

# GROWTHPOINT FACTSHEET



Growthpoint Properties Limited is the largest South African primary-listed Real Estate Investment Trust (REIT) on the Johannesburg Stock Exchange (JSE).

## Growthpoint at a Glance

### Sectors:

- › Retail
- › Logistics & Industrial
- › Office
- › Trading & Development (T&D)
- › Healthcare (GHPH)
- › Student Accommodation (GSAH)

### Regions:

- › South Africa
- › Africa (Lango)
- › Growthpoint Australia (GOZ)
- › Poland & Romania (Globalworth Investments - GWI)

### Income streams:

- › South Africa
- › Africa (Lango)
- › Growthpoint Australia (GOZ)
- › Property income
- › Funds management fees
- › Distributions from investments
- › Trading profit
- › Third-party development fees

The Group owns and manages a diversified portfolio of high-quality commercial real estate across South Africa (SA), Australia, Poland, Romania and the rest of Africa.

With a portfolio spanning the retail, office, logistics & industrial, trading and development (T&D), healthcare and student accommodation sectors, we create space to thrive by owning sustainable, high-quality property assets that support long-term value creation for all stakeholders.

Growthpoint owns a diversified portfolio, with investments in the

largest retail and office portfolio in South Africa. Our logistics & industrial portfolio is the largest sector by number of properties and gross lettable area (GLA). Additionally, through Growthpoint Investment Partners (GIP), we own stakes in healthcare and student accommodation assets.

We also own a 50% stake in the V&A, one of Africa's most visited tourist destinations. Our international portfolio includes investments in Australia, Eastern Europe and the rest of Africa.

## Growthpoint at a glance:



**Largest** South African-listed REIT



**R157 .5bn** total property assets



A FTSE/JSE **Top 40** company



**6.91 mil+** of GLA



Average monthly value of shares traded during FY25 **R2.9bn**



**468** property assets (South African and international)

[Read more](#)

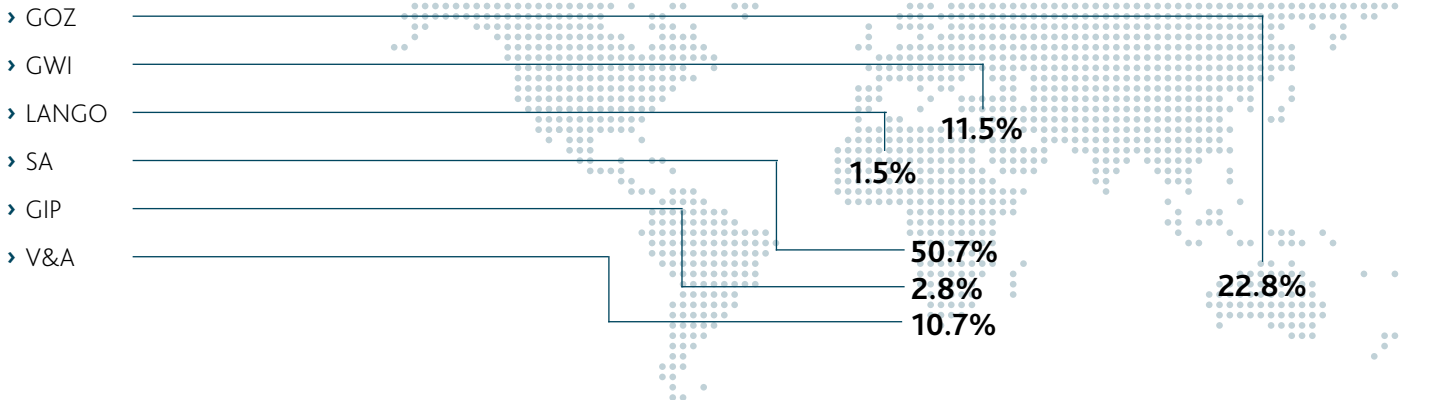


## Highlights

- › Largest most liquid South African primary-listed REIT
- › Included in the FTSE/JSE Top 40 Index
- › Liquid & tradeable with R2.9bn average value of shares traded per month
- › Gross market capitalisation of R61.7bn (at share price of R17.79 per share)
- › 16th year inclusion in FTSE/JSE Responsible Index
- › 9th-year inclusion in the FTSE4Good Emerging Index
- › Constituent of FTSE EPRA/NAREIT Emerging Index
- › Uninterrupted track record of paying dividends
- › Diversified across international geographies, sectors and income streams
- › Dynamic and proven management track record
- › Best practice corporate governance
- › Transparent reporting
- › Level 1 B-BBEE contributor
- › Attractive ESG investment
- › Investment grade SA domestic debt rating
- › Quality of earnings underpinned by high-quality property assets
- › Stabilisation and continued improvement of SA portfolio key
- › Stabilisation and improvement in property valuations positively impacting gearing, which is low

