ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

3 September 2013

FURTHER LEASING SUCCESS FOR GROWTHPOINT'S BRISBANE OFFICE PORTFOLIO

Growthpoint Properties Australia (**"Growthpoint"**) is pleased to announce that it has signed a new ten year lease with Toyota Tsusho South Pacific Holdings (a subsidiary of Nikkei listed Toyota Tsusho Corporation which has assets of approximately A$40 billion).

A summary of the lease terms is as follows:

Tenant	Toyota Tsusho South Pacific Holdings Pty Ltd
Premises	Part of CB1 Building, SW1, 104 Melbourne Street, South Brisbane
Net Lettable Area	1,000 m^2
Cars	21
Lease start	1 December 2013
Term	Ten years
Options	One term of five years
Annual fixed reviews	3.5% per annum

Portfolio Manager, Michael Green, commented:

> "We are pleased to welcome Toyota Tsusho as a large occupier of Growthpoint's award winning, SW1, South Brisbane office complex. The agreement of this lease follows the announcement of Peabody Energy Australia committing to a 10 year lease of the entire adjacent 5,800 m^2 CB2 office building. This leasing success highlights 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; this remains a key consideration for corporate and government tenants."

As a result of the leasing, the WALE of the property portfolio will increase to 6.9 years, as at 30 June 2013 on a pro forma basis. Occupancy of the portfolio remains at 98%.

Growthpoint negotiated the lease in conjunction with leasing agent Savills.

FY 2014 distributable income per security guidance remains at 19.6 cents to 20.0 cents, with a distribution payable to security holder of 19.0 cents per security. This forecast distribution provides a distribution yield of 7.8% on Friday's closing price of $2.43.

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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.

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