

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

30 September 2014

Sale of 42-44 Garden Street, Kilsyth, Victoria

Growthpoint Properties Australia (“**Growthpoint**”) has entered into an agreement for the sale of its industrial property at 42-44 Garden Street, Kilsyth, Victoria to the current tenant, ARB Corporation. The sale price is \$19.0 million, \$225,000 above the current book value of \$18.75 million.

The property has a lettable area of 25,887m² on a 55,990m² site, has a current market capitalisation rate of 8.5% and a remaining lease term of three years. Growthpoint negotiated the sale directly with the purchaser avoiding selling agent’s fees.

The sale is due to complete by the end of September 2014 with net proceeds initially being used to repay debt. Growthpoint continues to consider a number of acquisition opportunities and, subject to finding appropriate opportunities, will seek to redeploy the net proceeds of this sale into assets which better meet its investment criteria.

www.growthpoint.com.au

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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. Growthpoint 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, Growthpoint announced that Moody’s had issued it with an investment grade rating of Baa2 for senior secured debt.

On 19 September 2014, GOZ was added to the S&P/ASX 300 index.

Growthpoint 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.