



5 July 2016

GOZ

MR SAM SAMPLE
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THE SAMPLE HILL
SAMPLE ESTATE
SAMPLEVILLE VIC 3030

Dear Growthpoint securityholder

Growthpoint takeover bid to acquire GPT Metro Office Fund – Minority Facility

On Friday, 1 July 2016, Growthpoint Properties Australia (ASX:GOZ) (**Growthpoint**) announced a takeover bid to acquire all of the units in GPT Metro Office Fund (**GMF**) (**Offer**).

Details of the Offer are set out in Growthpoint's ASX announcement and its bidder's statement (**Bidder's Statement**), both of which were released to the ASX on Friday, 1 July 2016.

The Bidder's Statement includes details of how, subject to the Offer completing, eligible existing Growthpoint securityholders may acquire additional Growthpoint securities as a result of the 'Cash Alternative Facility' and the 'Minority Facility', which will be implemented in connection with the Offer. These facilities are described in section 6 of the Bidder's Statement.

We regret to inform you that, because our records indicate that your registered address for your Growthpoint securityholding is outside of Australia and New Zealand, you are not eligible to participate in the Cash Alternative Facility or the Minority Facility.

No further action is required by you in relation to this letter.

If you have any questions about the Offer, or about the Cash Alternative Facility or Minority Facility, please refer to the Bidder's Statement or call the Growthpoint Offer Information Line between 9:00am and 5:00pm (Melbourne time) on 1300 665 792 (for callers in Australia) or +61 3 9415 4366 (for callers outside Australia). This line will only be open from the date the Offer opens until 1 week after it closes. Please note that calls to these numbers may be recorded.

Yours sincerely

Geoff Tomlinson
Independent Chairman