## Consolidated portfolio overview

### Book value of property assets:



## Split of South African property portfolio

### Value

- Office **42%**
- Retail **39%**
- Logistics & Industrial **19%**
- Trading & Development **0.0%**

### GLA

- Office **37%**
- Retail **25%**
- Logistics & Industrial **38%**
- Trading & Development **0.0%**



**ESG at Growthpoint**

With integrity, ethics and values guiding our governance, we provide space to thrive in sustainable buildings while improving the social and material wellbeing of individuals and communities, as we create value for all our stakeholders.

Committed to sustainability practices, Growthpoint has featured in national and international sustainability indices and has been included in the FTSE/JSE Responsible Investment Index for 16 years and the FTSE4GOOD index for 9 years.



In addition, Growthpoint is a founding member of the Green Building Council of South Africa and has a large portfolio of green-certified buildings in South Africa, most of which have a 4-Star Green Star rating.

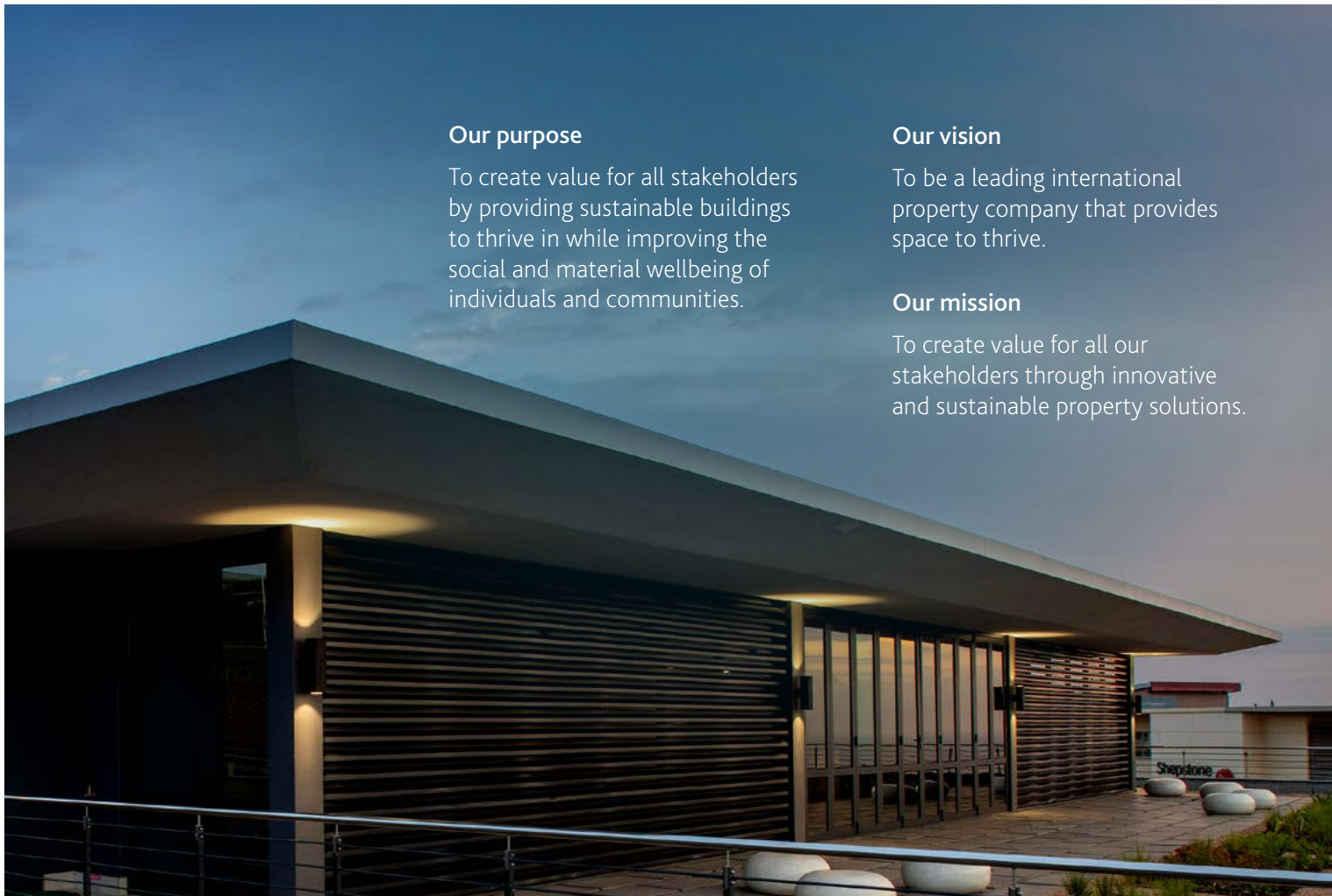
**Our social investment activities focus on the three pillars of investment:**

