ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

22 February 2016

RESULTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2015

The Directors of Growthpoint Properties Australia Limited are pleased to announce the results for Growthpoint Properties Australia (**"Growthpoint"** or **"the Group"**) for the six months ended 30 June 2015 (**"HY16"**) comprising (in order of release):

1. This announcement which includes an Appendix 4D.
2. 2016 Half Year Report including financial statements, directors' report and external auditor's report.
3. Investor Presentation.

Growthpoint's Key Metrics at 31 December 2015*	
Total property portfolio value	$2.6 billion
Distribution guidance FY16	20.5 cents
Number of properties	57
Office / industrial	53% / 47%
Average property age	8.4 years
Occupancy	97%
Weighted average lease expiry	6.6 years
Weighted average rent review* **assumes CPI of 1.7%*	3.1%
Weighted average capitalisation rate	7.1%
NTA per stapled security	$2.60
Balance sheet gearing	37.6%
All-in cost of debt	4.53%
Percentage debt fixed	81%
Average debt maturity	4.7 years
Average fixed rate debt maturity	6.2 years

Key dates for Securityholders	
Distribution paid	29 Feb 2016

Results call

A live results presentation will be held at 5:00pm (Melbourne, Australia time) on 22 February 2016. Investors can listen to this call by using the applicable dial-in details below and entering the passcode supplied.

Analysts will be issued with a separate passcode to enable them to ask questions in real time. Other investors who wish to have questions answered on this call, should email them to info@growthpoint.com.au before 3:30pm (Melbourne, Australia time) on 22 February 2016.

A webcast including a recording of the call will be available from 8pm (Melbourne, Australia time) 22 February 2016 at- http://edge.media-server.com/m/p/u5ut9t2i

Attendee Passcode (Non Q&A):		**1749705**			
Location	Number	Location	Number	Location	Number
Australia	1800 801 825	Ireland	1800 720 105	South Korea	00798 6136 1434
Australia – Sydney	+61 (0)2 8524 5042	Italy	800 875 577	Sweden	0207 968 70
Belgium	0800 784 01	Japan	0120 271 900	Switzerland	0800 837 001
Canada	1855 842 3490	Malaysia	1800 816 107	Taiwan	0080 1615 189
China	4001 200 539	Netherlands	0800 0234 240	Taiwan - Taipei	+886 2 7708 3282
France	0800 916 599	New Zealand	0800 452 905	Thailand	001800 613 61433
Germany	0800 1899 399	Norway	800 11 518	United Kingdom	0800 015 9725
Hong Kong	800 905 927	Philippines	1800 1110 1347	United Kingdom	+44 (0)20 3078 7622
Hong Kong	+852 5808 3202	Singapore	800 616 3222	United States	1855 298 3404
India	000 800 100 8255	Singapore	+65 6823 2299	US – New York	+1 631 5142 526
Indonesia	00180 301 91840	South Africa	0800 980 395		

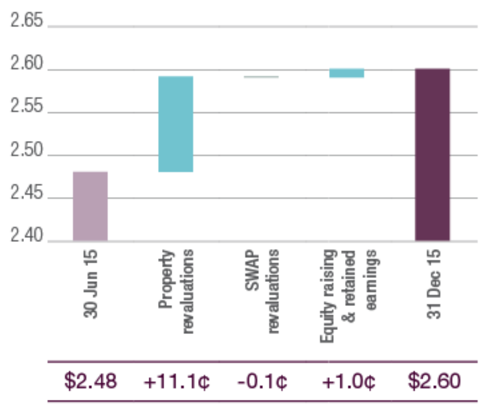
Overview of results

Managing Director, Timothy Collyer, said:

"In HY16, Growthpoint:

1. achieved its distribution guidance of 10.2 cents per stapled security, a 4.1% increase from the six months to 31 December 2014 (**"HY15"**);
2. delivered a 1.6% total Securityholder return[1]. The total Securityholder return for the 12 months and five years ended 31 December 2015 was, respectively, 16.7% and 18.1% per annum[1];
3. delivered a 9.0% return on equity[2]. The return on equity for the 12 months and five years ended 31 December 2015 was, respectively, 20.7% and 14.8% per annum [2];
4. completed 38,325 square metres of new and extended leasing across its office and industrial property portfolios, ;
5. recorded a 4.8% increase in net tangible assets (**"NTA"**) per stapled security from $2.48 to $2.60 primarily due to a 3.25% uplift in property valuations on a like-for-like basis. NTA per stapled security has increased from $2.32 since 31 December 2014, a 12.1% increase, and from $2.03 on 31 December 2010, a 28.1% increase or 5.1% per annum;
6. acquired $162.0 million of real estate with a weighted average lease expiry (**"WALE"**) of 9.15 years[3], a weighted average rent review (**"WARR"**) of 3.6% and a weighted average initial yield of 7.0%;
7. continued to reduce the average cost of debt, diversify debt sources and extend debt tenor including through the issue of $250 million of fixed interest rate debt at an all-in cost of 4.46% p.a. fixed for seven years;
8. maintained its investment grade rating on senior secured debt of Baa2 from Moody's with a stable outlook; and
9. established a sustainability framework.

