

16 December 2010

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ, GOZNA)

Estimated distribution guidance for half year ending 31 December 2010

In accordance with Listing Rule 3.20 and Appendices 3A and 6A, Growthpoint Properties Australia provides the following estimated distribution details for the half year ending 31 December 2010:

	GOZ (Securities on issue prior to the 2010 rights issue)	GOZNA (Securities issued as part of the 2010 rights issue, trading from 24 September 2010)
Trust distribution	8.40 cents per unit	4.50 cents per unit
Company dividend	0.00 cents per share	0.00 cent per share
Total distribution	8.40 cents per stapled security	4.5 cents per stapled security
Ex-distribution date	Thursday, 23 December 2010	
Record date	Friday, 31 December 2010	
Anticipated payment date	Monday, 28 February 2011	

The estimated distributions are in line with those estimated in the Rights Offer Booklet dated 17 August 2010. The GOZNA stapled securities earn a pro-rated distribution for the period 24 September 2010 to 31 December 2010 only.

Distribution guidance for the full financial year ending 30 June 2011 remains at 17.1 cents per GOZ stapled security and 13.2 cents per GOZNA stapled security.

The half year results are expected to be released on or about Tuesday, 22 February 2011 when the distribution will be confirmed.

ENDS

Timothy Collyer, Managing Director

About Growthpoint Properties Australia ("GOZ")

GOZ is a publicly traded ASX listed A-REIT (ASX Code: GOZ), that specialises in the ownership and management of quality investment property. It has a market capitalisation of approximately AUD \$415 million and trades as a stapled security. It owns interests in a diversified portfolio of 33 commercial and industrial properties throughout Australia valued at approximately \$977 million and has an investment mandate to invest in industrial, office and retail properties.

GOZ aims to grow its portfolio over time and diversify its property investments by asset class, geography and tenant exposure through individual property acquisitions, portfolio transactions and corporate activity (M&A transactions) as opportunities arise.

www.growthpoint.com.au