

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

20 August 2014

Fund payment amount applicable to the distribution for half year ended 30 June 2014 (Section 12-415 Tax Administration Act notice).

This information is only applicable to foreign securityholders. Australian based investors should rely on tax statements which are due to be mailed on 29 August 2014

The tax components for Growthpoint Properties Australia's distribution for the half year ended 30 June 2014 follow. A distribution of 9.6 cents per GOZ stapled security will be paid to eligible securityholders on 29 August 2014.

GOZ Australian income	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding
Tax deferred component	7.8023	0.0000	0.0000
Interest component	0.0577	0.0000	0.0577
Capital gains discount (CGT concession)	0.0000	0.0000	0.0000
Net capital gain	0.0000	0.0000	0.0000
Rental income	1.7400	1.7400	0.0000
Total distribution (cents per stapled security)	9.6000	1.7400	0.0577

* all amounts are shown as cents per stapled security

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 1.74 cents per GOZ stapled security in respect of the six months ended 30 June 2014.

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 securityholders with the 30 June 2014 distribution statement on 29 August 2014.

Aaron Hockly, Company Secretary

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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 approximately \$2.1 billion and has an investment mandate to invest in office, industrial and retail property sectors. In August 2014, GOZ announced that Moody's had issued it with an investment grade rating of Baa2 for senior secured debt.

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.