

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

11 November 2013

RIGHTS TRADING CONFIRMATION

Further to its announcement on 30 October 2013, Growthpoint Properties Australia ("**Growthpoint**") confirms that rights trading under its \$100 million rights offer is currently open. Rights are trading on the ASX as 'GOZR'. The rights trading period ends on Friday, 22 November 2013.

New stapled securities issued through the rights offer will initially trade as 'GOZN' and will receive a pro-rata share of any distribution for the half year ending 31 December 2013, calculated according to the time those securities are on issue during that period and currently expected to be 1.1 cents per stapled security. The issue price for stapled securities offered through the rights offer is \$2.45 per stapled security.

Securityholders should contact their broker or the Growthpoint Properties Australia securityholder information line on 1300 665 792 (from within Australia) or +61 3 9415 4366 (from outside Australia) to confirm their entitlement before trading their rights. Alternatively, eligible securityholders will shortly be sent a personalised entitlement and acceptance form containing details of their entitlement. It is the responsibility of each eligible securityholder to confirm the number of securities they are entitled to before trading their rights.

Please refer to the offer booklet released to the ASX on 30 October 2013 for further information about the rights offer. A hard copy of this booklet along with a personalised entitlement and acceptance form will be despatched to all eligible securityholders on Tuesday, 12 November 2013.

Rights Offer

Growthpoint will raise an additional \$100 million via the Rights Offer, which will be open from Monday, 11 November 2013 until 5.00pm (AEDT) Friday, 29 November 2013.

Growthpoint securityholders with a registered address in Australia, New Zealand and South Africa on the register as at 7.00pm (AEDT) Friday, 8 November 2013 will be entitled to participate in the Rights Offer at the same price as under the Placement and on the terms, and subject to the conditions, set out in the Rights Offer booklet which will be sent to eligible securityholders by Tuesday, 12 November 2013.

Additional information

Further information on the Equity Raising and its impact on Growthpoint can be found in the presentation released to the ASX on Wednesday, 30 October 2013.

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 48 office and industrial properties throughout Australia valued at approximately \$1.8 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

The Equity Raising does not constitute an offer, and stapled securities will not be issued or sold under the Equity Raising, in any jurisdiction in which, or to any person to whom, it would not be lawful to make such an offer, issue or sale. No action has been taken to register or qualify the stapled securities or to otherwise permit a public offering of stapled securities outside Australia. The stapled securities may be offered, issued or sold in any other jurisdiction under the Equity Raising where such an offer, issue or sale is permitted under applicable law.

This announcement is for information purposes only and is not financial product or investment advice or a recommendation to acquire stapled securities. The information provided in this announcement is not advice to investors or potential investors and has been prepared without taking into account the investment objectives, financial circumstances, taxation position or particular needs of investors. Before making an investment decision, prospective investors should consider the appropriateness of the information having regard to their own objectives, financial situation and needs and seek appropriate legal, financial and taxation advice. Growthpoint Properties Australia is not licensed to provide financial product advice. Cooling-off rights do not apply to an investment in any stapled securities.

This announcement contains summary information about the Group and is dated 11 November 2013. The information in this announcement is of general background and does not purport to be complete or comprehensive, nor does it purport to summarise all information that an investor should consider when making an investment decision. It should be read in conjunction with Growthpoint Properties Australia's other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange (ASX), which are available at www.asx.com.au.

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. Please refer to the "Key Risks" section of the investor presentation released to the ASX on 30 October 2013 for further information regarding risk factors.