- › Education
- › Skills Development
- › Supplier Development

**We maintained our Level 1 B-BBEE Contributor certification according to Property Sector Codes.**

Our progress in transformation also furthers our client's procurement programmes.

Our transformation strategy is centred around investing in people and skills to grow our business, our sector and South Africa.



**Our purpose**

To create value for all stakeholders by providing sustainable buildings to thrive in while improving the social and material wellbeing of individuals and communities.

**Our vision**

To be a leading international property company that provides space to thrive.

**Our mission**

To create value for all our stakeholders through innovative and sustainable property solutions.



## Capital management

- 1 Good access to funding from a variety of funding sources
- 2 Total South African debt of R37bn with 55.7% traditional bank debt and 44.3% from the debt capital markets
- 3 39.4% of debt is secured, and 60.6% is unsecured
- 4 Conservatively geared – Group LTV 40.8%
- 5 2.7x group interest cover
- 6 73.6% of interest rate exposure is fixed with a weighted average term of 1.2 years
- 7 Weighted average interest rate of 8.5% or 6.7%, including cross-currency interest rate swaps and foreign denominated debt

## Strategic thrusts

We manage our assets to optimise their value over the long term.

We actively optimise our portfolio to improve quality and invest in our core assets, aiming to protect and enhance their value. Our initiatives include developing new high-quality assets, refurbishing existing properties, disposing of non-core assets and enhancing ESG practices across all retail, office, and logistics and industrial sectors.

In the process, we ensure that we have a portfolio that is optimally balanced, well located and fit-for purpose.

We streamline and strengthen our international portfolio by optimising the performance of our existing platforms.

We support governance and growth at GOZ, engage with shareholders to unlock value at GWI and exit non-core investments, that lack scale or strategic fit.

## Our values



### Be the Best

Do more. Go the extra mile. Be more. Be hungry. Be ambitious. Be better than yesterday. Be better than you ever thought you could be.



### Break New Ground

Reinvent the future. Co-create the next big thing. Welcome change and embrace diversity in our team. Question. Challenge. Set us apart. Take us forward.



### The Power of Us

Collaborate. Engage. Get involved. Do your bit. Be part of something bigger. Be who you are. Celebrate the diversity of those around you. Respect them. Support. Find solutions. Spark. Share. Strive towards a common goal. Make it happen. Together.



### Play Fair

Do it with integrity. Honesty. Good judgement. Go for the win, but never at the expense of others. Ask for guidance. Share what you learn. Take stock of your words and actions. Be brave. Wise. And above all, value the trust you've earned.



### Wow Them

Ask how we can do it better. Care too much. Defy expectations. Make it first class. Above and beyond. Every time.



### Own It

Know your part. Play it well. Own your mistakes. Celebrate your successes. Be accountable, not just to yourself, but also to the rest of your team. This is your time to shine. Make it yours.



## Office

Growthpoint offers the largest domestic commercial portfolio with **145** office properties valued at **R27.8bn** and a GLA of **1.6 million sqm**, with green, sustainable buildings as a key focus. The top 10 tenants include Anglo American, Transnet, Allied Electronics Corporation, Absa Bank and Exarro Resources Ltd.



## Logistics and industrial

The logistics and industrial portfolio represents the largest sector by number of properties and GLA with **133** properties of **1.6 million sqm** and a value of **R12.7bn**. It is a diverse portfolio comprising logistics, multi parks and some manufacturing. The top 10 tenants include The Bidvest Group, Booksite, GZ Industries and Edward Snell & Company.



