Orchard
Funds Management

Facsimile

Date	11 August 2009
To	ASX
Attention	Companies Announcements Office
Facsimile number	1300 135 638
From	Matt Kilbride Company Secretary Orchard Capital Investments Limited ACN 077 235 879
Number of pages	3 including cover page
Subject	Notice of initial substantial holder

Please see the attached form 603 from Orchard Capital Investments Limited as responsible entity of the Orchard Diversified Property Fund, regarding Growthpoint Properties Australia Limited.

Regards

Matt Kilbride

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme: Growthpoint Properties Australia Limited ACN 124 093 901

ACN/ARSN

1. Details of substantial holder (1)

Name: Orchard Capital Investments Limited ACN 077 235 879 as responsible entity of Orchard Diversified Property Fund ARSN 093 304 379

ACN/ARSN (if applicable)

The holder became a substantial holder on 05/08/2009

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully paid ordinary shares	143,659,257	143,659,257	41.64%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Orchard Capital Investments Limited as responsible entity of the Orchard Diversified Property Fund	Power to control the exercise of a right to vote attached to the stapled securities	143,743,453 fully paid ordinary shares

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Orchard Capital Investments Limited as responsible entity of the Orchard Diversified Property Fund	Sandhurst Trustees Limited	Orchard Capital Investments Limited as responsible entity of the Orchard Diversified Property Fund	143,743,453 fully paid ordinary shares

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Orchard Capital Investments Limited as responsible entity of the Orchard Diversified Property Fund	05/08/2009	$1,276,296 pursuant to the stapling of the ordinary units in the Growthpoint Properties Australia Trust with the ordinary shares of Growthpoint Properties Australia Limited as described in the Meeting Booklet dated 25 June 2009.		143,743,453 fully paid ordinary shares

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Orchard Capital Investments Limited	Level 28, 1 Spring Street, Melbourne, Victoria 3000
Sandhurst Trustees Limited	18 View Street, Bendigo, Victoria 3550

Signature

print name Matthew John Kilbride capacity Company Secretary

sign here date 11/08/2009

DIRECTIONS

(1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.

(2) See the definition of "associate" in section 9 of the Corporations Act 2001.

(3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.

(4) The voting shares of a company constitute one class unless divided into separate classes.

(5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.

(6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.

(7) Include details of:

(a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

(8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."

(9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.