

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 year ended 30 June 2021 to decrease by at least 15% (lower by at least 21.9 cents) when compared to the DPS for the year ended 30 June 2020 (146.0 cents).

Having regard to 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 year ended 30 June 2021, at the Board meeting scheduled for Tuesday, 14 September 2021.

The DPS for the year ended 30 June 2021 will be announced as soon as possible after the Board's decision in this regard, but by no later than Wednesday, 15 September 2021.

Shareholders and noteholders are advised that the Company expects its DIPS for the year ended 30 June 2021 to decrease by between 17% and 21% (lower by 31.1 cents to 38.4 cents) when compared to the DIPS for the year ended 30 June 2020 (183.1 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
10 September 2021

Sponsor: Investec Bank Limited