



Growthpoint Properties Australia

Growthpoint Properties Australia Limited (ACN 124 093 901, AFSL No. 316409)
Growthpoint Properties Australia Trust (ARSN 120 121 002)

Update your information:



Online:
www.investorcentre.com/au/contact



By Mail:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:

(within Australia) 1300 665 792
(international) +61 3 9415 4366

001544 000 GOZ
MR ARTHUR LEE REGNART &
MRS ROSLYN ANNE REGNART
<REGNART SUPER FUND A/C>
8 FORTROSE PLACE
FERNY GROVE QLD 4055

Holder Identification Number (HIN)

HIN WITHHELD JNT

Attribution Managed Investment Trust Member Annual Statement for Growthpoint Properties Australia Trust (GOZ Trust) for the year ended 30 June 2020

Part A: Your Details

Australian tax file number (TFN)
Quoted

Part B: Summary of 2020 tax return (supplementary section) items

Tax return for individuals (supplementary section)	Tax return label	Total amount
Partnerships and trusts		

Non-primary production

Share of net income from trusts, less net capital gains, foreign income and franked distributions	13U	\$542.28
---	-----	----------

Share of credits from income and tax offsets

Share of credit for tax file number amounts withheld from interest, dividends and unit trust distributions	13R	\$0.00
--	-----	--------

Capital gains

Net capital gain	18A	\$0.00
Total current year capital gains (grossed up amount)	18H	\$0.00

* See Part D for Growthpoint Properties Australia Limited dividend information to be included in your 30 June 2020 tax return

Part C AMMA: Components of an Attribution

Table 1: Australian income

Australian income	Tax return label	Attribution	Tax Paid or Franking credits (grossed up)
Interest		\$13.52	
Other taxable Australian income		\$528.76	
Non-primary production income (A)	13U	\$542.28	

Table 2: Capital gains

Capital gains*	Tax return label	Attribution	Foreign tax credit**
Capital gains discount - Taxable Australian property		\$0.00	
Net capital gain	18A	\$0.00	
AMIT CGT gross up amount		\$0.00	
Total capital gains (B)	18H	\$0.00	

Table 3: Other non-assessable amounts and cost base details

Other non-assessable amounts	Tax return label	Attribution	Other amount
Other non-attributable amounts			\$226.70
Gross cash distribution (G)			\$768.98
AMIT cost base net amount - excess (decrease cost base)			\$226.70

Table 4: Other amounts deducted from trust distribution

Other amounts deducted from trust distribution	Tax return label		Cash amount
TFN amounts withheld	13R		\$0.00
Net cash distribution			\$768.98

Net Distribution for the year:	
Distribution paid 28 February 2020	\$399.28
Tax withheld	\$0.00⁽¹⁾
Distribution paid 31 August 2020	\$369.70
Tax withheld	\$0.00⁽¹⁾
Net Distributions applicable to year ended 30 June 2020	\$768.98⁽²⁾

⁽¹⁾ This amount includes both no-TFN withholding tax and non-resident withholding tax from payments to non-residents.

⁽²⁾ This amount includes any distribution taken as additional GOZ securities under Growthpoint Properties Australia's distribution reinvestment plan.

Part D – Non AMIT Information – Growthpoint Properties Australia Limited dividend

Dividend Income	Amount	Tax return label
Franked dividends	\$36.97	11T
Franking credits	\$15.84	11U
TFN amount withheld	\$0.00	11V

Use this Tax Statement to complete your 2020 Tax Return. Do not use your dividend/distribution statements issued with cash payments to complete your 2020 Tax Return. You should seek independent advice if you are uncertain as to the nature of any item included in this Statement.

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

PLEASE REFER TO THE FLIPSIDE OF THIS STATEMENT FOR IMPORTANT TAXATION INFORMATION

THIS GUIDE APPLIES TO YOU IF:

- You are an individual Australian resident investor in Growthpoint Properties Australia (which comprises the stapled security of Growthpoint Properties Australia Limited (the “Company”) and Growthpoint Properties Australia Trust (the “Trust”),
- You hold your Growthpoint stapled securities for the purpose of investment (rather than for resale at a profit) such that the capital gains tax (“CGT”) provisions apply to your Growthpoint stapled securities (rather than the ordinary income provisions).

