

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

28 August 2012

Distribution components for half year ended 30 June 2012 (Section 12-415 Tax Administration Act notice)

The taxable components for Growthpoint Properties Australia's distribution for the half year ended 30 June 2012 follow. A distribution of 8.90 cents per GOZ stapled security and 7.60 cents per GOZNA stapled security will be paid to applicable security holders on 31 August 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” 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	1.4400
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	7.4600
Foreign income – “other”	0.0000
Total GOZ distribution	8.9000

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” 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 Components

	Cents per unit
Capital gains – concession amount	1.2300
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	6.3700
Foreign income – “other”	0.0000
Total GOZN distribution	7.6000

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 an ASX listed A-REIT (ASX Code: GOZ), that specialises in the ownership and management of quality investment property. GOZ owns a diversified portfolio of 41 office and industrial investment properties throughout Australia valued at approximately \$1.6 billion (following completion of two buildings currently being developed). GOZ has an investment mandate to invest in office, industrial and retail property sectors. GOZ aims to grow its portfolio over time and to continue to 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