

30 August 2011

ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Final distribution for the half year ended 30 June 2011 - Notice for the purpose of Section 12-415 Tax Administration Act

The taxable components for Growthpoint Properties Australia distribution for the half year ended 30 June 2011 follow. The distribution totals 8.70 cents per GOZ stapled security and will be despatched to security holders on 31 August 2011. These components are provided solely for the purposes of subdivision 12-H of the *Taxation Administration Act 1953* (Cth), and should not be used for any other purpose.

Estimated Components

Growthpoint Properties Australia Limited

	Cents per share
Franked dividend	0.0000
Unfranked dividend	0.0000
Total dividend	0.0000

Growthpoint Properties Australia Trust

	Cents per unit
Capital Gains – concession amount	1.8000
Capital gains – discount amount	0.0000
Other income	0.0000
Interest income	0.0000
Tax deferred income	6.9000
Foreign income – “other”	0.0000
Total distribution	8.7000

For the purposes of section 12-415 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), this distribution includes a “fund payment” amount of 0.0000 cents per unit in respect of the income year ending 30 June 2011.

Australian resident securityholders should not rely on this notice for the purposes of completing their income tax returns. An annual tax statement will be sent to security holders with the 30 June 2011 half year distribution statement.

ENDS

Aaron Hockly, Company Secretary

www.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 37 office and industrial properties throughout Australia valued at approximately \$1.2 billion and has an investment mandate to invest in industrial, office and retail properties. 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.