

4 July 2011

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Despatch of rights offer booklet and letter to ineligible holders

Further to the Group's announcement on Tuesday, 21 June 2011, Growthpoint Properties Australia ("**the Group**") confirms that a hard copy of the rights offer booklet (in the form released to the ASX), together with a personalised entitlement and acceptance form, has been despatched to all eligible securityholders today.

In addition, the attached letter has also been despatched to those securityholders who are not eligible to participate in the rights offer.

Please refer to the rights offer booklet released to the ASX on Tuesday, 21 June 2011 for further information about the rights offer and eligibility.

ENDS

Aaron Hockly
Company Secretary

About Growthpoint Properties Australia ("GOZ")

Growthpoint Properties Australia is a publicly traded ASX listed A-REIT (ASX Code: GOZ), that specialises in the ownership and management of quality investment property. GOZ owns interests in a diversified portfolio of 36 office and industrial properties throughout Australia valued at approximately \$1.2 billion 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 investment by asset class, geography and tenant exposure through individual property acquisitions, portfolio transactions and corporate activity (M&A transactions) as opportunities arise.

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GROWTH-POINT

PROPERTIES

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1 July 2011

Dear Securityholder

Renounceable rights offer to raise up to approximately \$102.6 million

On 21 June 2011, Growthpoint Properties Australia (**GOZ**), announced an equity capital raising of up to approximately \$102.6 million by way of a 1 for 4.4 renounceable rights offer of approximately 54 million fully paid new ordinary stapled securities.

The record date for the entitlement offer was 7.00 pm (Melbourne time) on Wednesday, 29 June 2011. The offer is open to securityholders at the record date whose registered address is in Australia or New Zealand (and who are not otherwise ineligible to participate).

We regret that you are not eligible to participate in the rights offer. Consequently, arrangements will be made by GOZ to sell your rights on your behalf. The net proceeds (if any) from the sale of your rights under the rights offer will be sent to you. Please refer to the offer booklet (available on the Australian Securities Exchange website at www.asx.com.au) for further details.

Any sale of your rights will be made at prices and otherwise in such a manner as GOZ may determine. Interest earned on the proceeds of the sale of your entitlements will be applied against the expenses of the sale, including brokerage. GOZ will not be liable for any part of your rights which are not sold, or sold at any particular price. If GOZ determines (in its sole discretion) that there is no viable market for your rights, the rights will lapse and the associated new stapled securities will be available to eligible securityholders who have applied for additional stapled securities.

Yours sincerely



Lyn Shaddock

Independent Chairman

GROWTHPOINT PROPERTIES AUSTRALIA LIMITED (ACN 124 093 901, AFSL NO. 316409)

GROWTHPOINT PROPERTIES AUSTRALIA TRUST (ARSN 120 121 002)

DIRECTORS: L SHADDOCK (CHAIRMAN), T J COLLYER (MANAGING DIRECTOR), E K DE KLERK, G A JACKSON, J F MARAIS, L N SASSE, D SPRUELL

COMPANY SECRETARY: A G B HOCKLY