

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

28 June 2013

SIGNIFICANT LEASING SUCCESS FOR BRISBANE OFFICE PORTFOLIO

Growthpoint Properties Australia ("**Growthpoint**") is pleased to announce significant office leasing transactions within its Brisbane office portfolio. Two recent lettings see Peabody Energy Australia ("**Peabody**") commit to a large tenancy of 5,762 square metres for 10 years, taking all of the CB2 office building within the SW1 South Brisbane office complex, and Anne Street Partners, leasing a whole floor at 333 Ann Street, Brisbane for 7 years.

A summary of the main terms of each lease are as follows:

Tenant	Peabody	Anne Street Partners
Premises	Whole of CB2 Building, SW1, South Brisbane	Level 19, 333 Ann Street, Brisbane
Net Lettable Area	5,762 m ²	867 m ²
Cars	25	6
Lease start	1 July 2014	1 February 2014
Term	Ten (10) years	Seven (7) years
Options	One (1) term of five (5) years	One (1) term of five (5) years
Annual fixed reviews	3.75% per annum	3.75% per annum

As part of the structure for the new Peabody lease, the existing tenant of CB2, Fusion Retail Brands, have surrendered their lease effective from 1 July 2013 with the payment of a surrender fee to Growthpoint. Peabody will lease three floors directly from Growthpoint until 30 June 2014, with the new lease for the whole premises commencing on 1 July 2014. The Peabody lease contains expansion and contraction rights.

Portfolio Manager, Michael Green, commented:

"We are pleased to welcome Peabody as a major tenant of Growthpoint's award winning, SW1, South Brisbane office complex. The long term commitment of such a significant and highly sought after tenant reinforces the attractiveness of the SW1 complex to corporate tenants: modern buildings, high green credentials, good sized floor plates, ample parking, great staff amenity and a good location in proximity to the CBD and major transport linkages. Rents in South Brisbane are lower than rents for similar quality property in the Brisbane CBD, a key consideration for corporate and government tenants at present.

Anne Street Partners, a financial planning and advice firm, will relocate to 333 Ann Street from within the Brisbane CBD and occupy all of Level 19 for 7 years."

As a result of the leasing, the WALE of the property portfolio will increase to 6.8 years, as at 30 June 2013. Both leases have fixed 3.75% annual reviews, enhancing the underlying rental income growth of the portfolio.

The Peabody lease was negotiated directly by Growthpoint as part of a competitive process, demonstrating the capability of the Growthpoint management team. The leasing agent for the Anne Street Partners transaction was CB Richard Ellis.

Growthpoint reaffirms its FY 2014 distributable income per security guidance of 19.6 cents to 20.0 cents and its distribution of 19.0 cents, providing an attractive distribution yield of 8.0% on yesterday's closing price of \$2.37.

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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. GOZ owns interests in a diversified portfolio of 44 office and industrial properties throughout Australia valued at approximately \$1.7 billion and 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.

Important notice and disclaimer

This announcement contains certain “forward-looking statements”. The words “anticipate”, “believe”, “expect”, “project”, “predict”, “forecast”, “estimate”, “likely”, “intend”, “should”, “could”, “may”, “target”, “plan” and other similar expressions are intended to identify forward-looking statements. Indications of, and guidance on, future earnings and financial position and performance are also forward-looking statements. Such forward looking statements, opinions and estimates provided in this announcement are based on assumptions and contingencies which are subject to change without notice, as are statements about market and industry trends, which are based on interpretations of current market conditions. Forward-looking statements, opinions and estimates are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of Growthpoint that may cause actual results to differ materially from those expressed or implied in such statements. There can be no assurance that actual outcomes will not differ materially from these statements and neither Growthpoint, nor any of its directors, employees, servants, advisers or agents assume any obligation to update such information. Forward-looking statements including projections, guidance on future earnings and estimates are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. This announcement contains such statements that are subject to risk factors associated with the industries in which Growthpoint operates.