

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

27 February 2012

Section 12-415 Tax Administration Act notice - Distribution for half year ended 31 December 2011

The taxable components for Growthpoint Properties Australia's distribution for the half year ended 31 December 2011 follow. A distribution of 8.70 cents per GOZ stapled security and 7.50 cents per GOZN stapled security will be paid to applicable security holders on 29 February 2012.

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 GOZ 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
Interest income	0.0000
Tax deferred income	8.7000
Foreign income – “other”	0.0000
Total GOZ distribution	8.7000

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 2012.

“GOZN” Estimated Components

Growthpoint Properties Australia Limited

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

Growthpoint Properties Australia Trust

GOZN 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	7.5000
Foreign income – “other”	0.0000
Total GOZN distribution	7.5000

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 2012.

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 2012 distribution statement.

Ends

Aaron Hockly, Company Secretary

Media and investor enquiries should be directed to:

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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 the property acquisitions announced in December 2011, it will own a diversified portfolio of 40 office and industrial investment properties throughout Australia valued at approximately \$1.54 billion. GOZ has an investment mandate to invest in office, industrial and retail property sectors.

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