The Guide has been prepared for general information only and should be read in conjunction with the Australian Taxation Office’s instructions and publications. This Guide does not constitute the giving of tax or financial product advice.

As each investor’s particular circumstances may be different we recommend that you seek and rely on independent taxation advice in relation to your distribution.

GROWTHPOINT ATTRIBUTION MANAGED INVESTMENT TRUST MEMBER ANNUAL TAXATION STATEMENT

GROWTHPOINT TRUST DISTRIBUTION

Your Growthpoint AMIT Member Annual Taxation Statement includes Trust distributions paid to you in February 2020 and August 2020.

For an individual Australian resident taxpayer, the distributions from the Trust are recognised for tax purposes on an attribution basis and not on a receipts basis.

PART B: SUMMARY OF TAX RETURN FOR INDIVIDUALS – 2020 ITEMS

For tax purposes the distributions from the Trust comprise Australian taxable income (being interest and rental income), a net capital gain, a AMIT CGT gross-up amount (previously known as CGT concession) and other non-assessable amounts (includes tax-free amounts and amounts previously known as tax-deferred). A brief explanation of these terms follows:

U Item 13 – Non –primary production income

This item shows your share of Australian sourced non-primary production income. Net capital gains, franked distributions and foreign income are not included in this amount.

R Item 13 – Credit for TFN amounts withheld

This item shows your share of any credit for TFN amounts withheld from interest, dividends and unit trust distributions paid or payable, in accordance with sections 12-140 and 12-145 of Schedule 1 to the Taxation Administration Act 1953 (TAA).

H Item 18 – Total current year capital gains

A Item 18 – Net capital gain

The components of these items are set out in Part C. You will need to gross up your cash distribution by the amount of any tax paid on capital gains (e.g. foreign tax on foreign net capital gains). If you have no current year capital losses or prior year net capital losses, the net capital gain amount can be transferred to your return. However, if you have current year capital losses or prior year net capital losses you will not simply be able to transfer the net capital gain amount from Part C to your tax return as such losses can generally be offset against and reduce capital gains. For assistance in completing the capital gains tax related questions please refer to the ATO publications: Guide to capital gains tax 2020 and Personal investors guide to capital gains tax 2020.

TFN AMOUNTS WITHHELD

Where you have not provided your Tax File Number or claimed an exemption, tax will be withheld from all unfranked dividends and trust income distributed to you at a rate of 47%. The tax withheld may be claimed as a credit in your income tax return.

PART C: COMPONENTS ATTRIBUTED

Australian income

These details provide a break up of label U item 13 Non-primary production income from trusts.

Capital gains

Capital gains discount

This item shows the part of the capital gains attributed to you that are eligible for the 50% CGT discount.

Net capital gain

This item shows the sum of capital gains (discount and other methods) that has been attributed to you.

AMIT CGT gross up amount

This item shows the additional amount treated as capital gains of members under subsections 276-85(3) and (4) of the ITAA 1997, and is included in the AMIT cost base increase amount. This amount is non-assessable.

Total capital gain

This item represents the actual amount of capital gains attributed and includes the non-assessable amount in the attribution column for capital gains.

Other non-assessable amounts

- Other non-attributable amount - includes the tax-free amounts and amounts previously known as tax-deferred already reflected in the AMIT cost base net amount.

Cash distribution details

- TFN amounts withheld – shows the amount withheld from your distributions in accordance with sections 12-140 and 12-145 of Schedule 1 to the Taxation Administrations Act 1953.

Cost base details

- AMIT cost base net amount – excess
You must adjust the cost base downwards or reduced cost base of your membership interests in the AMIT by the AMIT cost base net amount – excess.

Example – We have provided an example below that illustrates how the cost base adjustment is made:

Anne holds units in the AMIT fund on capital account. The cost base for the units at the start of the year (1 July 2018) was \$1.50 per unit.

