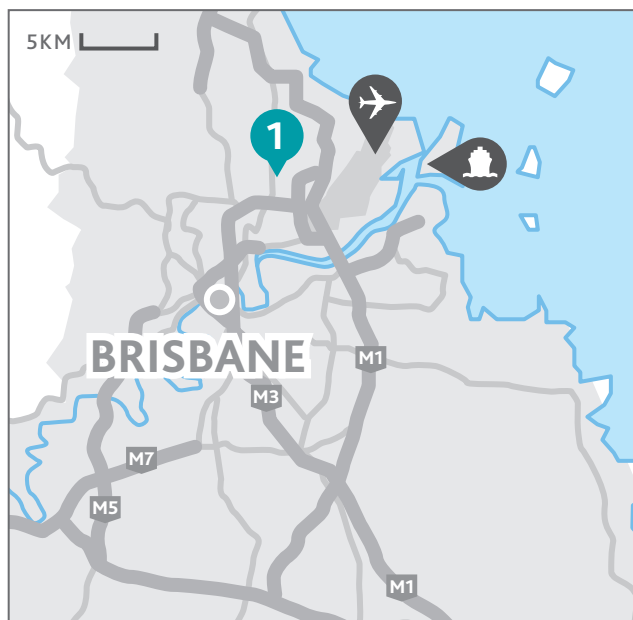


AARON HOCKLY  
Company Secretary  
& General Counsel



# 1231-1241 SANDGATE RD, NUNDAH, QLD

- Eight-level office building with a ground floor retail precinct and two levels of basement car parking (144 car parks), constructed in November 2012.



PROPERTY KEY METRICS  
AS AT 31 DECEMBER 2014

**\$89.0m**

BOOK VALUE

**7.50%**

CAP RATE

**11.8yrs**

WALE

**12,978m<sup>2</sup>**

LETTABLE AREA

**4,451m<sup>2</sup>**

SITE AREA

*Energex &  
Powerlink*

MAJOR TENANT



# SW1 OFFICE COMPLEX, SOUTH BRISBANE, QLD

## 1 CB2, 42 MERIVALE ST, SOUTH BRISBANE, QLD

2.5 star NABERS rated, six-level, A-grade office building including two levels of basement parking.

BOOK VALUE: \$45.5m CAP RATE: 7.5% WALE: 8.7yrs  
LETTABLE AREA: 6,598m<sup>2</sup> SITE AREA: 3,158m<sup>2</sup>  
MAJOR TENANT: Peabody Energy

## 2 CB1, 22 CORDELIA ST, SOUTH BRISBANE, QLD

3.0 star NABERS rated, nine-level, A-grade office building including two levels of basement parking.

BOOK VALUE: \$74.2m CAP RATE: 7.50% WALE: 7.4yrs  
LETTABLE AREA: 11,529m<sup>2</sup> SITE AREA: 5,772m<sup>2</sup>  
MAJOR TENANT: Downer EDI Mining

## 3 A4, 52 MERIVALE ST, SOUTH BRISBANE, QLD

5 star NABERS rated, eight-level, A-grade office building.

BOOK VALUE: \$58.0m CAP RATE: 8.00% WALE: 1.8yrs  
LETTABLE AREA: 9,455m<sup>2</sup> SITE AREA: 2,331m<sup>2</sup>  
MAJOR TENANT: Macmahon Contractors

## 4 A1, 32 CORDELIA ST, SOUTH BRISBANE, QLD

5.0 star NABERS rated, eight-level office building.

BOOK VALUE: \$65.3m CAP RATE: 8.00% WALE: 3.8yrs  
LETTABLE AREA: 10,125m<sup>2</sup> SITE AREA: 2,667m<sup>2</sup>  
MAJOR TENANT: Jacobs Engineering

## 5 CAR PARK, 32 CORDELIA ST & 52 MERIVALE ST, SOUTH BRISBANE, QLD

Two-level underground carpark facility.

