

29 September 2010

ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Notice of Changes of interests of Substantial Holder

Growthpoint Properties Australia received the attached "Notice of Changes of Interests of Substantial Holder" form from Emira Property Fund of South Africa on 28 September 2010.

ENDS

Aaron Hockly
Company Secretary

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. It currently owns interests in a diversified portfolio of 32 office and industrial properties throughout Australia valued at approximately \$930 million. The Group has an investment mandate to invest in industrial, office and retail real estate.

Key features of the Group include:

- income of the Group is derived, almost entirely, from the rental income of properties owned by the Group. Income is not derived from business activities such as property development or funds management;
- a weighted average lease expiry of approximately 9.3 years, significantly above the A-REIT sector average;
- a domestic portfolio of quality properties leased and tenanted by well known Australian companies – including major tenants Woolworths Limited (48% of rent), Coles Group (8%), Sinclair Knight Merz (6%) and Star Track Express (4%); and
- interest rate hedging for 81% of Group's debt, of an average duration of 3.8 years.

Form 604
Corporations Act 2001
Section 671B
Notice of changes of interests of substantial holder

To Company Name/Scheme Growthpoint Properties Australia Limited/Growthpoint Properties Australia Trust
ACN/ARSN 124 093 901/120 121 002

1. Details of substantial holder (1)

Name Strategic Real Estate Managers (Pty) Ltd on behalf of Emira Property Fund
ACN/ARSN (if applicable) Not applicable

There was a change in the interests of the substantial holder on 24/09/2010
The previous notice was given to the company on 31/05/2010
The previous notice was dated 27/05/2010

2. Previous and present 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 when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's vote	Voting power (5)	Person's vote	Voting power (5)
Ordinary stapled securities	10,250,000 stapled securities	6.42% (approximately)	19,425,832 stapled securities	9.13% (approximately)

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
24/09/2010	Strategic Real Estate Managers (Pty) Ltd on behalf of Emira Property Fund	Acceptance of rights offer entitlement and take up of additional rights offered	\$17,434,080.80	9,175,832 ordinary stapled securities trading as GOZNA as per the Company's announcement dated 24/09/2010	9,175,832

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Strategic Real Estate Managers (Pty) Ltd on behalf of Emira Property Fund	Strategic Real Estate Managers (Pty) Ltd on behalf of Emira Property Fund	Strategic Real Estate Managers (Pty) Ltd on behalf of Emira Property Fund	Registered holder	19,425,832 ordinary stapled securities	19,425,832

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Not applicable	Not applicable

6. Addresses

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

Name	Address
Strategic Real Estate Managers (Pty) Ltd on behalf of Emira Property Fund	3 rd Floor, 3 Gwen Lane, Sandton Central, South Africa

SIGNATURE

PETER THURKING
Print name

[Signature]
Sign here

CHIEF FINANCIAL OFFICER
Capacity

27 SEPTEMBER 2010
Date

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (e.g. 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 6 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 person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. 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.

- (7) Details of the consideration must include any and all benefits, money 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.
- (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) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

GUIDE

This guide does not form part of the prescribed form and is included by ASIC to assist you in completing and lodging form 604.

Signature	This form must be signed by either a director or a secretary of the substantial holder.
Lodging period	Nil
Lodging fee	Nil
Other forms to be Completed	Nil

Additional information

- (a) If additional space is required to complete a question, the information may be included on a separate piece of paper annexed to the form.
 - (b) This notice must be given to a listed company, or the responsible entity for a listed managed investment scheme. A copy of this notice must also be given to each relevant securities exchange.
 - (c) The person must give a copy of this notice:
 - (i) Within 2 business days after they become aware of the information; or
 - (ii) By 9:30 am on the next trading day of the relevant securities exchange after they become aware of the information
- (A) A takeover bid is made for voting shares in the company of voting interests in the scheme;
and
- (B) The person becomes aware of the information during the bid period.

Annexure

To make any annexure conform to the regulations, you must

1. use A4 size paper of white or light pastel colour with a margin of at least 10mm on all sides
 2. show the corporation name and ACN or ARBN
 3. number the pages consecutively
 4. print or type in BLOCK letters in dark blue or black ink so that the document is clearly legible when photocopied
 5. identify the annexure with a mark such as A, B, C, etc
 6. endorse the annexure with the words:
This is annexure (mark) of (number) pages referred to in form (form number and title)
 7. sign and date the annexure
- The annexure must be signed by the same person(s) who signed the form.