Where there is an AMIT cost base net amount – excess

Anne receives a 2020 AMMA with an AMIT cost base net amount – excess of \$0.50 per unit. Anne will need to reduce the cost base of her units in the AMIT by \$0.50 per unit. This will result in an ending cost base of \$1.00 per unit.

Disclaimer of liability

While every effort is made to provide accurate and complete information, Growthpoint Properties Australia does not warrant or represent that information in this guide is free from errors or omissions or is suitable for your intended use subject to any terms implied by law and which cannot be excluded. Growthpoint Properties Australia accepts no responsibility from any loss, damage, cost or expense, whether direct or indirect, incurred by you as a result of any error, omission or misrepresentation in information.



Growthpoint Properties Australia

Growthpoint Properties Australia Limited (ACN 124 093 901, AFSL No. 315409)
Growthpoint Properties Australia Trust (ARSN 120 121 002)

001544 000 GOZ



MR ARTHUR LEE REGNART &
MRS ROSLYN ANNE REGNART
<REGNART SUPER FUND A/C>
8 FORTROSE PLACE
FERNY GROVE QLD 4055

Update your information:

Online:
www.investorcentre.com/au/contact

By Mail:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:

(within Australia) 1300 665 792
(international) +61 3 9415 4366

Holder Identification Number (HIN)

HIN WITHHELD

ASX Code GOZ
TFN/ABN Status Quoted
Record Date 30 June 2020
Payment Date 31 August 2020
Direct Credit Reference No. 800704

Growthpoint Properties Australia Distribution for Half Year Ended 30 June 2020

Dear Securityholder,

The distribution below represents a payment of 10 cents per GOZ stapled security, held as at record date, 30 June 2020.

Tax Information relating to the distribution is provided in the 2020 annual taxation statement.

Please register at www.investorcentre.com/au in order to update your TFN, bank account and other details online.

Class Description	Amount per Unit/Share	Number of Units/Shares	Total Payment
GOZ Units	\$0.10	3,697	\$369.70
GOZ Shares	\$0.0000	3,697	\$0.00
Net Payment			\$369.70

Note: You should retain this statement to assist you in preparing your tax return.

Your Payment Instruction

COMMONWEALTH BANK OF AUSTRALIA
BSB: 067-167 Account number: XXXXXX11

Amount Deposited
AUD\$369.70



Growthpoint Properties Australia

Growthpoint Properties Australia Limited (ACN 124 093 901, AFSL No. 316409)
 Growthpoint Properties Australia Trust (ARSN 120 121 002)

Update your information:

Online:
www.investorcentre.com/au/contact

By Mail:
 Computershare Investor Services Pty Limited
 GPO Box 2975 Melbourne
 Victoria 3001 Australia

Enquiries:

(within Australia) 1300 665 792
 (international) +61 3 9415 4366

001402 000 GOZ

MR ARTHUR LEE REGNART &
 MRS ROSLYN ANNE REGNART
 <REGNART SUPER FUND A/C>
 8 FORTROSE PLACE
 FERNY GROVE QLD 4055

Holder Identification Number (HIN)

X 0014468510

ASX Code GOZ
 TFN/ABN Status Quoted
 Record Date 31 December 2019
 Payment Date 28 February 2020
 Direct Credit Reference No. 800694

Growthpoint Properties Australia distribution and dividend for half year ended 31 December 2019

Dear Securityholder,

The payment below represents a distribution of 10.8 cents per GOZ unit, and a dividend of 1.0 cent per GOZ ordinary share, totalling 11.8 cents per stapled security, held as at the record date, 31 December 2019. The dividend is fully franked (100 per cent) for Australian income tax purposes at the corporate tax rate of 30 per cent.

Tax information relating to the distribution will be provided in the 2020 annual taxation statement.

Please register at www.investorcentre.com/au in order to update your TFN, bank account and other details online.

