

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

17 February 2015

Lease and sale of 306-318 Abbots Road, Dandenong South

Growthpoint Properties Australia (“**Growthpoint**”) today exchanged contracts for a short term lease followed by a sale of its industrial property at 306-318 Abbots Road, Dandenong South, Victoria.

Sale transaction

The key terms of the sale are:

Property	306-318 Abbots Road, Dandenong South, Victoria
Purchaser	ABBRD Pty Ltd
Sale Price	\$7.7 million (equal to current book value)
Expected completion date	April 2015
Lettable area	10,714m ²
Land area	25,830m ²

Lease transaction

The property has also been leased to XL Lubricants Pty Ltd for five and a half months from 16 February 2015 at a rent of \$300,000. The lease and sale transactions are not interdependent.

Growthpoint’s Managing Director, Timothy Collyer, commented:

“This transaction removes the sole vacancy in Growthpoint’s industrial portfolio, which is now 100% leased. Growthpoint may consider further sales if other opportunities to improve the portfolio arise, but is otherwise determined to grow its asset base.”

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 \$2.2 billion and has an investment mandate to invest in office, industrial and retail property sectors.

Growthpoint is included in the S&P/ASX 300 index and has been issued with an investment grade rating of Baa2 for senior secured debt by Moody’s.

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.