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GROWTHPOINT PROPERTIES

ASX ANNOUNCEMENT
GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

5 January 2012

Despatch of Entitlement and Acceptance Forms and Rights Offer Booklets

Further to the ASX announcement of 20 December 2011 titled "$289.5 million property portfolio acquisition and associated equity raising", Growthpoint Properties Australia confirms that despatch of Entitlement and Acceptance Forms and Rights Offer Booklets has occurred.

A sample Entitlement and Acceptance Form appears on the following pages of this ASX announcement.

The Rights Offer Booklet was released to the ASX on 20 December 2011.

For all investor enquiries phone 1300 665 792 (for callers within Australia) or +61 3 9415 4366 (for callers outside Australia).

The Rights Offer closes at 5:00pm (Melbourne time) on Thursday, 19 January 2012. Applications and associated application moneys must be received prior to this time.

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. Following completion of the property acquisitions announced in December 2011, it will own a diversified portfolio of 40 office and industrial investment properties throughout Australia valued at approximately $1.54 billion. GOZ has an investment mandate to invest in office, industrial and retail property sectors.

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.

www.growthpoint.com.au

GROWTHPOINT PROPERTIES AUSTRALIA LIMITED (ACN 124 093 901, AFSL NO. 316409)
GROWTHPOINT PROPERTIES AUSTRALIA TRUST (ARSN 120 121 002)
DIRECTORS: L SHADDOCK (CHAIRMAN), T J COLLYER (MANAGING DIRECTOR), E K DE KLERK, G A JACKSON, J F MARAIS, L N SASSE, D SPRUELL
COMPANY SECRETARY: A G B HOCKLY

GROWTHPOINT PROPERTIES

Growthpoint Properties Australia

Growthpoint Properties Australia Limited (ACN 124 093 901, AFSL No. 316409)
Growthpoint Properties Australia Trust (ARSN 120 121 002)

For all enquiries:
Phone:
(within Australia) 1300 665 792
(outside Australia) 61 3 9415 4366

000001 000 GOZ
MR SAM SAMPLE
123 SAMPLE STREET
SAMPLETOWN VIC 3000

Make your payment:

See over for details of the Rights Offer and how to make your payment

Renounceable Rights Offer — Entitlement and Acceptance Form

Your payment must be received by 5:00pm (Melbourne time) Thursday, 19 January 2012

This is an important document that requires your immediate attention. It can only be used in relation to the securityholding represented by the details printed on the back of this form (Form). If you are in doubt about how to deal with this form, please contact your financial or other professional adviser. ASX will quote a market for rights between 22 December 2011 and 12 January 2012. Please refer to the rights offer booklet (Rights Offer Booklet) for details on how to renounce your rights.

Step 1: Registration Name

Please check the details provided and update your address via www.investorcentre.com if any of the details are incorrect.

Step 2: Make Your Payment

You can apply to accept either all or part of your entitlement to new stapled securites (Entitlement). Enter the number of new stapled securities you wish to apply for and the amount of payment for those stapled securities.
By making your payment you confirm that you agree to all of the terms and conditions as detailed in the Rights Offer Booklet dated 20 December 2011.

Choose one of the payment methods shown below.
BPAY®: See overleaf. Do not return the slip with **BPAY** payment.
By Mail: Complete the payment slip on the back of this form and detach and return with your payment. Make your cheque or bank draft payable in Australian dollars to Growthpoint Properties Australia. The cheque must be drawn from an Australian financial institution. Cash is not accepted.
Payment will be processed on the day of receipt. Receipts will not be forwarded. Funds cannot be debited directly from your account.

Entering your contact details is not compulsory, but will assist us if we need to contact you.

Turn over for details of the Rights Offer ➔

Sale of your Entitlement in full by your Stockbroker/Agent
If you wish to sell your Entitlement in full, you should instruct:
- Your Stockbroker personally and provide details as requested which appear overleaf.

DO NOT forward your requests for the sale of your Entitlement to Computershare or to Growthpoint Properties Australia.

Sale of your Entitlement in part by your Stockbroker/Agent and acceptance of the balance
If you wish to sell part of your Entitlement and accept the balance you should instruct:
- your Stockbroker personally and provide details as requested which appear on the back of this Form, AND
- forward the slip below to Computershare Investor Services Pty Limited (CIS) with your Acceptance Monies OR make payment using **BPAY** if you wish to accept part of your Entitlement.

Disposal of your Entitlement other than through a Stockbroker for rights held on the Issuer Sponsored Subregister
A Standard Renunciation Form must be used for an off market transfer of rights. These forms may be obtained from your Stockbroker or Computershare.

Growthpoint Properties Australia Renounceable Rights Offer
Payment must be received by 5:00pm (Melbourne time) Thursday, 19 January 2012

Entitlement and Acceptance Form (including Additional Stapled Securities)

X 9999999991 I ND

For your security keep your SRN/HIN confidential.

Entitlement No: 00005856

STEP 1 Registration Name & Offer Details

Registration Name: MR SAM SAMPLE
123 SAMPLE STREET
SAMPLETOWN VIC 3000

Offer Details:

Existing stapled securities entitled to participate as at 30 December 2011:	**4,000**
Entitlement to new stapled securities on a 3 for 10 basis:	**1,200**
Amount payable on acceptance at $1.90 per new stapled security:	**$2,280**

STEP 2 Make Your Payment

Biller Code: 195578
Ref No: 1234 5678 9123 4567 89

Contact your financial institution to make your payment from your cheque or savings account.
You can use the "Acceptance Payment Details" section below to calculate the amount to transfer, however, you do not need to return this form if you pay by BPAY.

Pay by Mail:

Make your cheque, money order or bank draft payable to Growthpoint Properties Australia.
Return your cheque with the below slip to:
Computershare Investor Services Pty Limited
GPO BOX 505 Melbourne Victoria 3001 Australia

*To calculate the amount payable in the "Acceptance Payment Details" section below, add 1) Entitlement taken up to 2) Number of additional stapled securities and multiply the sum by $1.90.

Privacy Statement

Personal information is collected on this form by CIS as registrar for the securities issuers (the issuer), for the purpose of maintaining registers of securityholders, facilitating distribution payments and other corporate actions and communications. Your personal information may be disclosed to our related bodies corporate, to external service companies such as print or mail service providers, or as otherwise permitted by law. If you would like details of your personal information held by CIS, or you would like to correct information that is inaccurate, incorrect or out of date, please contact CIS. In accordance with the Corporations Act 2001, you may be sent material (including marketing material) approved by the issuer in addition to general corporate communications. You may elect not to receive marketing material by contacting CIS using the details provided above or email privacy@computershare.com.au

By returning the below slip or by making payment for new stapled securities, you are taken to make, and agree to, the declarations, statements and acknowledgements in the Rights Offer Booklet.

Acceptance Payment Details

1) Entitlement taken up:

2) Number of additional stapled securities applied for:

Amount enclosed at $1.90 per new stapled security*: A$.

Payment must be received by 5:00pm (Melbourne time) Thursday, 19 January 2012

Entitlement No: 00005856

MR SAM SAMPLE
123 SAMPLE STREET
SAMPLETOWN VIC 3000

Contact Details

Contact Name ______________________ **Daytime Telephone** ______________

Cheque Details

Drawer	Cheque Number	BSB Number	Account Number	Amount of Cheque
				A$

12345678912345678 9+0000000001-3051+14