Movements in NTA ($)
per stapled security

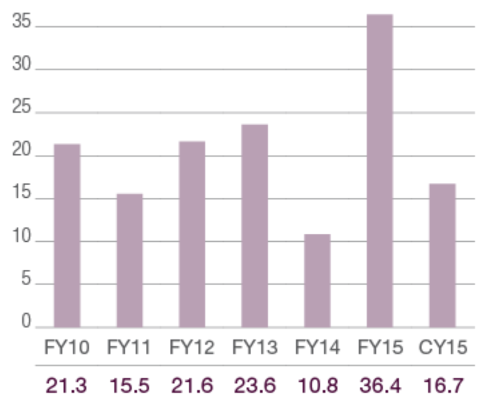


Subject to current conditions continuing, the Board and management continue to be confident of Growthpoint's investment strategy and prospects for continued growth in distributions and value.

The focus for Growthpoint in the short to medium-term remains:

1. Continuing to provide growing distributions to Securityholders.
2. Continued growth and diversification of the property portfolio via M&A transactions, direct property acquisitions and fund through developments.
3. Tenant retention strategies and the leasing of current vacant space.
4. Keeping within its target gearing range of 35%-45% and its target of fixed or hedged debt to drawn debt range of 75%-100%.
5. Continuing to reduce the average costs of debt and extend debt tenor whilst enabling the property portfolio to continue to expand and develop. Evaluation of tenant requested expansions and redevelopment opportunities within the portfolio.
6. Continuing to expand and diversify the Securityholder base and trading liquidity.
7. Achieving greater awareness of Growthpoint as an investment option particularly by Australian institutional investors."

Total Securityholder return (%)
Per annum



1. Source: UBS Investment Research.

[1] The movement in Growthpoint's security price plus distributions paid/payable. Source: UBS Investment Research.
[2] Percentage change in NTA over relevant period plus distributions.
[3] Calculated using the respective WALE for each property at each acquisition date.

Other HY16 results highlights

Profit and Distributable Income

Distributable income[4] for HY16 was $61.0 million, up 7.6% from HY15. This was 10.7 cents per stapled security, a 4.9% increase from HY15.

HY16 profit was $125.8 million, a 11.3% decrease from HY15. This decrease in statutory profit was due to a smaller increase in property valuations in HY16 compared with HY15, although a significant increase in property valuations was recorded in both periods.

Refer to the table below for details of the components of distributable income and a comparison of HY16 and HY15.

Components of distributable income

	HY16	HY15	Change	Change
	$'000	$'000	$'000	%
Property income	100,422	98,077	2,345	2.4
Property expenses	(13,029)	(12,723)	(306)	2.4
Net property income	**87,393**	**85,354**	**2,039**	**2.4**
Interest income	315	425	(110)	(25.9)
Total operating income	**87,708**	**85,779**	**1,929**	**2.2**
Borrowing costs	(21,527)	(24,473)	2,946	(12.0)
Operating and trust expenses (less depreciation)	(4,938)	(4,385)	(553)	12.6
Total operating and trust expenses	**(26,465)**	(28,858)	2,393	(8.3)
Tax expense	(219)	(182)	(37)	20.3
Distributable income	**61,024**	**56,739**	**4,285**	**7.6**
Distributions paid	**58,072**	**54,351**	**3,721**	**6.8**
Tax components	56.4% tax deferred (forecast)	45.4% tax deferred 1.7% tax free		

Distributions

The declared distribution for HY16 was $58.1 million or 10.2 cents per stapled security providing a payout ratio of 95.2%. Distributions are due to be paid to Securityholders on 29 February 2016 and are 4.1% per stapled security higher than HY15.

Distributions are forecast to be 56.4% tax deferred. These figures will be confirmed with the full year results release in August 2016.

