

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

16 December 2013

Declared distribution for half year ending 31 December 2013

In accordance with Listing Rule 3.20 and Appendices 3A and 6A, Growthpoint Properties Australia (“Growthpoint”) is pleased to provide distribution details for the half year ending 31 December 2013:

Trust distribution - GOZ	9.4 cents per unit
Company dividend - GOZ	0.0 cents per share
Total distribution - GOZ	9.4 cents per stapled security
Trust distribution – GOZNA *	2.6 cents per unit
Company dividend – GOZNA *	0.0 cents per share
Total distribution – GOZNA *	2.6 cents per stapled security
Trust distribution – GOZN *	1.1 cents per unit
Company dividend – GOZN *	0.0 cents per share
Total distribution – GOZN *	1.1 cents per stapled security
Last date to trade to be eligible for distribution	Friday, 20 December 2013
Ex-distribution date	Monday, 23 December 2013
Final DRP election date	Tuesday, 31 December 2013
Record date	Tuesday, 31 December 2013
Anticipated payment date	Friday, 28 February 2014

* As stated in the Rights Offer Booklet dated 30 October 2013, holders of “GOZNA” (placement stapled securities) and “GOZN” (rights issue stapled securities) are entitled to receive a pro-rata share of the “GOZ” distribution based on the period “GOZNA” and “GOZN” securities are on issue during the half year to which this distribution relates. “GOZNA” and “GOZN” collapse into “GOZ” on the ex-distribution date being 23 December 2013.

The half year results for the six months ending 31 December 2013 are expected to be released on or around 17 February 2014 when the tax deferred status of this distribution will be provided.

Distribution reinvestment plan

Under Growthpoint’s distribution reinvestment plan (“DRP”) securityholders can elect to receive new “GOZ” stapled securities in place of a cash distribution for this distribution. Stapled securities will be allocated to participants on the basis of a 2% discount to the 10 day volume weighted market price for stapled securities commencing on the second trading day following the record date (31 December 2013). Elections must be received by Growthpoint’s share registry on or before Tuesday, 31 December 2013. Previous elections will automatically carry forward until revoked. Securityholders should refer to Growthpoint’s previous announcements and related correspondence for further information or contact Growthpoint’s share registry:

Computershare Investor Services Pty Limited
Yarra Falls 452 Johnston Street
Abbotsford Victoria 3067
Australia

Telephone: 1300 850 505 (within Australia) or
+61(0)3 9415 4000 (from outside of Australia)
Facsimile: +61(0)3 9473 2500
Email: webqueries@computershare.com.au

Growthpoint’s major securityholder, Growthpoint Properties Limited of South Africa, has advised it intends to take up all of its distribution for the half year ending 31 December 2013 as new GOZ securities under the DRP.

Estimated distribution guidance for full year ending 30 June 2014

Distributable profit for the financial year ending 30 June 2014 is expected to be between 19.6 to 20.0 cents per stapled security, a 2.2% to 4.3% increase on the previous financial year. Growthpoint will continue to payout as much distributable profit as is reasonably prudent to securityholders and currently expects its payout ratio to remain above 90% for some time. In determining its payout ratio, Growthpoint will consider its capital expenditure and working capital requirements as well as current and anticipated business and financial conditions, especially as they relate to raising debt and equity capital.

In light of the above, Growthpoint's directors are pleased to reaffirm estimated distribution guidance for the financial year ending 30 June 2014 of 19.0 cents per stapled security; a 3.8% increase on the previous financial year.

This annual distribution is expected to be paid through the distribution of 9.4 cents per stapled security in February 2014 and the distribution of 9.6 cents per stapled security in August 2014. A declaration in relation to the distribution in August 2014 will be made in accordance with the ASX Listing Rules prior to the record date.

Guidance with regard to the tax deferred status of these distributions will be provided with the half year financial results to be released on or around 17 February 2014 and confirmation of the tax deferred status of each distribution payable in respect of the year ending 30 June 2014 expected to be provided in August 2014.

ENDS

www.growthpoint.com.au

Timothy Collyer, Managing Director

Media and investor enquiries should be directed to:

Aaron Hockly, Company Secretary
Growthpoint Properties Australia
Telephone: +61 8681 2900
info@growthpoint.com.au

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 note

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.