## Retail

Growthpoint offers investment into the largest retail portfolio in South Africa with **31** predominantly regional shopping centres valued at **R26.1bn** with a GLA of **1.0 million sqm**, mainly in the major metropolitan areas of Johannesburg, Durban and Cape Town. The Top 10 tenants include major retailers The Foschini Group, Pepkor, Pick n Pay, Mr Price and Woolworths.



## Domestic portfolio

One of Africa's most visited tourist destinations, the Victoria and Alfred (V&A) Waterfront attracts over 24 million visitors annually.

Set in the oldest working harbour in the southern hemisphere, the 123-hectare mixed-use development is home to a large number of corporate head offices, industrial space predominantly used by the fishing and marine industries, hotels and residential.

The development has vast retail, dining, leisure and entertainment offerings, important heritage sites, and tourist landmarks. Growthpoint Properties acquired a 50% stake in the V&A in 2011, with the Public Investment Corporation owning the other 50% on behalf of the Government Employees Pension Fund. Growthpoint's 50% share is valued at **R14.1bn**.



## Growthpoint healthcare property holdings (GPHH)

Through GIP, Growthpoint owns a 39.1% stake in GPHH, which owns **15** healthcare assets valued at **R7.4bn**. It has a substantial pipeline of acquisition and development opportunities.



## Growthpoint student accommodation holdings (GSAH)

Through GIP, Growthpoint owns a 17.9% stake in GSAH, which owns **16** student accommodation assets, with c.**10 280\*** beds, valued at **R4.7bn**.

It has a substantial pipeline of acquisition and development opportunities.



## International portfolio

### Australia (GOZ)

R47.2bn

GOZ is a well-established A-REIT listed on the Australian Securities Exchange (ASX) and is a constituent of the S&P/ASX 300. The company owns a **R47.2bn** portfolio of high-quality office and industrial properties, primarily located in Australia's high-growth eastern seaboard states. The portfolio is complemented by a funds management platform that invests in office, industrial, and retail assets on behalf of wholesale syndicates and institutional investors.

### Eastern Europe (GWI)

R15.2bn

GWI is listed on the London Stock Exchange AIM segment. It owns **57** assets, predominantly modern A-Grade offices, in Poland and Romania valued at **R15.2bn** (representing our 29.6% share). GWI is a leading real estate company in CEE, with a strong focus on prime metropolitan areas in Poland and Romania. Its portfolio comprises high-quality, ESG-certified office buildings and mixed-use properties that serve multinational tenants across key sectors.

### Africa, Excl. South Africa (LANGO)

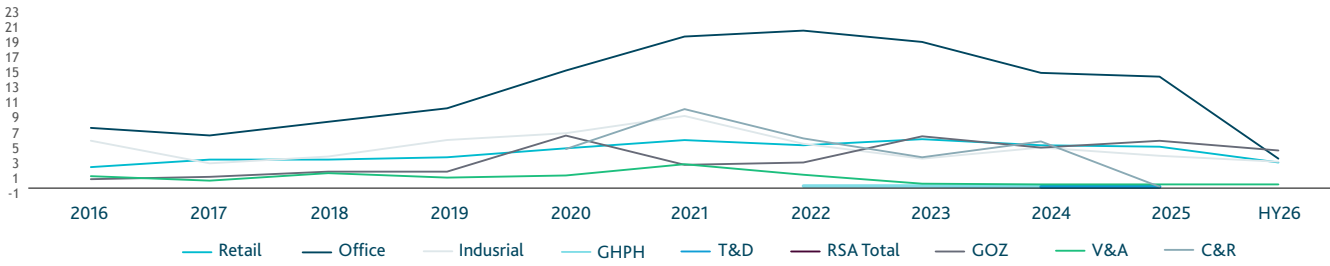
R2.0bn

Growthpoint holds a 15.7% stake in Lango, an unlisted pan-African real estate investment company specialising in prime commercial properties in key gateway cities across sub-Saharan Africa. Its portfolio, valued at **R2.0bn**, spans Ghana, Nigeria and Zambia, with strategic land holdings in Angola. Lango's assets include high-quality office and retail properties supported by long-term leases with blue-chip multinational and regional tenants.

