

GROWTHPOINT PROPERTIES AUSTRALIA (GOZ)

# APPENDIX 4D

## RESULTS FOR THE 6 MONTHS ENDED 31 DECEMBER 2013

### 1. DETAILS OF REPORTING PERIODS:

The current reporting period is the 6 months to 31 December 2013. The previous corresponding reporting period was for the 6 months to 31 December 2012.

### 2.1/2.2/2.3 REVENUE AND PROFIT FROM ORDINARY ACTIVITIES AND NET PROFIT FOR THE HALF-YEAR ATTRIBUTABLE TO SECURITY HOLDERS:

|                                                                            | Period ended<br>31-Dec-13 | Period ended<br>31-Dec-12 | Change |
|----------------------------------------------------------------------------|---------------------------|---------------------------|--------|
|                                                                            | \$'000                    | \$'000                    | %      |
| Revenue from ordinary activities                                           | 86,620                    | 75,155                    | 15.3   |
| Profit from ordinary activities after tax attributable to security holders | 42,049                    | 36,820                    | 14.2   |
| Net profit attributable to security holders                                | 63,492                    | 33,967                    | 86.9   |

### 2.4/2.5 AMOUNTS PER STAPLED SECURITY OF DISTRIBUTIONS PAID/PAYABLE DURING THE HALF-YEAR:

|                                 | Stapled<br>securities | Record date | Payment date |
|---------------------------------|-----------------------|-------------|--------------|
|                                 | (cents)               |             |              |
| Interim distribution GOZ        | 9.40                  | 31-Dec-13   | 28-Feb-14    |
| Interim distribution GOZN (i)   | 1.10                  | 31-Dec-13   | 28-Feb-14    |
| Interim distribution GOZNA (ii) | 2.60                  | 31-Dec-13   | 28-Feb-14    |

- (i) Stapled securities that were issued as a result of the Rights Issue in December 2013 and traded under the ASX code GOZN until the ex-distribution date of 23 December 2013 received a pro-rata share of the GOZ distribution from issue date until the record date of 31 December 2013.
- (ii) Stapled securities that were issued as a result of the Placement in November 2013 and traded under the ASX code GOZNA until the ex-distribution date of 23 December 2013 received a pro-rata share of the GOZ distribution from issue date until the record date of 31 December 2013.

### 2.6 EXPLANATION OF FIGURES IN 2.1 TO 2.4:

Commentary on the above figures is included in the attached half-year results market release and half-year financial report.

### 3. NET TANGIBLE ASSETS PER STAPLED SECURITY:

|                                          | 31-Dec-13 | 30-Jun-13 | Change |
|------------------------------------------|-----------|-----------|--------|
|                                          | \$        | \$        | %      |
| Net tangible assets per stapled security | 2.11      | 2.00      | 5.5    |

#### 4. DETAILS OF ENTITIES OVER WHICH CONTROL HAS BEEN GAINED OR LOST DURING THE PERIOD:

No control has been gained or lost over another entity during the period.

#### 5. DETAILS OF DISTRIBUTIONS:

|                                 | Stapled security | Total<br>distribution | Payment date |
|---------------------------------|------------------|-----------------------|--------------|
|                                 | (cents)          | \$'000                |              |
| Interim distribution GOZ        | 9.40             | <b>38,960</b>         | 28-Feb-14    |
| Interim distribution GOZN       | 1.10             | <b>449</b>            | 28-Feb-14    |
| Interim distribution GOZNA      | 2.60             | <b>531</b>            | 28-Feb-14    |
| <b>Total distributions paid</b> |                  | <b>39,940</b>         |              |

#### 6. DETAILS OF DISTRIBUTION REINVESTMENT PLANS IN OPERATION:

In December 2013, the Group announced that the Distribution Reinvestment Plan ("DRP") would be in operation for the distribution payable on 28 February 2014 in respect of the 31 December 2013 record date. The DRP price was \$2.41 per stapled security. Subject to market conditions and requirements for equity, the Group intends to operate the DRP for future distributions.

#### 7. DETAILS OF ASSOCIATED AND JOINT VENTURES:

Not applicable.

#### 8. ACCOUNTING STANDARDS USED FOR FOREIGN ENTITIES:

Not applicable.

#### 9. DESCRIPTION OF AUDIT DISPUTE OR QUALIFICATION:

Not applicable.