Class description	Amount per unit/share	Number of units/shares	Total payment
GOZ units	\$0.108	3,697	\$399.28
GOZ shares	\$0.01	3,697	\$36.97
Net Payment			\$436.25
Franking Credit			\$15.84

Handwritten calculation:
 436.25
 369.70

 805.95

Note: You should retain this statement to assist you in preparing your tax return.

Your payment instruction

COMMONWEALTH BANK OF AUSTRALIA
 BSB: 067-167 Account number: 23750511

Amount Deposited
AUD\$436.25

Growthpoint Properties Australia

Growthpoint Properties Australia Limited (ACN 124 093 901, AFSL No. 316409)
Growthpoint Properties Australia Trust (ARSN 120 212 002)

CHESS HOLDING STATEMENT

For statement enquiries contact
your CHESS Sponsor:

ORD MINNETT LIMITED

GPO BOX 2613
SYDNEY, NSW 2001

☎ 02 8216 6300



182526 02337

MR ARTHUR LEE REGNART &
MRS ROSLYN ANNE REGNART
<REGNART SUPER FUND A/C>
8 FORTROSE PLACE
FERNY GROVE QLD 4055

Holder ID Number (HIN): 0014468510

CHESS Sponsor's ID (PID): 02337

Statement Period: July 2019

Page: 1 of 1

GOZ - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
	Balance Brought Forward from 12 Dec 18					2437
31 Jul 19	Allotment of Securities due to Share Purchase Plan	6097200005205900		1260		3697

FOR YOUR INFORMATION

- ☛ To obtain full terms and conditions of an Issuer's securities contact the Issuer's Registrar or the Issuer directly.
- ☛ For information about CHESS Depository Interests (CDIs) and to obtain a free copy of the Financial Services Guide (FSG) or any supplementary FSG for CHESS Depository Nominees Pty Ltd go to www.asx.com.au/cdis or phone 131 279.
- ☛ ASX Settlement may by law need to disclose information in CHESS Holdings to third parties.

Refer overleaf for additional important information

Share Registry Details:

COMPUTERSHARE INVESTOR SERVICES PTY LTD
GPO BOX 2975
MELBOURNE VIC 3001
Ph: 1300 850 505



Issued By:

ASX Settlement Pty Limited | ABN 49 008 504 532 | PO Box H227, Australia Square, Sydney NSW 1215

GROWTHPOINT
PROPERTIES



Growthpoint Properties Australia

Growthpoint Properties Australia Limited (ACN 124 093 901, AFSL No. 316409)
Growthpoint Properties Australia Trust (ARSN 120 121 002)

000640 000 GOZ



MR ARTHUR LEE REGNART &
MRS ROSLYN ANNE REGNART
<REGNART SUPER FUND A/C>
8 FORTROSE PLACE
FERNY GROVE QLD 4055

Incorporated in Victoria

ASX Code: GOZ

Security class: FULLY PAID STAPLED SECURITIES

Update your information:

 **Online:**
www.investorcentre.com

 **By Mail:**
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:

(within Australia) 1300 665 792
(international) +61 3 9415 4366
Facsimile 61 3 9473 2500

Holder Identification Number (HIN)

HIN WITHHELD

Important: You will need to quote this number and name of issuer for all future dealings in these securities. Keep it safe and confidential.

Tax File Number/ABN: TFN quoted
Page Number: 1 of 1

CHES Allotment Confirmation Notice as at 31 July 2019


**THIS ADVICE CONFIRMS THE ALLOTMENT OF 1,260
FULLY PAID STAPLED SECURITIES AT \$3.97 IN
GROWTHPOINT PROPERTIES AUSTRALIA ON 31 JULY
2019 TO THE ABOVE NAMED PURSUANT TO THE
SECURITY PURCHASE PLAN**

IF THE DETAILS ABOVE ARE INCORRECT, PLEASE ADVISE THIS OFFICE IMMEDIATELY

Security Purchase Plan Application Form

JNT

STEP 1 Registration Name & SPP Offer Details

 For your security keep your SRN/
HIN confidential.

