GROWTHPOINT PROPERTIES

GROWTHPOINT PROPERTIES AUSTRALIA (ASX CODE: GOZ)

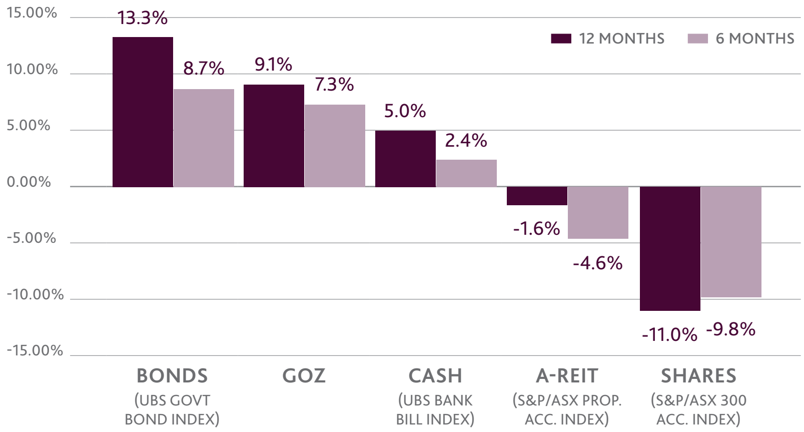
Results for the half-year ended 31 December 2011

$1.6 billion property portfolio – well positioned for sustainable growth

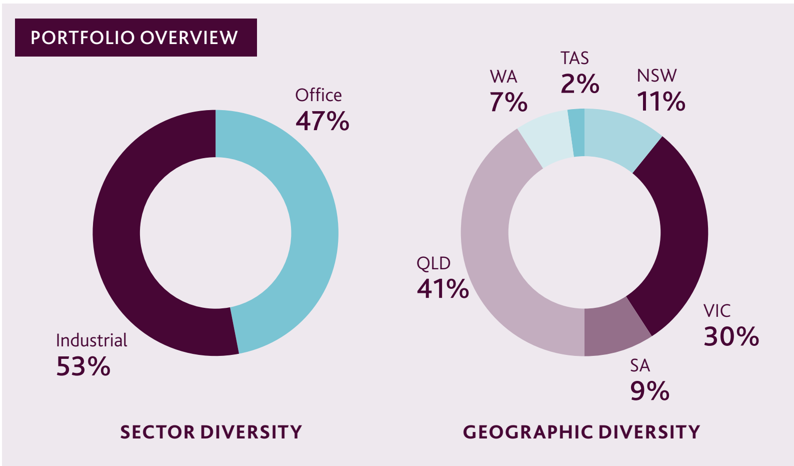
Growthpoint Properties Australia ("the Group") released its results for the half-year ended 31 December 2011 ("the Half Year") on 20 February 2012. Highlights included:

- Statutory profit of $26.9 million and distributable profit of $24.9 million up 8.2% and 57.5%, respectively, from the previous corresponding period.
- A distribution of 8.7 cents per GOZ stapled security was paid on 29 February 2012, a rise of 3.6% from the previous corresponding period (holders of "GOZN" received a pro-rated distribution of 7.5 cents per GOZN stapled security). Distributions are forecast to be 100% tax deferred.
- Reaffirmed distribution guidance for GOZ stapled security holders for the half year ending 30 June 2012 of 8.8 cents per stapled security providing a total distribution for the 2012 financial year of 17.5 cents per GOZ stapled security which is expected to be 100% tax deferred. "GOZNA" stapled securityholders will receive a pro-rata distribution entitlement for the half year ending 30 June 2012, estimated to be 7.5 cents per stapled security.
- A total return for the Group of 9.1% for the year ended 31 December 2011 (distributions plus security price appreciation), significantly outperforming the S&P/ASX A-REIT 300 Accumulation Index which returned -1.6%.
- Completion or announcement of property acquisitions totalling $367.4 million taking the property portfolio to around $1.6 billion and continuing to diversify the Group's income stream.
- Significant expansion of the Group's market capitalisation to over $720 million and free-float to over $260 million through two rights offers which raised $269 million (the second rights offer competed in January 2012) in which the Group enjoyed significant investor support, particularly from its parent, Growthpoint Properties Limited of South Africa.
- Removal of short term debt refinancing risks in the current volatile financial market and expansion of debt facilities through:
    a. increasing the limit of the Group's syndicated debt facility with NAB, Westpac and ANZ to $765 million (from $660 million);