Distribution guidance for FY16 remains 20.5 cents per stapled security, with 10.3 cents per stapled security expected to be distributed to Securityholders on 31 August 2016.

Net Property Income

Like-for-like net property income decreased by 1.4% from HY15 to HY16 primarily due to increased vacancy at 333 Ann Street, Brisbane. If this property is excluded from the calculation, like-for-like net property income increased by 2.4% HY15 to HY16.

For the 12 months ended 31 December 2015, like-for-like net property income decreased by 1.5%.

The like-for-like net property income referred to above does not include properties which have been purchased or divested since January 2014. These acquisitions and disposals equate to 25.6% of the total portfolio value and have a weighted average net property income growth rate of 3.5%.

[4] Distributable income is the net profit available for distribution excluding accounting adjustments such as fair value movements to the value of investment property and interest rate swaps, depreciation and profits on sale of investment properties. It is non-IFRS financial information and has not been subject to review by Growthpoint's external auditors. Distributable income has been provided to allow Securityholders to identify that income which is available to distribute to them and to assist in the assessment of Growthpoint's relative performance.

On an absolute basis, Growthpoint's net property income increased by 2.5% from HY15 to HY 16 and by 7.6% from CY14 to CY15.

Leasing

Details of leasing success during HY16 is included in the table below.

Since 31 December 2015, Growthpoint has leased a further 1,300 square metres to MasterCard at 333 Ann Street, Brisbane, Queensland.

Leasing successes in HY16

Address			Sector	Tenant	Start date	Term (years)	NLA (sqm)	Car Parks	Annual rent increases (%)
A1, 32 Cordelia St	South Brisbane	QLD	Office	Jacobs Group (Australia)	Q4, FY15	11.4[1]	6,896	50	Fixed 3.75%
A1, 32 Cordelia St	South Brisbane	QLD	Office	Jacobs Group (Australia)	Q4, FY15	1.4[1]	1,311	11	Fixed 3.75%
333 Ann St	Brisbane	QLD	Office	QER Pty Ltd	Q1, FY16	5.4	679	5	Fixed 4.00%
333 Ann St	Brisbane	QLD	Office	Prosperity Services	Q1, FY16	5.2	410	0	Fixed 3.75%
A4, 52 Merivale St	South Brisbane	QLD	Office	Thai Budda	Q1, FY16	5.0	108	0	Fixed 4.00%
333 Ann St	Brisbane	QLD	Office	Rail Control Systems Australia	Q1, FY16	3.1	291	0	Fixed 3.75%
A1, 32 Cordelia St	South Brisbane	QLD	Office	Jacobs Group (Australia)	Q1, FY16	1.0	1,315	13	Fixed 3.75%
20 Southern Crt	Keysborough	VIC	Industrial	Sales Force National	Q2, FY16	7.2	11,430	53	Fixed 3.00%
333 Ann St	Brisbane	QLD	Office	MedHealth	Q2, FY16	7.1	867	5	Fixed 4.00%
A4, 52 Merivale St	South Brisbane	QLD	Office	University of the Sunshine Coast	Q3, FY16	10.0	2,004	10	Fixed 3.75%
Bldg B, 211 Wellington Rd	Mulgrave	VIC	Office	BSN Medical (Aust.)	Q3, FY16	5.0	1,842	65	Fixed 3.25%
670 Macarthur Ave	Pinkenba	QLD	Industrial	Coventry Group	Q3, FY16	3.0	2,250	0	Fixed 3.00%
A1, 32 Cordelia St	South Brisbane	QLD	Office	Club Vitality	Q3, FY16	8.0	235	0	Fixed 4.00%
3 Millennium Crt	Knoxfield	VIC	Industrial	Orora	Q3, FY16	5.0	8,040	75	Fixed 3.50%
CB2, 42 Merivale St	South Brisbane	QLD	Office	Rouge Hair	Q1, FY17	5.0	80	0	Fixed 4.00%
A4, 52 Merivale St	South Brisbane	QLD	Office	Fluor Australia	Q2, FY17	5.0	567	7	Fixed 3.75%
Total / Weighted Average						**7.5**	**38,325**	**294**	**3.6%**

1. The lease was executed in Q1, FY16 but the start date was backdated to Q4, FY15

Property acquisitions

Growthpoint acquired two industrial properties and two office properties in HY16 for a total consideration (including development costs) of $162.0 million. The acquisitions had a WALE of 9.15 years[5], a WARR of 3.6% and provide an initial passing yield of 7.0%. Further details are below.