Registration Name: MR ARTHUR LEE REGNART &
MRS ROSLYN ANNE REGNART
<REGNART SUPER FUND A/C>,
8 FORTROSE PLACE
FERNY GROVE QLD 4055

Entitlement No: 41033327


SPP Offer Details: Record date: **7:00pm (Melbourne time) Wednesday, 26 June 2019**

Minimum value available to purchase: **\$1,000**

Maximum value available to purchase: **\$15,000**

STEP 2 Make Your Payment

Pay by BPAY:

	Biller Code: 298679 Ref No: 1464 7990 0410 3332 73
--	---

Contact your financial institution to make your payment from your cheque or savings account.

Pay by Mail:

 Make your cheque payable to "Growthpoint Properties Australia Limited" and cross "Not Negotiable".
Return your cheque with the below payment slip to:
Growthpoint Properties Australia
C/- Computershare Investor Services Pty Limited
GPO Box 505 Melbourne Victoria 3001 Australia

Lodgement of Application

If you are applying for SPP Stapled Securities and your payment is being made by BPAY, you do not need to return the payment slip below. Your payment must be received by no later than 5:00pm (Melbourne time) Wednesday, 24 July 2019. Applicants should be aware that their own financial institution may implement earlier cut off times with regards to electronic payment, and should therefore take this into consideration when making payment. Neither Computershare Investor Services Pty Limited (CIS) nor Growthpoint Properties Australia accepts any responsibility for loss incurred through incorrectly completed BPAY payments. It is the responsibility of the applicant to ensure that funds submitted through BPAY are received by this time.

If you are paying by cheque the payment slip below must be received by CIS by no later than 5:00pm (Melbourne time) Wednesday, 24 July 2019. You should allow sufficient time for this to occur. A reply paid envelope is enclosed for Securityholders in Australia. Other Eligible Securityholders will need to affix the appropriate postage. Return the payment slip below with cheque attached. Neither CIS nor Growthpoint Properties Australia accepts any responsibility if you lodge the payment slip below at any other address or by any other means.

Privacy Notice

The personal information you provide on this form is collected by CIS, as registrar for the securities issuers (the issuer), for the purpose of maintaining registers of securityholders, facilitating distribution payments and other corporate actions and communications. In addition, the issuer may authorise us on their behalf to send you marketing material or include such material in a corporate communication. You may elect not to receive marketing material by contacting CIS using the details provided above or emailing privacy@computershare.com.au. We may be required to collect your personal information under the Corporations Act 2001 (Cth) and ASX Settlement Operating Rules. We may disclose your personal information to our related bodies corporate and to other individuals or companies who assist us in supplying our services or who perform functions on our behalf, to the issuer for whom we maintain securities registers or to third parties upon direction by the issuer where related to the issuer's administration of your securityholding, or as otherwise required or authorised by law. Some of these recipients may be located outside Australia, including in the following countries: Canada, India, New Zealand, the Philippines, the United Kingdom and the United States of America. For further details, including how to access and correct your personal information, and information on our privacy complaints handling procedure, please contact our Privacy Officer at privacy@computershare.com.au or see our Privacy Policy at <http://www.computershare.com/au>.

Detach here

Purchase Details for Growthpoint Properties Australia (choose one option)

- \$1,000 worth of Stapled Securities OR \$2,500 worth of Stapled Securities OR \$5,000 worth of Stapled Securities
 \$7,500 worth of Stapled Securities OR \$10,000 worth of Stapled Securities OR \$15,000 worth of Stapled Securities



Entitlement No: 41033327

MR ARTHUR LEE REGNART &
MRS ROSLYN ANNE REGNART
<REGNART SUPER FUND A/C>,
8 FORTROSE PLACE
FERNY GROVE QLD 4055

Payment must be received by 5:00pm (Melbourne time) Wednesday, 24 July 2019

Contact Details

Contact Name _____ Daytime Telephone _____

Cheque Details

Drawer	Cheque Number	BSB Number	Account Number	Amount of Cheque
				A\$

146479900410333273+0001500263-3051+93



Growthpoint Properties Australia

Growthpoint Properties Australia Limited (ACN 124 093 901, AFSL No. 316409)
Growthpoint Properties Australia Trust (ARSN 120 121 002)