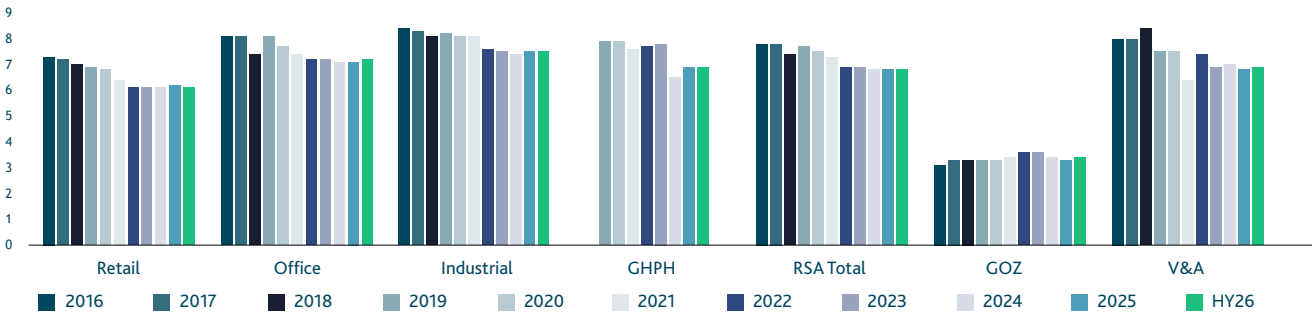




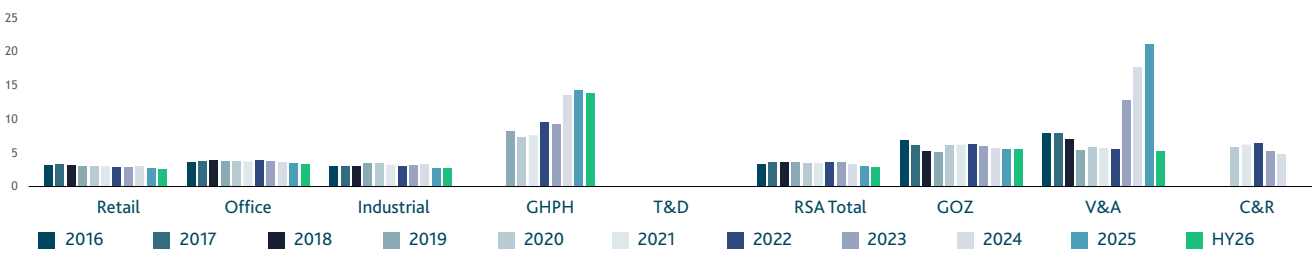
### Vacancy %



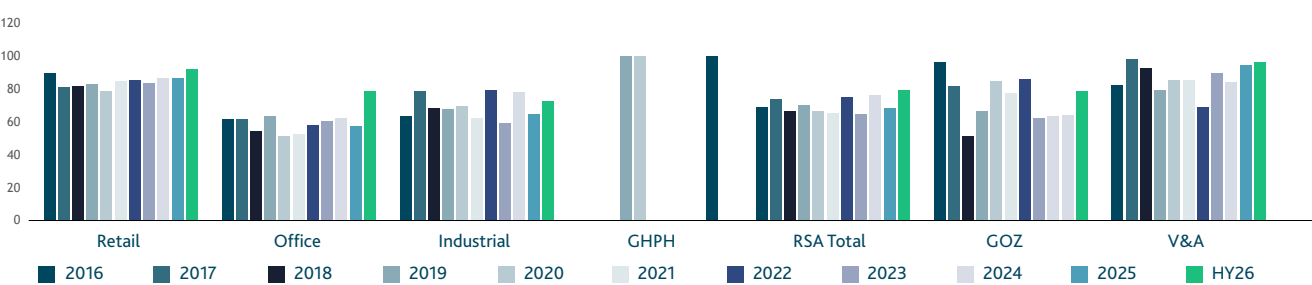
### Average in force escalations %



### Weighted average lease period (Years) - By gross rental %

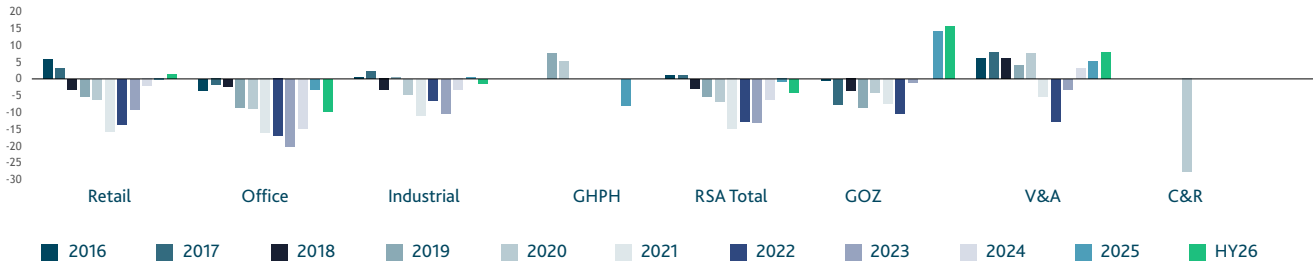


### Renewal success rate %

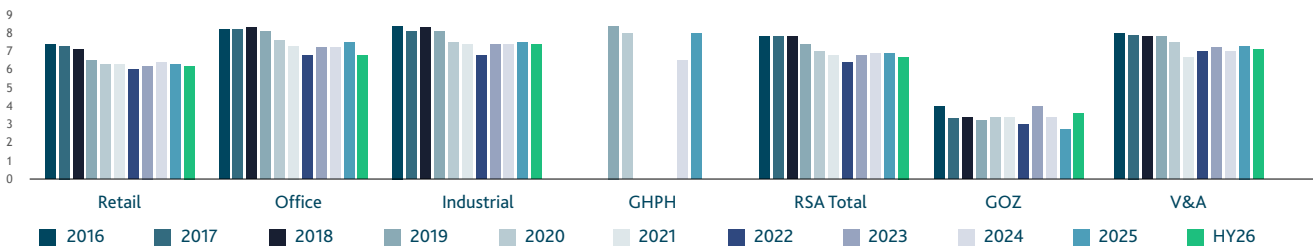




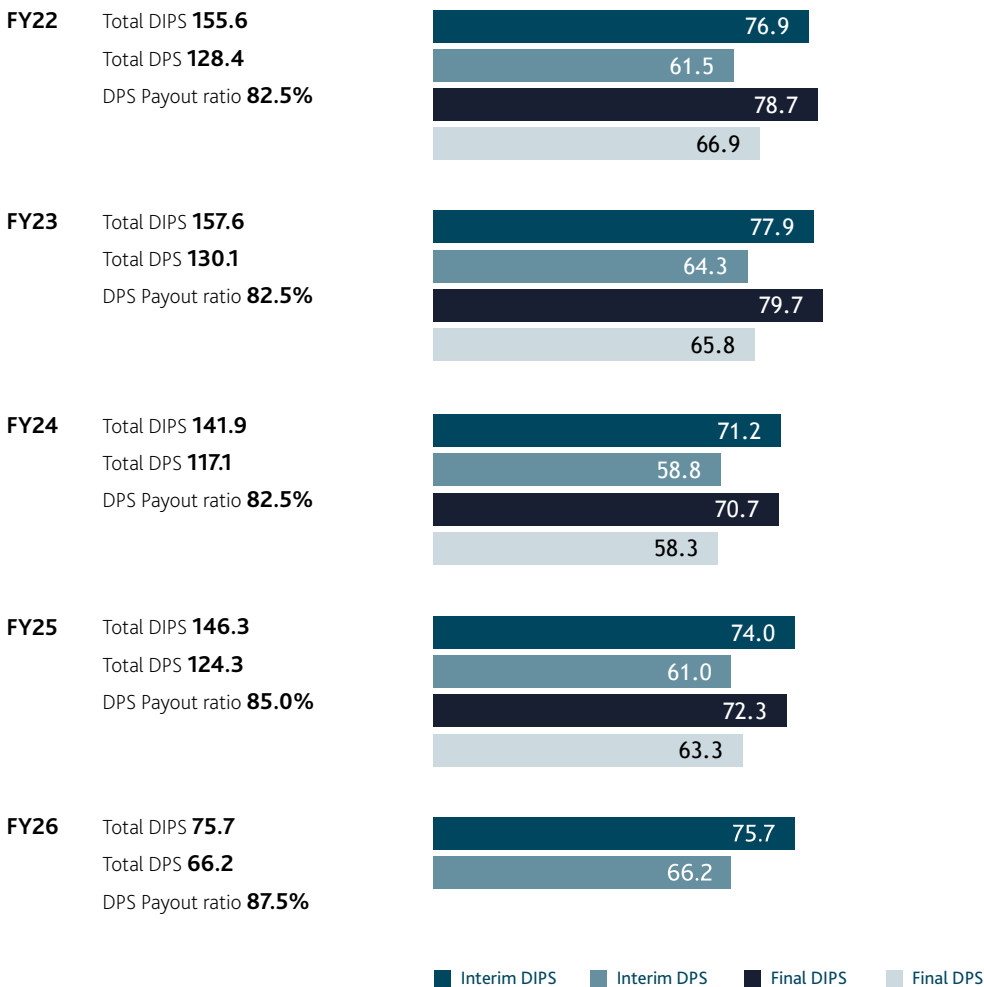
### Weighted average renewals growth %



### Weighted average future escalations on renewals %



### Distribution history



## New developments

### Olympus Sandton achieves stratospheric sales success

The Olympus residential development in Sandton, in partnership with a residential developer Tricolc (a 50% stake each), is progressing well. Early works commenced in November 2025 and full site works scheduled for January 2026. Pre-sales on Tower 1 have reached 83% bankable sales, reflecting strong market demand.

The first phase will deliver Tower 1 and the podium level, with overall completion targeted for February 2028. Olympus is designed to achieve a minimum four-star Green Star rating and exemplifies Growthpoint's strategy of unlocking value through prime land holdings and sustainable, mixed-use precinct development.



Beyond location and lifestyle, Olympus Sandton is a design icon with cutting-edge, eco-friendly design, it redefines green luxury, offering smart, sustainable living at its finest.



