

Growthpoint Properties Limited  
Approved as a REIT by the JSE  
(Incorporated in the Republic of South Africa)  
Registration number 1987/004988/06  
ISIN: ZAE000179420  
JSE Share code: GRT  
("Growthpoint" or "the Company")

## TRADING STATEMENT

Growthpoint uses distribution per share ("DPS") as its relevant measure of financial performance. In terms of the Listings Requirements of the JSE Limited, the Company is required to publish a trading statement as soon as it becomes reasonably certain that the DPS for the next period to be reported on will differ by at least 15% from that of the prior comparable period.

Shareholders and noteholders are advised that the Company expects its DPS for the six months ended 31 December 2020 to decrease by at least 15% (lower by at least 15.9 cents) when compared to the DPS for the six months ended 31 December 2019 (106.0 cents).

Having regard for the uncertainty surrounding the impact of Covid-19 on Growthpoint's business, as well as its short and medium-term liquidity requirement and LTV ratios, the Company's board of directors ("the Board") will determine the magnitude of the DPS, which would not be less than 75% of distributable income per share ("DIPS"), for the six months ended 31 December 2020, at the Board meeting scheduled for Tuesday, 9 March 2021.

The DPS for the six months ended 31 December 2020 will be announced as soon as possible after the Board's decision in this regard, but by no later than Wednesday, 10 March 2021.

Growthpoint is able to advise that DIPS for the next period to be reported on will differ by at least 15% from that of the prior comparable period. Shareholders and noteholders are advised that the Company expects its DIPS for the six months ended 31 December 2020 to decrease by between 29% and 33% (lower by 30.7 cents to 35.0 cents) when compared to the DIPS for the six months ended 31 December 2019 (106.0 cents).

The contents of this announcement and the financial information on which it has been based have not been reviewed, audited or reported on by the Company's external auditor.

Sandton

5 March 2021  
Sponsor: Investec Bank Limited