GROWTHPOINT PROPERTIES

ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

27 August 2013

Fund payment amount applicable to the distribution for half year ended 30 June 2013 (Section 12-415 Tax Administration Act notice)

The information below is provided for securityholders who are non-residents for Australian tax purposes. Securityholders who are Australian residents for tax purposes should not rely on this notice for the purposes of completing their income tax returns. An annual tax statement will be sent to securityholders with the 30 June 2013 distribution statement on or around 30 August 2013.

The tax components for Growthpoint Properties Australia's distribution for the half year ended 30 June 2013 follow. A distribution of 9.30 cents per GOZ stapled security will be paid to eligible securityholders on 30 August 2013.

Australian income	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Tax deferred component	0.0636	0.0000	0.0000
Interest component	0.0013	0.0000	0.0013
Capital gains discount (CGT concession)	0.0071	0.0071	0.0000
Net capital gain	0.0134	0.0134	0.0000
Rental income	0.0076	0.0076	0.0000
Total distribution (cents per stapled security)	0.0930	0.0281	0.0013

* all amounts are shown as cents per stapled security

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 2.81 cents per stapled securities in respect of the six months ending 30 June 2013.

Ends

www.growthpoint.com.au

Media and investor enquiries should be directed to:
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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 47 office and industrial properties throughout Australia valued at over $1.8 billion (including recently announced acquisitions at their value on completion) 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.