### Growthpoint backs Cape Winelands Airport with landmark partnership

Growthpoint Properties has made an initial investment with the right to co-invest and develop the new Cape Winelands Airport precinct, marking the start of a strategic partnership to deliver the Western Cape's next-generation aviation, hospitality and industrial hub.

This development represents an expected initial investment of approximately R8 billion in Cape Town, which will deliver the terminal buildings, runway and a 450-hectare developable estate.

## New developments



**An iconic 5 Green Star rated building with the ability for Zero carbon with Ninety One**

Taking a Head lease on the overall building which would be redeveloped and introduce wellness aspects to the ground floor with solar to the roof of the building, new facades and a new multi volume atrium all resulting into an iconic office building with rentable area of 12 836m<sup>2</sup> GLA and 480 structured parking bays.

The project was completed end of November 2025 and a 15-year lease commencing January 2026.

### **Growthpoint and Feenstra's Noka Park sets new standard for Grade A logistics and industrial space in Gauteng**

Growthpoint Properties in partnership with Feenstra Group, has launched Noka Park, a R700 million logistics and industrial development strategically located in Gauteng's Riverfields logistics precinct, near OR Tambo International Airport.

Noka Park spans 105 000m<sup>2</sup> and will deliver over 52 000m<sup>2</sup> of high-performance industrial space across four state-of-the-art warehouses designed to accommodate high-volume warehousing, racking and fast-moving logistics operations.



The park is 50/50 co-owned and co-developed by Growthpoint and Feenstra Group and will be managed by Growthpoint.



**FY26 Calendar**

- 31 December 2025  
Half year-end
- 11 March 2026  
Interim results released
- 30 June 2026  
Full year-end
- 9 September 2026  
Full year-end results released
- October & April 2026  
Distribution payments

**Group executive management group (Group Exco)**



**Norbert Sasse**  
Chief Executive Officer: Group



**Estienne De Klerk**  
Chief Executive Officer: SA



**Gerald Völkel**  
Group Financial Director



**George Muchanya**  
Head of Growthpoint Investment Partners



**Engelbert Binedell**  
Chief Operating Officer: SA



**Neil Schloss**  
Head of Asset Management: SA



**Aasha Patel**  
Group Treasurer



**Xolani Hlatshwayo**  
Group Legal Counsel



**Werner Van Antwerpen**  
Head of Corporate Advisory



**Lauren Turner**  
Head of Strategy, ESG and Investor Relations



**Panico Theocharides**  
Group Head of Investments



**Naseema Fakir**  
Head of Human Resources



**Johan De Koker\***  
Company Secretary  
\*By Invitation

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