Growthpoint Properties Australia (GOZ)

Appendix 4E – Results for announcement to the market

Result for the year ended 30 June 2013

1. Details of reporting periods:

The current reporting period is the 12 months to 30 June 2013. The previous corresponding reporting period was for the 12 months to 30 June 2012.

2. Results for announcement to the market

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

	Year ended 30-Jun-13 $'000	Year ended 30-Jun-12 $'000	Change %
Revenue from ordinary activities	159,694	126,962	25.8%
Net profit before unrealised items	76,423	57,713	32.4%
Net profit / (loss) attributable to securityholders	93,956	49,487	89.9%

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

	Stapled securities (cents)	Record date	Payment date
Interim distribution GOZ	9.00	31-Dec-12	28-Feb-13
Final distribution GOZ	9.30	28-Jun-13	30-Aug-13

2.6 Explanation of figures in 2.1 to 2.4:

Commentary on the above figures is included in the attached announcement, presentation and results and annual financial report.

3. See attached annual financial report for the statement of financial performance.

4. See attached annual financial report for the statement of financial position.

5. See attached annual financial report for the statement of cash flows.

6. Details of distributions:

	Stapled security (cents)	Total distribution $'000	Payment date
Interim distribution GOZ	9.00	35,127	28-Feb-13
Final distribution GOZ	9.30	37,463	30-Aug-13
Total distributions paid GOZ	18.30	72,590	

Total distributions paid to GOZ security holders for the current reporting period were 18.3 cents per stapled security. This is a 4.0% increase on the 17.6 cents per stapled security for the previous corresponding reporting period.

7. Details of distribution reinvestment plans in operation:

The Distribution Reinvestment Plan ("DRP") is in operation for the distribution payable on or about 30 August 2013 in respect of the 28 June 2013 record date. The DRP price is $2.35 per stapled security. Subject to market conditions and requirements for equity, the Group intends to operate the DRP for future distributions.

8. See attached annual financial report for statement of changes in equity

9. Net tangible assets per stapled security:

	30-Jun-13 $	30-Jun-12 $	Change %
Net tangible assets (NTA) per stapled security	2.00	1.93	3.6

10. Details of entities over which control has been gained or lost during the year:

Not applicable.

11. Details of associated and joint ventures:

Not applicable.

12. Any other significant information required

Not applicable.

13. Accounting standards used for foreign entities:

Not applicable.

14. See attached annual financial report and results market release for commentary on results for the year.

15. The annual financial report is based on accounts which have been audited.

16. If the accounts have not been audited, the likelihood of qualification

Not applicable, see 15 above.

17. Description of audit dispute or qualification:

Not applicable.