1-3 Pope Court, Beverly, South Australia

In July 2015, Growthpoint acquired a newly constructed industrial property in South Australia for $20.8 million providing an initial passing yield of 7.75%. The property has three leases in place with a WALE of 5.3 years, a WARR of 3.2%, gross lettable area of 14,459 square metres and total land area of 25,660 square metres.

The property is located in Beverley, an established industrial precinct approximately six kilometres from Adelaide's Central Business District.

34 Reddalls Rd, Kembla Grange, New South Wales

In October 2015, Growthpoint acquired a 14.1 hectare industrial property in Wollongong for $20.3 million. The property is 100% leased to Patrick Autocare, a subsidiary of top 50 ASX entity Asciano Limited, for 15 years with three further options of five years each. Growthpoint receives an initial passing yield of 7.0% and the lease has fixed increases of 4.0% per annum.

[5] Calculated using the respective WALE for each property at each acquisition date.

Building C, 211 Wellington Road, Mulgrave, Victoria

In November 2015, Growthpoint entered transaction documents with Frasers Property Limited and Commercial & Industrial Property Pty Ltd for the acquisition of land and the development of an office building to be known as Building C, 211 Wellington Road, Mulgrave, Victoria.

This property will comprise a five storey office building with a lettable area of 10,295 square metres, together with a five level car park of 598 spaces. The total cost will be approximately $50.9 million, providing an initial income yield of 7.25% on completion of the development. Completion is expected in late 2016. Growthpoint receives 7.25% per annum coupon payments from the developers on amounts paid until practical completion.

The building will be 47% leased (by area) to BMW Australia Finance Limited under a five year lease (from practical completion) with two further options of five years each. The remainder of the building is under a rental guarantee from the developers for five years from completion. The rent under the BMW lease and under the developer rent guarantee both increase by 3.25% per annum.

Mulgrave is approximately 22 kilometres south-east of Melbourne's Central Business District and is a popular and established office precinct of approximately 300,000 square metres with many corporate tenants. Mulgrave forms part of the South Eastern Suburbs office market of 1.3 million square metres.

This property is located between the major intersections of Blackburn and Springvale Roads and in close proximity to major transport links including Monash Freeway, M3/Eastlink Freeway and Princes Highway. It is adjacent to Building B, 211 Wellington Road which Growthpoint acquired in late 2014 in a similar transaction with Frasers Property Limited and Commercial & Industrial Property Pty Ltd. Building B was completed in December 2015 and is approximately 85% leased, primarily to Monash University, with the balance under a five year rental guarantee from the developers.

255 London Circuit, Canberra, Australian Capital Territory

In November 2015, Growthpoint entered transaction documents for the acquisition of 255 London Circuit, Canberra, Australian Capital Territory for $70 million. The acquisition settled in late January 2016. Knight Frank independently valued the property at the purchase price of $70.0 million.

This property comprises a six level A-grade office building with a net lettable area of 8,972 square metres plus 134 basement car parks on 2,945 square metres of land. It is 100% leased to the Commonwealth of Australia represented by the Department of Foreign Affairs and Trade for 11.6 years[6] providing an initial yield of 6.53% with fixed annual rent reviews of 3.8%. The Commonwealth of Australia is rated AAA by Standard & Poor's and Fitch and Aaa by Moody's, all with a stable outlook.

The property is located in the centre of Canberra in "Civic" which includes Canberra's Central Business District. Civic's A-grade vacancy rate is currently 5.7%[7], significantly lower than the wider Canberra market vacancy rate of 14.9%.

Equity raising

Growthpoint did not raise any equity during HY16 but is due to raise $40,132,194.12[8] from the distribution reinvestment plan (**"DRP"**) in respect of its February 2016 distribution from the issue of 13,791,132[9] additional stapled securities at an issue price of $2.91. Total securities post the issuance on 29 Feb 2016 will therefore be 583,125,744.

The February 2016 DRP has a 73.6% participation rate. Proceeds will be used for debt reduction and the property acquisitions referred to above.

Five-year journey of value creation

31 Dec 2010	>>>>>>>>>	31 Dec 2015
978.2	Property assets ($m)	2,568
0.5	Market cap ($b)	1.8
1.93	Security price ($)	3.08
1.99	NTA per security (¢)	2.60
33	Properties	57
10	Staff	15

Property revaluations

Of the Group's 57 properties, 31 were independently valued at 31 December 2015 with the remainder valued internally by Directors' valuations.

