



ASX announcement.

Growthpoint Properties Australia (ASX: GOZ)

2 October 2024

Sale of DXI Investment

Growthpoint announces that it has sold its entire holding in Dexus Industria REIT (ASX: DXI) at a price of \$2.75 per security for a total consideration of \$131.7 million.

Growthpoint's CEO and Managing Director, Ross Lees, said, "The investment in DXI was no longer considered a core strategic investment and now is the appropriate time to realise the value in this investment. Proceeds of the sale will initially be applied to the repayment of debt demonstrating our commitment to active management of the Growthpoint balance sheet."

Following the sale of the DXI stake and settlement of the Growthpoint Australia Logistics Partnership¹, Growthpoint anticipates 30 June 2024 pro forma gearing to reduce by 3.8% to 36.9%, at the lower end of its target gearing range of 35% to 45%.

This announcement was authorised for release by the CEO and Managing Director, Ross Lees.

For further information, please contact:

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Growthpoint Properties Australia

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About Growthpoint

Growthpoint provides space for you and your business to thrive. Since 2009, we've been investing in high-quality Australian real estate.

Today, we have \$6.0² billion total assets under management. We directly own and manage 57 high-quality, modern office and industrial properties, valued at approximately \$4.4 billion. We manage a further nine assets valued at \$1.6 billion for third-party wholesale syndicates and institutional investors through our funds management business, which invests in office, retail and mixed-use properties.

We are committed to operating in a sustainable way and reducing our impact on the environment. We are on track to achieve Net Zero by 1 July 2025 across our directly owned office assets and corporate activities.

Growthpoint Properties Australia (ASX: GOZ) is an internally managed real estate investment trust (REIT), listed on the ASX, and is part of the S&P/ASX 300. Moody's has issued us with an investment-grade rating of Baa2 for domestic senior secured debt.

¹ Announced to the ASX on 1 October 2024

² As at 30 June 2024