GROWTHPOINT PROPERTIES

Growthpoint Properties Australia (GOZ)

Appendix 4D – Results for the 6 months ended 31 December 2012

1. Details of reporting periods:

The current reporting period is the 6 months to 31 December 2012. The previous corresponding reporting period was for the 6 months to 31 December 2011.

2.1/2.2/2.3 Revenue and profit from ordinary activities and net profit for the half-year attributable to security holders:

	Period ended 31-Dec-12 $'000	Period ended 31-Dec-11 $'000	Change %
Revenue from ordinary activities	75,155	55,667	35.0
Profit from ordinary activities after tax attributable to security holders	36,820	24,944	47.6
Net profit attributable to security holders	33,967	26,881	26.4

2.4/2.5 Amounts per stapled security of distributions paid/payable during the half-year:

	Stapled securities (cents)	Record date	Payment date
Interim distribution GOZ	9.00	31-Dec-12	28-Feb-13

2.6 Explanation of figures in 2.1 to 2.4:

Commentary on the above figures is included in the attached half-year results market release and half-year financial report.

3. Net tangible assets per stapled security:

	31-Dec-12 $	30-Jun-12 $	Change %
Net tangible assets per stapled security	1.93	1.93	0

4. Details of entities over which control has been gained or lost during the period:

No control has been gained or lost over another entity during the period.

5. Details of distributions:

	Stapled security (cents)	Total distribution $'000	Payment date
Interim distribution GOZ	9.00	35,126	28-Feb-13

6. Details of distribution reinvestment plans in operation:

In December 2012, the Group announced that the Distribution Reinvestment Plan ("DRP") would be in operation for the distribution payable on or about 28 February 2013 in respect of the 31 December 2012 record date. The DRP price was $2.18 per stapled security. Subject to market conditions and requirements for equity, the Group intends to operate the DRP for future distributions.

7. Details of associated and joint ventures:

Not applicable.

8. Accounting standards used for foreign entities:

Not applicable.

9. Description of audit dispute or qualification:

Not applicable.