

AT A GLANCE

GROWTHPOINT PROPERTIES AUSTRALIA (AS AT 15 AUGUST 2013)

Growthpoint Properties Australia (also referred to in this report as "GOZ" or "the Group") is an ASX listed real estate investment trust or A-REIT (ASX Code: GOZ), with a mandate to invest in Australian property in the industrial, office and retail sectors.

The objective of the Group is to provide investors with a tradeable security producing consistently growing income returns and long-term capital appreciation.

OUR PHILOSOPHY is to be a pure landlord, with 100% of our income derived from rent under leases with quality tenants from commercial real estate.

FOUR PILLARS OF "PURE LANDLORD" INVESTMENT STRATEGY:

► 100% INVESTMENT IN AUSTRALIA

All of the Group's investment properties are located in Australia where our management understands the key markets. We have increased the diversification of the portfolio to cover every State in Australia and the Australian Capital Territory.

► NOT A DEVELOPER

The Group does not operate a property development business and does not intend to take on any significant development risk. It has and will likely continue to purchase properties to be developed, fund construction of developments, or enter a joint venture where the Group becomes the ultimate owner of the property on completion of the development but only where material precommitment leases are in place. The Group will not undertake developments that are not materially pre-leased or develop properties for the purpose of selling to third parties.

► NO FUNDS MANAGEMENT

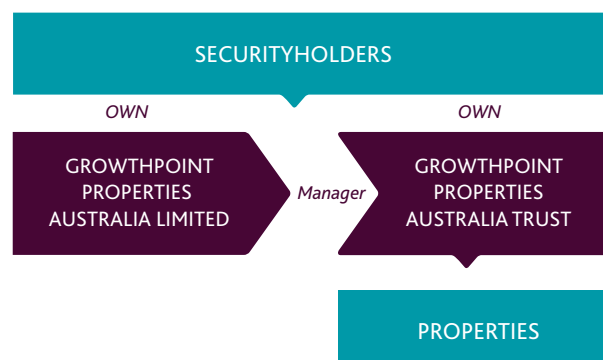
The Group's revenue is solely derived from rental income. The Group does not have a funds management business nor does it intend to become a fund manager. The Group intends only to manage a portfolio of properties that its securityholders own, and accordingly the Group's income is, and will continue to be, derived solely from rental income rather than funds/asset management fees.

► INTERNALISED MANAGEMENT

The Group has internalised management via a stapled entity structure. Securityholders own both the property trust and the manager/responsible entity. There are no fees payable to external managers for operating the business and no conflicts of interest between securityholders and the manager/responsible entity.

STAPLED GROUP STRUCTURE

The Group has a stapled entity structure, with internalised management, comprising Growthpoint Properties Australia Limited (the Responsible Entity) and Growthpoint Properties Australia Trust.



18.3cps

FY2013 DISTRIBUTION
4.0% above FY2012

23.6%

TOTAL SECURITYHOLDER
RETURN FOR FY2013¹

20.2%p.a.

TOTAL SECURITYHOLDER
RETURN FOR THREE YEARS¹
to 30 June 2013

19.0cps

DISTRIBUTION FORECAST
for 12 months to 30 June 2014,
3.8% above FY2013

7.9%

FY2014 DISTRIBUTION YIELD
based on 30 June 2013 closing price

\$1.7b

PORTFOLIO VALUE
a 5.0% increase from FY2012

\$1.0b

MARKET CAPITALISATION
up from \$0.8 billion as at
30 June 2012

142nd

LARGEST ENTITY
ON THE ASX
as at 30 June 2013

¹ Source: UBS Investment Research

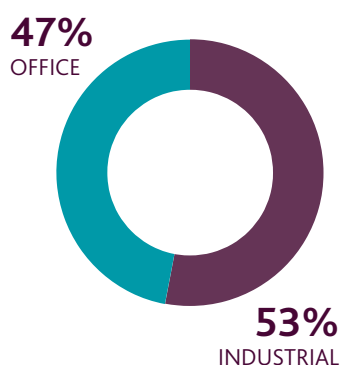
PORTFOLIO OVERVIEW

AS AT 30 JUNE 2013

	INDUSTRIAL ¹	OFFICE	TOTAL
NO. OF PROPERTIES	29	15	44
TOTAL / AVERAGE VALUE	\$897.2m / \$30.9m	\$797.3m / \$53.2m	\$1,694.5m / \$38.5m
% OF PORTFOLIO VALUE	53%	47%	100%
TOTAL / AVERAGE LETTABLE AREA	770,584 m ² / 26,572 m ²	147,405 m ² / 9,827 m ²	917,989 m ² / 20,863 m ²
AVERAGE PROPERTY AGE	8.3 years	4.8 years	6.6 years
AVERAGE VALUATION CAP RATE	8.3%	8.4%	8.4%
OVER (UNDER) RENTING	(0.9%)	3.1%	1.1%
WALE	7.9 years	5.7 years	6.8 years
WARR ²	2.7%	3.5%	3.1%
AVERAGE VALUE (PER m ²)	\$1,114	\$5,409	\$1,846
AVERAGE RENT (PER m ²)	\$97	\$500	\$162

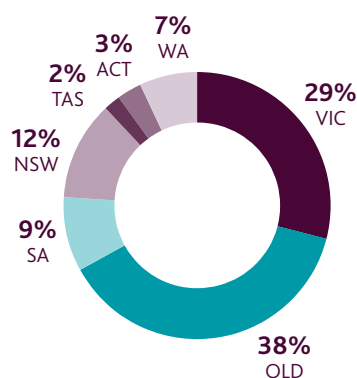
1. Assumes completion of property under development at Erskine Park. 2. Assumes CPI of 2.5%.

SECTOR DIVERSITY



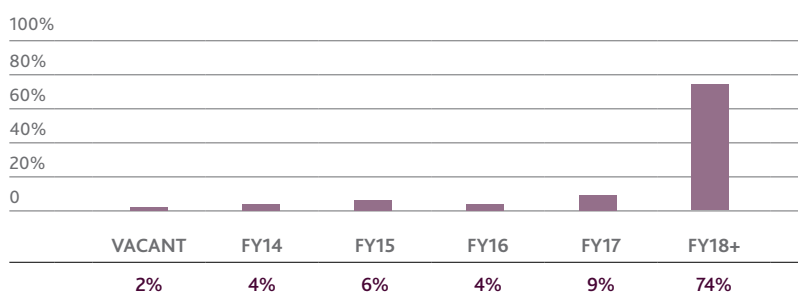
GEOGRAPHIC DIVERSITY

BY MARKET VALUE AS AT 30 JUNE 2013



PORTFOLIO RENT EXPIRING

PER FINANCIAL YEAR



TOP TEN TENANTS

BY PASSING RENT

TENANT	%
WOOLWORTHS	28%
GE CAPITAL FINANCE AUSTRALASIA	7%
LINFOX AUSTRALIA	6%
COMMONWEALTH OF AUSTRALIA	5%
SINCLAIR KNIGHT MERZ	4%
ENERGEX	3%
FOX SPORTS	3%
STAR TRACK EXPRESS	2%
RUNGE PINCOCK MINARLO	2%
MACMAHON CORPORATION	2%
TOTAL	62%