TOTAL RETURN COMPARISON TO 31 DECEMBER 2011[1]



1. Source: UBS Investment Research.



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    b. extending the maturity date and removing the previous single maturity date of the syndicated debt facility with one third of the debt now repayable in each of December 2014, December 2015 and December 2016; and
    c. entering a new $70 million bilateral debt facility with NAB maturing in April 2016.
- A 2.1% increase in the value of the property portfolio on a like for like basis through positive property revaluations.
- Through careful in-house management, the Group has continued to see both 100% portfolio occupancy and 100% tenant retention and has avoided paying both letting agency fees and significant tenant incentives.
- Maintenance of long weighted average lease expiry which was 7.8 years as at 31 December 2011 with no significant expiries until the 2014 financial year.
- Increase of average fixed rental increases to 3.2% per annum which will help grow distributions for security holders.

Growthpoint Properties Australia Level 10 , 379 Collins Street, Melbourne VIC Australia
Investor Services line: 1800 260 453 **www.growthpoint.com.au**

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Focus on Brisbane Office Market

The Group has a significant property investment of approximately $635 million in Queensland and has been focussing on investing in quality office buildings located within the Brisbane CBD, city fringe and metropolitan markets. The Group's office portfolio in Brisbane was established through the following transactions:

- Purchase of two office buildings and a car park, known as SW1, Southbank for $132.7 million in September 2010.
- Purchase of land at Nundah in August 2011 and entry into a development fund-through agreement for a $77.8 million office building pre-committed to Energex and Powerlink.
- Three office buildings purchased in December 2011 with a combined value of $206.8 million comprising the remaining two office buildings at SW1, Southbank and 333 Anne Street, Brisbane.

The Brisbane office market continues to perform well with strong fundamentals for property investment:

- Recent **economic growth** has been very strong, backed by a strong resources sector and high levels of investment. Queensland State Final Demand (the state equivalent of Gross Domestic Product) increased 10.7% in the year ended 31 December 2011.
- A pipeline of **long term resource and infrastructure projects** for Queensland in excess of $100 billion.
- **Strong tenant demand** with over 113,000 square metres in net absorption (effective demand) in the 12 months to January 2012; the highest level of demand of any office market in Australia leading to vacancy rates 6.3% and 7.4% for the CBD and fringe markets respectively. Vacancy rates for prime office accommodation are lower in each market. In excess of 50% of the gross demand for office space is coming from the resources sector.
- The **supply of new office projects is limited** and financing for new office building development is constrained, primarily to projects with a significant tenant pre-commitments in place.
- The Brisbane office market is now attracting **significant investor interest** with major acquisitions totalling $1.32 billion in 2011, up from $1.19 billion in 2010.

Building C, Gore Hill Technology Park, 219-247 Pacific Highway, Artarmon, NSW


Energex Building, 1231-1241 Sandgate Road, Nundah, QLD

Properties under development

Despite significant rain in both New South Wales and Queensland in recent months, development of the Group's two new office buildings is proceeding well.

LOCATION:	ARTARMON, SYDNEY, NSW	NUNDAH, BRISBANE, QLD
MAJOR TENANT(S):	Fox Sports	Energex and Powerlink
LETTABLE AREA:	14,136 m²	12,910 m²
VALUE ON COMPLETION:	$82.7 million	$82.5 million
EXPECTED YIELD ON COST:	8.10%	8.25%
DEVELOPER:	Lindsay Bennelong Developments	Property Solutions Group
BUILDER:	FDC Construction & Fitout	Hutchinson Builders
FORECAST COMPLETION:	Q4, 2012	Q4, 2012

By funding through these developments to completion the Group has been able to purchase well located, new A- grade office buildings with outstanding green credentials, pre-committed to quality tenants with long leases.

Registry – Computershare Investor Service

For all enquiries and correspondence regarding your Growthpoint Properties Australia securities, please contact the share registry, Computershare on 1300 850 505 or visit www.computershare.com.au.