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GROWTHPOINT PROPERTIES

14 December 2011

ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Codes: GOZ and GOZN)

Estimated distribution guidance for half year ending 31 December 2011

In accordance with Listing Rule 3.20 and Appendices 3A and 6A, Growthpoint Properties Australia is pleased to provide estimated distribution details for the half year ending 31 December 2011 below:

Trust distribution - GOZ	8.7 cents per unit
Company dividend - GOZ	0.0 cents per share
Total distribution - GOZ	**8.7 cents per stapled security**
Trust distribution – GOZN*	7.5 cents per unit
Company dividend – GOZN*	0.0 cents per share
Total distribution – GOZN*	**7.5 cents per stapled security**
Ex-distribution date	Thursday, 22 December 2011
Record date	Friday, 30 December 2011
Anticipated payment date	Wednesday, 29 February 2012

* As stated in the Rights Offer Booklet dated 18 July 2011, holders of “GOZN” stapled securities are entitled to receive a pro-rata share of the “GOZ” distribution based on the period “GOZN” securities are on issue during the half year to which this distribution relates. “GOZN” collapses into “GOZ” on the ex-distribution date being 22 December 2011.

The half year results are expected to be released on or around 20 February 2012 when the distributions will be confirmed.

ENDS

Aaron Hockly
Company Secretary

Growthpoint Properties Australia

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. Following completion of its takeover of the Rabinov Property Trust, it will own interests in a diversified portfolio of 36 office and industrial properties throughout Australia valued at approximately $1.24 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.

www.growthpoint.com.au