In aggregate, the book value of the property portfolio increased by $77.0 million equating to a 3.25% increase on a like-for-like basis. This was caused by a fall in the weighted average capitalisation rate over HY16 from 7.3% to 7.1% and leasing undertaken in the portfolio.

Refer to the table below for more details.

[6] As at 31 December 2015.
[7] Property Council of Australia, January 2015.
[8] After deducting withholding tax.
[9] After rounding.

Summary of movements in value over HY16

Property type	Properties at 30 Jun 2015	Value at 30 Jun 2015	Capex for HY16	Property acquisitions & expansions	Property disposals	Revaluation gain / (loss)	Valuation at 31 Dec 2015	Change due to revaluation	Properties at 31 Dec 2015
	No.	$m	$m	$m	$m	$m	$m	%	No.
Industrial portfolio	36	1,165	1	45	-	10	**1,223**	0.9	38
Office portfolio	17	1,179	2	110[1]	-	55	**1,345**	4.7	19
Total portfolio	**53**	**2,344**	**3**	**155**	**-**	**65**	**2,568**	**2.8**	**57**

1. Includes 255 London Circuit, Canberra, ACT at the purchase price.

Key debt metrics and changes during HY16

		31 Dec 2015	30 June 2015	Change
Gross assets	$'000	**2,650,462**	2,407,147	243,315
Interest bearing liabilities	$'000	**995,308**	890,445	104,863
Total debt facilities	$'000	**1,375,000**	1,125,000	250,000
Undrawn debt	$'000	**373,280**	228,174	145,106
Balance sheet Gearing	%	**37.6**	37.0	0.6
Weighted average interest rate	%	**4.53**	4.76	(0.23)
Weighted average debt maturity	years	**4.7**	4.7	–
Annual Interest Coverage Ratio (ICR) / Covenant ICR	times	**4.3 / 1.6**	3.9 / 1.6	0.4 / –
Actual Loan to Value Ratio (LVR) / Covenant LVR	%	**41.8 / 60**	39.4 / 60	2.4 / –
Weighted average fixed debt maturity	years	**6.2**	5.0	1.2
% of debt fixed	%	**81**	75	6
Debt providers		**NAB, CBA, WBC, ANZ, two US life insurers, one Japanese bank and one Chinese bank**	NAB, CBA, WBC, ANZ & a US life insurer	

Capital Management

Refer to the table above for key debt metrics and changes during HY16.

New debt issuance and swap reorganisation
In December 2015, Growthpoint entered into AUD$250 million of new debt capital markets facilities by issuing fixed interest rate debt for seven years at a weighted average all-in fixed interest rate of 4.46% per annum. The proceeds were used to repay existing bank debt.

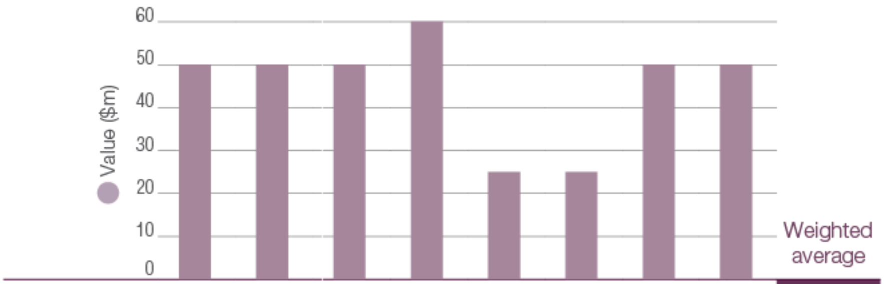
Concurrently with this new debt issuance, Growthpoint reorganised its interest rate swaps by terminating $265 million of existing swaps and entering into $150 million of new interest rate swaps. This led to the percentage of fixed debt being 81% on 31 December 2015, within Growthpoint's target range of 75%-100%.

These transactions enabled Growthpoint to take advantage of historically low interest rates and to extend its debt maturity profile. Growthpoint's all-in debt cost was 4.53% per annum as at 31 December 2015 down from 4.76% per annum at 30 June 2015.

Growthpoint now has:

1. debt sourced from all four major Australian banks in five tranches;
2. debt capital market issuances to four separate lenders;
3. a weighted average debt maturity of 4.7 years; and
4. approximately one third of its total available debt facilities at fixed interest rates for at least seven years.

