12 August 2026

Growthpoint Properties Australia's $268 million divestment of 20 Colquhoun Road

Growthpoint Properties Australia (**Growthpoint**) is pleased to announce it has entered an agreement to divest the Woolworths distribution centre at 20 Colquhoun Road, Perth Airport, Western Australia for a gross consideration of $267.7 million[1] to Hesperia.

The transaction is a continuation of Growthpoint's disciplined capital recycling program as part of its focus on efficient capital management.

The leasehold asset formed part of the Growthpoint seed portfolio in 2009, valued at $101.6 million[2]. Since that time, Growthpoint has completed an approximately 15,000 sqm expansion in 2009 and, more recently commenced a further 10,700 sqm expansion.

Growthpoint's Chief Executive Officer and Managing Director, Ross Lees, said, "This transaction demonstrates the value we create through active asset management.

"After more than 15 years of value creation, now is the appropriate time to recycle capital from this asset, as this divestment is expected to deliver an unlevered property internal rate of return of approximately 12%."

Net proceeds on settlement would lower pro forma gearing by approximately 4%.

Settlement is conditional on the completion of the distribution centre expansion project currently underway, FIRB approval and other customary conditions, and the transaction is expected to complete early calendar year 2027.

This announcement was authorised for release by Growthpoint's Board of Directors.

For further information, please contact:

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About Growthpoint

creating value **beyond real estate**

Our vision is to create sustainable value in everything we do, by being the forward-thinking, trusted partner of choice.

Since 2009, we've been investing in high-quality Australian real estate. Our directly owned portfolio comprises modern, high-quality, office and industrial properties. Through our funds management business, we also manage a portfolio of office, industrial and retail assets for third-party wholesale syndicates and institutional investors.

We are an internally managed real estate investment trust (REIT), with a focused, passionate and agile team committed to delivering results together. We are dedicated to genuine, long-standing relationships, fostered through innovation, collaboration and the pursuit of being a great partner.

We are committed to operating in a sustainable way and reducing our impact on the environment and are proud to have achieved our Net Zero Target by 1 July 2025 across our directly owned operationally controlled office assets and corporate activities.

Growthpoint Properties Australia (ASX: GOZ) is listed on the ASX and is part of the S&P/ASX 300. Moody's has assigned a Baa2 domestic backed senior secured bank credit facility rating.

[1] On completion of current expansion works.
[2] As at 30 June 2009.