

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

11 June 2014

Letter to ineligible holders

In connection with the \$125 million rights offer announced by Growthpoint Properties Australia on 3 June 2014, a letter being sent to ineligible securityholders in connection with this offer is attached.

www.growthpoint.com.au

Media and investor enquiries should be directed to:

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Growthpoint Properties Australia
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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 51 office and industrial properties throughout Australia valued at over \$2 billion (post the acquisition of 1 Charles Street, Parramatta expected by 30 June 2014) 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.

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MR SAM SAMPLE
FLAT 123
123 SAMPLE STREET
THE SAMPLE HILL
SAMPLE ESTATE
SAMPLEVILLE VIC 3030

11 June 2014

Dear Securityholder

Equity Raising to raise up to approximately \$125 million

On Tuesday, 3 June 2014, Growthpoint Properties Australia (**GOZ**), announced an equity raising of up to approximately \$125 million by way of a 1 for 9.37 renounceable rights offer of approximately 52.1 million fully paid new ordinary stapled securities.

The record date for the rights offer was 7.00 pm (Melbourne time) on Tuesday, 10 June 2014. The offer is open to securityholders at the record date whose registered address is in Australia, New Zealand or South Africa (and who are not otherwise ineligible to participate).

We regret that you are not eligible to participate in the rights offer. Consequently, arrangements will be made by GOZ to sell your rights on your behalf. The net proceeds (if any) from the sale of your rights under the rights offer will be sent to you. Please refer to the offer booklet, which is available on the Australian Securities Exchange website at www.asx.com.au for further details.

Interest earned on the proceeds of the sale of your entitlements will be applied against the expenses of the sale, including brokerage. GOZ will not be liable for any part of your rights that are not sold, or sold at any particular price. If there is no market for your entitlement, it will be available to eligible securityholders who have applied for additional stapled securities or may be sold under a shortfall bookbuild (if one is conducted).

Yours sincerely



Lyn Shaddock

Independent Chairman
Growthpoint Properties Australia