

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

17 June 2016

Declared distribution for half year ending 30 June 2016

In accordance with Listing Rule 3.20 and Appendix 6A, Growthpoint Properties Australia (“Growthpoint”) is pleased to provide distribution details for the half year ending 30 June 2016:

Trust distribution - GOZ	10.3 cents per unit
Company dividend - GOZ	0.0 cents per share
Total distribution - GOZ	10.3 cents per stapled security
Last date to trade to be eligible for distribution	Tuesday, 28 June 2016
Ex-distribution date	Wednesday, 29 June 2016
Record date	Thursday, 30 June 2016
Final DRP election date	Friday, 1 July 2016
Anticipated payment date	Wednesday, 31 August 2016

The full year results for the year ending 30 June 2016 are expected to be released on or around Monday, 22 August 2016 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 (30 June 2016).

Any changes to payment instructions for the August 2016 distribution must be received by Growthpoint’s share registry on or before Friday, 1 July 2016. Previous elections will automatically carry forward until revoked. To alter payment instructions, securityholders should 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*

Estimated distribution guidance for full year ending 30 June 2017

Distributable profit for the financial year ending 30 June 2017 is expected to be at least 22.2 cents per stapled security.

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 advise, subject to current market conditions continuing, estimated distribution guidance for the year ending 30 June 2017 of 21.3 cents per stapled security; a 3.9% increase from the year ending 30 June 2016.

This annual distribution is expected to be paid through the distribution of 11.0 cents per stapled security in February 2017 and the distribution of 11.3 cents per stapled security in August 2017. The tax deferred status of each



distribution payable in respect of the year ending 30 June 2017 will be confirmed with the full year financial results to be released on or around Monday, 21 August 2017.

Timothy Collyer, Managing Director

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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 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 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.

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.