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WEB: WWW.GROWTHPOINT.COM.AU

GROWTHPOINT
PROPERTIES

5 January 2012

MR SAM SAMPLE
123 SAMPLE STREET
SAMPLETOWN VIC 3000

Dear Securityholder

Renounceable rights offer to raise up to approximately $166.4 million

On 20 December 2011, Growthpoint Properties Australia (**GOZ**), announced an equity capital raising of up to approximately $166.4 million by way of a 3 for 10 renounceable rights offer of approximately 87.6 million fully paid new ordinary stapled securities.

The record date for the entitlement offer was 7.00 pm (Melbourne time) on Friday, 30 December 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, which is available on the Australian Securities Exchange website at www.asx.com.au for further details.

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 there is no 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 or may be taken up by the underwriter or any sub-underwriter.

Yours sincerely,

Lyn Shaddock

Independent Chairman