BOOK VALUE: \$14.3m CAP RATE: 7.50% WALE: 4.9yrs  
LETTABLE AREA: 215 spaces SITE AREA: 9,319m<sup>2</sup>  
MAJOR TENANT: Secure Parking

COMBINED PROPERTY KEY  
METRICS  
AS AT 31 DECEMBER 2014

**\$257.3m**

BOOK VALUE

**7.74%**

CAP RATE

**5.2yrs**

WALE





# 333 ANN ST, BRISBANE, QLD

- This is a 24-level A-grade office building in the Brisbane CBD, the property includes 92 car spaces.
- 3.5 star NABERS energy rating

## CY14 leasing deals

TENANT	START DATE	TERM (yrs)	ANNUAL RENT INCREASES	NLA (m <sup>2</sup> )
Anne St Partners	Q3, FY14	7.0	Fixed 3.75%	867
Queensland Local Government Superannuation board	Q4, FY14	10.0	Fixed 3.75%	1,734
Everyday Hero	Q3, FY15	5.0	Fixed 3.50%	867

## PROPERTY KEY METRICS AS AT 31 DECEMBER 2014

**\$95.0m**

BOOK VALUE

**8.00%**

CAP RATE

**2.6yrs**

WALE

**16,554m<sup>2</sup>**

LETTABLE AREA

**1,563m<sup>2</sup>**

SITE AREA

*Runge Pincock Minarco*

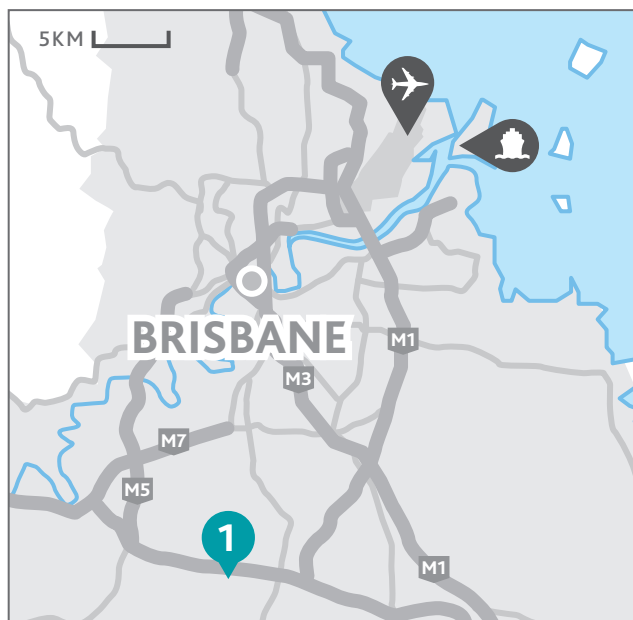
MAJOR TENANT



333 ANN ST, BRISBANE, QLD

# 70 DISTRIBUTION ST, LARAPINTA, QLD

- This is the Woolworths major Distribution Centre for SE Queensland. The facility was purpose-built in 2007. It comprises temperature-controlled / part-ambient warehousing, office accommodation over two levels, associated hardstand and loading facilities.



## PROPERTY KEY METRICS AS AT 31 DECEMBER 2014

**\$184.7m**

BOOK VALUE

**7.25%**

CAP RATE

**7.2yrs**

WALE

**75,425m<sup>2</sup>**

LETTABLE AREA

**250,900m<sup>2</sup>**

SITE AREA

*Woolworths*

MAJOR TENANT







CB2, 42 MERIVALE ST, SOUTH BRISBANE, QLD

*For more information contact us at:*

*Email: [info@growthpoint.com.au](mailto:info@growthpoint.com.au)*

*Investor services line: 1800 260 453*

*[www.growthpoint.com.au](http://www.growthpoint.com.au)*

*Growthpoint Properties Australia*

*Level 22, 357 Collins Street*

*Melbourne VIC 3000*

THANK YOU