
Appendix 3A.1 - Notification of dividend / distribution

Important Information

Information and documents given to ASX become ASX's property and may be made public.

Please note that two corporate actions on the same security may not run with different record dates if the timetables result in overlapping (but not identical) ex-periods. It is permissible to run different corporate actions with the same record date except in the case of reorganisations - consolidations/splits which cannot run at the same time as any other corporate action for that entity

***Denotes minimum information required for first lodgement of this form.**

****Denotes information that must be provided before or on +business day 0 of the relevant Appendix 6A or Appendix 7A timetable. The balance of the information, where applicable, must be provided as soon as reasonably practicable by the entity.**

Part 1 - Entity and announcement details

1.1 Name of +Entity

NOVION PROPERTY GROUP

Registration Number

1.2 Registered Number Type

other

ACN: 167 087 363

ARSN: 090 150 280

1.3 ASX issuer code

NVN

1.4 The announcement is

New announcement

1.5 Date of this announcement

Thursday December 18, 2014

1.6 ASX +Security Code

NVN

ASX +Security Description

STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

Each form (announcement) can only relate to one +record date and payment date but may have multiple types of dividend/distributions applicable for those dates, for example an ordinary and a special dividend/distribution. If more than one type is applicable tick each relevant box in Q2A.1. Further Parts to the form will be presented for each type of dividend/distribution selected. All other questions in Part 2A are to be answered on the basis of the total of all the dividend/distribution types indicated in Q2A.1 (i.e. gross) as well as any supplementary dividend/distribution if applicable.

2A.1 Type of dividend/distribution

Ordinary

2A.2 Dividend/distribution period (frequency)

Six Monthly

2A.3 Dividend/distribution relates to period ending

Wednesday December 31, 2014

2A.4 +Record Date

Wednesday December 31, 2014

2A.5 Ex Date

Monday December 29, 2014

2A.6 Payment Date

Thursday February 26, 2015

2A.7 Is the payment of dividend/distribution conditional?

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution amount per +security (in primary currency)

AUD 0.06900000

Estimated or Actual?

Estimated

2A.10 Whether mandatory or via an optional plan or facility, will or can the dividend/distribution be paid in a currency other than the primary currency?

No

2A.11 Does the +entity have

a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

Yes

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.06900000

3A.1a(i) Date that actual ordinary amount will be announced

Wednesday February 18, 2015

Estimated or Actual?

Actual

3A.1b Ordinary Dividend/distribution amount per security

AUD

3A.2 Is the ordinary dividend/distribution franked?

3A.3 Percentage of ordinary dividend/distribution that is franked

%

3A.4 Ordinary dividend/distribution franked amount per security

AUD

3A.5 Percentage amount of dividend which is unfranked

%

3A.6 Ordinary dividend unfranked amount per security

AUD

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

The majority of income generated by Novion Property Group is through a Trust structure, therefore the taxed and franking components are a very small proportion of the overall distribution.

An announcement will be made for the purposes of Subdivision 12-H of Schedule 1 of the Tax Administration Act 1953 (Act), which is relevant for offshore investors only. This announcement will be made after confirming the distribution on 18 February 2015 and before payment on 26 February 2015.

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?

Do not participate in DRP (i.e. cash payment)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Friday January 2, 2015 17:00:00

4A.3 DRP discount rate

2.0000 %

4A.4 Period of calculation of reinvestment price**Start Date**

Monday January 5, 2015

End Date

Friday January 16, 2015

4A.5 DRP price calculation methodology

The issue price for each Security will be the average Market Price over the ten Trading Day period (or such other period as determined by the Novion Board) commencing on the second Trading Day after the record date in respect of that Distribution (or such other date as determined by the Novion Board) less any discount determined by the Novion Board

4A.6 DRP Price (including any discount):

AUD

4A.7 DRP +securities +issue date

Thursday February 26, 2015

4A.8 Will DRP +securities be a new issue?

Yes

4A.8a Do DRP +securities rank pari passu from +issue date?

Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

No

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

No

4A.11 Are there any other conditions applying to DRP participation?

No

4A.12 Link to a copy of the DRP plan ruleswww.novion.com.au**Part 5 - Further information****5.1 Please provide any further information applicable to this dividend/distribution**