

The Manager
Company Announcements Office
ASX Limited

10 May 2011

Dear Sir/Madam

Notice that defeating condition to takeover bid fulfilled

We enclose, by way of service pursuant to s630(5)(b) of the *Corporations Act* 2001 (Cth) and as required by s630(4) of the *Corporations Act* 2001 (Cth), a notice declaring that the condition in section 12.8(t) (stamp duty relief) of the bidder's statement dated 21 April 2011 issued by Growthpoint Properties Australia Limited as responsible entity for Growthpoint Properties Australia Trust in connection with its takeover bid for Rabinov Property Trust has been fulfilled.

Yours faithfully



Aaron Hockly
Company Secretary

**Growthpoint Properties Australia Limited ABN 33 124 093 901 as
responsible entity for Growthpoint Properties Australia Trust ARSN
120 121 002**

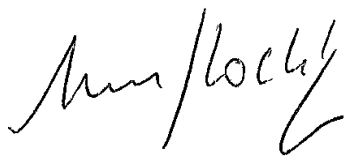
Notice that defeating condition to takeover bid fulfilled

To: **Rabinov Property Management Limited ABN 38 004 672 815 as
responsible entity for Rabinov Property Trust ARSN 099 776 342
ASX Limited**

For the purposes of section 630(4) of the *Corporations Act 2001* (Cth), Growthpoint Properties Australia Limited as responsible entity for Growthpoint Properties Australia Trust gives notice declaring that the condition to its takeover offers for all the units in Rabinov Property Trust (**Offers**), set out in section 12.8(t) (stamp duty relief) of its bidder's statement dated 21 April 2011, has been fulfilled (so that the Offers have become free of that condition).

10 May 2011

Signed for and on behalf of
**Growthpoint Properties Australia Limited as responsible entity for Growthpoint Properties
Australia Trust**
By Aaron Hockly



Company Secretary