For all enquiries:

Phone:
(within Australia) 1300 665 792
(outside Australia) +61 3 9415 4366

Web:
 www.investorcentre.com/contact

002771

000
GOZ

MR ARTHUR LEE REGNART &
MRS ROSLYN ANNE REGNART
<REGNART SUPER FUND A/C>,
8 FORTROSE PLACE
FERNY GROVE QLD 4055



Make your payment:



See overleaf for details of the SPP Offer and how to make your payment

Security Purchase Plan Application Form

 **Your payment must be received by 5:00pm (Melbourne time) Wednesday, 24 July 2019**

NOT FOR DISTRIBUTION OR RELEASE IN THE UNITED STATES

This is an important document and requires your immediate attention. It can only be used in relation to the securityholding represented by the details printed overleaf. If you are in doubt about how to deal with this form, please contact your financial or other professional adviser.

By making payment you agree to be bound by the constitutions of Growthpoint Properties Australia and that the submission of this payment constitutes an irrevocable offer by you to subscribe for Growthpoint Properties Australia securities on the terms of the security purchase plan (SPP) as set out in the SPP Booklet that accompanied this Application Form.

In addition (unless you are a Custodian), by making payment you certify that the total of the application price for the following does not exceed \$15,000:

- the SPP Stapled Securities the subject of this application;
- any other Stapled Securities issued to you under the SPP or any similar arrangement in the 12 months before the application;
- any other SPP Stapled Securities which you have instructed a Custodian to acquire on your behalf under the SPP; and
- any other Stapled Securities issued to a Custodian in the 12 months before this application as a result of an instruction given by you to the Custodian to apply for Stapled Securities on your behalf under an arrangement similar to the SPP.

If you are a Custodian, in addition to completing this Application Form, you must also complete and submit a Custodian Certificate that contains further certifications and details before your application will be considered. Applications by Custodians that are not accompanied by a duly completed Custodian Certificate will be rejected. To request a Custodian Certificate, please call 1300 665 792 (within Australia) or +61 3 9415 4366 (outside Australia). Please refer to the SPP Booklet for further information in relation to applications by Custodians.

Growthpoint Properties Australia may settle, in any manner it deems appropriate, any difficulties, anomalies, or disputes that may arise in connection with, or by reason of, the operation of the SPP whether generally or in relation to any participant or any application for SPP Stapled Securities, and its decision shall be conclusive and binding on all participants and other persons to whom the determination relates.

Growthpoint Properties Australia reserves the right at any time to amend or vary the terms and conditions of the SPP, waive strict compliance with any provision of those terms and conditions or to withdraw the SPP Offer or suspend or terminate the SPP.

Capitalised terms in this Application Form have the meaning set out in the SPP Booklet that accompanied this Application Form.

Step 1: Registration Name & SPP Offer Details

Details of your securityholding and the SPP Offer are shown overleaf.

Please check the details provided and update your address via www.investorcentre.com if any of the details are incorrect. If you have a CHESS sponsored holding, please contact your controlling participant to notify a change of address.

Step 2: Make Your Payment

Your application and payment must correspond to one of the options detailed overleaf. You may choose one option only. Note that the amount chosen may be subject to scale back in accordance with the terms of the SPP.

Choose one of the payment methods shown below.

BPAY®: See overleaf. Do not return the payment slip with BPAY payment.

By Mail: Complete the reverse side of this payment slip and detach and return with your payment. Make your cheque payable in Australian dollars to "Growthpoint Properties Australia Limited" and cross "Not Negotiable". The cheque must be drawn from an Australian branch of a financial institution. Cash is not accepted.

Payment will be processed on the day of receipt and as such, sufficient cleared funds must be held in your account as dishonoured cheques may not be represented and may result in your application being rejected. Paperclip (do not staple) your cheque to the payment slip. Receipts will not be forwarded. Funds cannot be debited directly from your account.

Entering your contact details is not compulsory, but will assist us if we need to contact you.

Turn over for details of the SPP Offer →