

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

31 October 2013

GROWTHPOINT SUCCESSFULLY COMPLETES \$50 MILLION PLACEMENT

On 30 October 2013 Growthpoint Properties Australia ("Growthpoint") announced a \$150 million equity raising to fund the acquisition of industrial properties and for capital management initiatives ("Equity Raising"). The Equity Raising is comprised of a \$50 million institutional placement ("Placement") and a \$100 million renounceable rights offer ("Rights Offer").

Growthpoint is pleased to announce that it has successfully completed the Placement and raised \$50 million. The Placement was strongly supported by both Growthpoint's existing institutional securityholders and by new institutional investors and closed oversubscribed.

Growthpoint's Managing Director, Tim Collyer said,

"We are delighted with the outcome of the Placement and by the continuing support shown by Growthpoint's existing institutional securityholders as well as the strong demand from new institutional investors. We consider their support a strong endorsement of Growthpoint's strategy and ability to execute transactions for the benefit of securityholders, as well as the quality of the transaction itself."

Approximately 20.4 million new stapled securities will be issued under the Placement at \$2.45 per stapled security. New stapled securities issued under the Placement will settle on Friday, 8 November 2013, with allotment to occur on Monday, 11 November 2013, from which time they will be entitled to a pro rata distribution for the half year ended 31 December 2013.

The Equity Raising is being underwritten by Merrill Lynch Equities (Australia) Limited.

Rights Offer

Growthpoint will raise an additional \$100 million via the Rights Offer, which will be open from Monday, 11 November 2013 until 5.00pm (AEDT) Friday, 29 November 2013.

Growthpoint securityholders with a registered address in Australia, New Zealand and South Africa on the register as at 7.00pm (AEDT) Friday, 8 November 2013 will be entitled to participate in the Rights Offer at the same price as under the Placement and on the terms, and subject to the conditions, set out in the Rights Offer booklet which will be sent to eligible securityholders by Tuesday, 12 November 2013.

Additional information

Further information on the Equity Raising and its impact on Growthpoint can be found in the presentation released to the ASX on Wednesday, 30 October 2013.

ENDS

www.growthpoint.com.au

Timothy Collyer, Managing Director

Media and investor enquiries should be directed to:

Aaron Hockly, Company Secretary
Growthpoint Properties Australia
Telephone: +61 8681 2900
info@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 48 office and industrial properties throughout Australia valued at approximately \$1.8 billion and 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.

Important notice and disclaimer

The Equity Raising does not constitute an offer, and stapled securities will not be issued or sold under the Equity Raising, in any jurisdiction in which, or to any person to whom, it would not be lawful to make such an offer, issue or sale. No action has been taken to register or qualify the stapled securities or to otherwise permit a public offering of stapled securities outside Australia. The stapled securities may be offered, issued or sold in any other jurisdiction under the Equity Raising where such an offer, issue or sale is permitted under applicable law.

This announcement is for information purposes only and is not financial product or investment advice or a recommendation to acquire stapled securities. The information provided in this announcement is not advice to investors or potential investors and has been prepared without taking into account the investment objectives, financial circumstances, taxation position or particular needs of investors. Before making an investment decision, prospective investors should consider the appropriateness of the information having regard to their own objectives, financial situation and needs and seek appropriate legal, financial and taxation advice. Growthpoint Properties Australia is not licensed to provide financial product advice. Cooling-off rights do not apply to an investment in any stapled securities.

This announcement contains summary information about the Group and is dated 31 October 2013. The information in this announcement is of general background and does not purport to be complete or comprehensive, nor does it purport to summarise all information that an investor should consider when making an investment decision. It should be read in conjunction with Growthpoint Properties Australia's other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange (ASX), which are available at www.asx.com.au.

Please refer to the "Key Risks" section of the investor presentation released to the ASX on 30 October 2013 for further information regarding risk factors.