Interest rate hedging



Time to maturity (yrs)	2.5	3.1	3.1	3.8	4.5	4.5	5.0	5.5	3.9yrs [1]
Fixed Rate (%)	3.20	3.57	3.55	3.70	2.36	2.36	2.42	2.48	3.06%
Maturity date	Jul 18	Jan 19	Jan 19	Nov 19	Jun 20	Jun 20	Dec 20	Jun 21	

1. When the $450 million of fixed debt is included, the weighted average maturity of fixed debt increases to 6.2 years and the weighted average fixed rate reduces to 2.88%.

Debt headroom

As at 31 December 2015, Growthpoint had $373.3 million of debt headroom of which $255.4 million was uncommitted to property settlements and development costs. This headroom provides capacity for capital expenditure to enhance existing assets as well as potential acquisitions that Growthpoint continues to actively pursue. However, in the absence of appropriate opportunities being available, Growthpoint may consider cancelling excess headroom within shorter dated debt facilities which would extend its weighted average debt maturity profile.

Capital expenditure

Growthpoint's capital expenditure was $9.5 million for CY15, up from $5.9 million for CY14 with the percentage of capital expenditure to the average property portfolio value increasing to 0.4% for CY15 from 0.3% for CY14. This is a relatively low rate due to the modern nature of our office portfolio and a high percentage of industrial properties which generally require lower capital expenditure to maintain.

Operating expenses

Operating expenses increased from $8.7 million for CY14 to $9.7 million for CY15 primarily due to increased costs from a larger property portfolio. As a percentage of average gross assets, operating expenses declined from 0.43% for CY14 to 0.41% for CY15. Assuming no material change to the nature of its portfolio or business, Growthpoint expects its long-run operating expenses to average approximately 0.4% of average gross assets per annum.

Half Year Reports
A printed copy of the Half Year Report for the six months ended 31 December 2015 are expected to be mailed to securityholders who have elected to receive one during the week commencing 29 February 2016.

Further information
More details including full details of Growthpoint's property portfolio, current and previous financial reports and Growthpoint's operations are contained on its website: **www.growthpoint.com.au**

Aaron Hockly, Chief Operating Officer

Media and investor enquiries should be directed to:
Aaron Hockly, Chief Operating Officer, 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 57 office and industrial properties throughout Australia valued at approximately $2.6 billion and has an investment mandate to invest in office, industrial and retail property sectors.

Growthpoint is included in the S&P/ASX 200 Index and has been issued with an investment grade rating of Baa2 with a stable outlook for senior secured debt by Moody's.

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.

ASX Announcement
Growthpoint Properties Australia (ASX code: GOZ)

22 February 2016

Appendix 4D

Results for the six months ended 31 December 2015

1. Details of reporting periods:

The current reporting period is the six months to 31 December 2015. The previous corresponding reporting period was for the six months to 31 December 2014.

2. Results for announcement to the market

2.1/2.2/2.3 Revenue and profit from ordinary activities and net profit for the half-year attributable to stapled Securityholders:

	Period ended 31-Dec-15	Period ended 31-Dec-14	Change
	$'000	$'000	%
Revenue from ordinary activities	**102,562**	101,691	0.9
Profit from ordinary activities after tax attributable to members	**61,024**	56,739	7.6
Net profit attributable to members	**125,818**	141,824	(11.3)

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

	Stapled securities	Record date	Payment date
	(cents)		
Interim distribution GOZ	**10.20**	31-Dec-15	29-Feb-16

2.6 Explanation of figures in 2.1 to 2.4:

Commentary on the above figures is included in the attached half-year results market release and half-year financial report.

3. Net tangible assets per stapled security:

	31-Dec-15	30-Jun-15	Change
	$	$	%
Net tangible assets per stapled security	2.60	2.48	4.8%

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

No control has been gained or lost over another entity during the period.

5. Details of distributions

	Stapled security	Total distribution	Payment date
	(cents)	$"000	
Interim distribution GOZ	**10.20**	58,072	29-Feb-16

6. Details of distribution reinvestment plans in operation

In December 2015, the Group announced that the Distribution Reinvestment Plan ("DRP") would be in operation for the distribution payable on or about 29 February 2016 in respect of the 31 December 2015 record date. The DRP price was $2.91 per stapled security.

7. Details of associated and joint ventures:

Not applicable.

8. Accounting standards used for foreign entities:

Not applicable.

9. Description of audit dispute or qualification:

Not applicable.