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28 February 2011

ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Final distribution for the half year ended 30 June 2010

Notice for the purpose of Section 12-415 Tax Administration Act

The taxable components for Growthpoint Properties Australia distribution for the half year ended 31 December 2010 follow. The distribution totals 8.40 cents per GOZ stapled security and 4.52 cents per GOZNA stapled security will be dispatched to security holders today.

These components are provided solely for the purposes of subdivision 12-H of the *Taxation Administration Act 1953* (Cth), and should not be used for any other purpose.

"GOZ" Estimated Components

Growthpoint Properties Australia Limited

	Cents per share
Franked dividend	0.0000
Unfranked dividend	0.0000
Total dividend	**0.0000**

Growthpoint Properties Australia Trust

	Cents per unit
Capital Gains – concession amount	0.0000
Capital gains – discount amount	0.0000
Subtotal "grossed up" amount	0.0000
Capital gains – "other"	0.0000
Sub total capital gains	0.0000
Other income	0.0000
	0.0000
Interest income	0.0000
Tax deferred income	8.4000
Foreign income – "other"	0.0000
Total GOZ distribution	**8.4000**

For the purposes of section 12-415 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a "fund payment" amount of 0.0000 cents per unit in respect of the income year ending 30 June 2011.

"GOZNA" Estimated Components

Growthpoint Properties Australia Limited

	Cents per share
Franked dividend	0.0000
Unfranked dividend	0.0000
Total dividend	**0.0000**

Growthpoint Properties Australia Trust

GOZNA Estimated Components	Cents per unit
Capital Gains – concession amount	0.0000
Capital gains – discount amount	0.0000
Subtotal "grossed up" amount	0.0000
Capital gains – "other"	0.0000
Sub total capital gains	0.0000
Other income	0.0000
	0.0000
Interest income	0.0000
Tax deferred income	4.5200
Foreign income – "other"	0.0000
Total GOZNA distribution	**4.5200**

For the purposes of section 12-415 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a "fund payment" amount of 0.0000 cents per unit in respect of the income year ending 30 June 2011.

Australian resident securityholders should not rely on this notice for the purposes of completing their income tax returns. An annual tax statement will be sent to security holders with the 30 June 2011 half year distribution statement.

ENDS

Aaron Hockly, Company Secretary

Growthpoint Properties Australia

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 32 office and industrial properties throughout Australia valued at approximately $988 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