

AT A GLANCE

GROWTHPOINT PROPERTIES AUSTRALIA (AS AT 30 SEPTEMBER 2013)

Growthpoint Properties Australia (also referred to in this report as "GOZ" or "the Group") is an ASX listed real estate investment trust or A-REIT (ASX Code: GOZ), with a mandate to invest in Australian property in the industrial, office and retail sectors.

The objective of the Group is to provide investors with a tradeable security producing consistently growing income returns and long-term capital appreciation.

OUR PHILOSOPHY is to be a pure landlord, with 100% of our income derived from rent under leases with quality tenants from commercial real estate.

FOUR PILLARS OF "PURE LANDLORD" INVESTMENT STRATEGY:

► **100% INVESTMENT IN AUSTRALIA**

All of the Group's investment properties are located in Australia where our management understands the key markets. We have increased the diversification of the portfolio to cover every State in Australia and the Australian Capital Territory.

► **NOT A DEVELOPER**

The Group does not operate a property development business and does not intend to take on any significant development risk. It has and will likely continue to purchase properties to be developed, fund construction of developments, or enter a joint venture where the Group becomes the ultimate owner of the property on completion of the development but only where material precommitment leases are in place. The Group will not undertake developments that are not materially pre-leased or develop properties for the purpose of selling to third parties.

► **NO FUNDS MANAGEMENT**

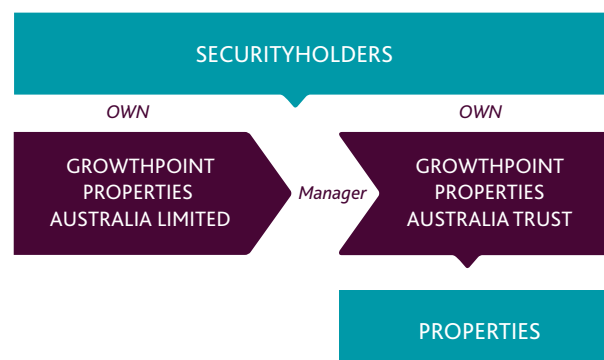
The Group's revenue is solely derived from rental income. The Group does not have a funds management business nor does it intend to become a fund manager. The Group intends only to manage a portfolio of properties that its securityholders own, and accordingly the Group's income is, and will continue to be, derived solely from rental income rather than funds/asset management fees.

► **INTERNALISED MANAGEMENT**

The Group has internalised management via a stapled entity structure. Securityholders own both the property trust and the manager/responsible entity. There are no fees payable to external managers for operating the business and no conflicts of interest between securityholders and the manager/responsible entity.

STAPLED GROUP STRUCTURE

The Group has a stapled entity structure, with internalised management, comprising Growthpoint Properties Australia Limited (the Responsible Entity) and Growthpoint Properties Australia Trust.



19.0cps

DISTRIBUTION FORECAST for 12 months to 30 June 2014, 3.8% above FY2013

7.9%

FY2014 DISTRIBUTION YIELD based on 30 June 2013 closing price

23.6%

TOTAL SECURITYHOLDER RETURN FOR FY2013¹

20.2%p.a.

TOTAL SECURITYHOLDER RETURN FOR THREE YEARS¹ to 30 June 2013

\$1.8b

PORTFOLIO VALUE a 5.0% increase from FY2012

\$1.0b

MARKET CAPITALISATION up from \$0.8 billion as at 30 June 2012

142nd

LARGEST ENTITY ON THE ASX as at 30 June 2013

¹. Source: UBS Investment Research

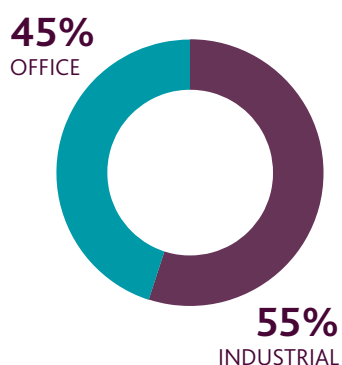
PORTFOLIO OVERVIEW

AS AT 30 SEPTEMBER 2013

	INDUSTRIAL	OFFICE	TOTAL
NO. OF PROPERTIES	32	15	47
TOTAL / AVERAGE VALUE	\$957.6m / \$29.9m	\$797.3m / \$53.2m	\$1,754.8m / \$37.3m
% OF PORTFOLIO VALUE	55%	45%	100%
TOTAL / AVERAGE LETTABLE AREA	826,946 m ² / 25,842 m ²	147,375 m ² / 9,825 m ²	974,321 m ² / 20,730 m ²
AVERAGE PROPERTY AGE	8.3 years	5.0 years	6.8 years
AVERAGE VALUATION CAP RATE	8.3%	8.4%	8.3%
OVER (UNDER) RENTING	0.1%	3.2%	1.5%
WALE	7.6 years	5.6 years	6.7 years
WARR ¹	2.8%	3.5%	3.1%
AVERAGE VALUE (PER m ²)	\$1,157	\$5,410	\$1,801
AVERAGE RENT (PER m ²)	\$98	\$499	\$158

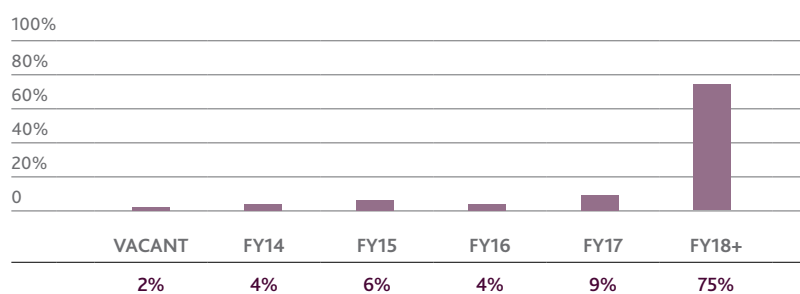
1. Assumes CPI of 2.5%.

SECTOR DIVERSITY



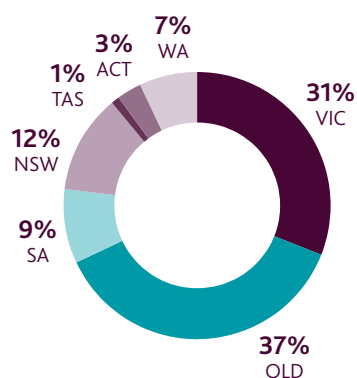
PORTFOLIO RENT EXPIRING

PER FINANCIAL YEAR



GEOGRAPHIC DIVERSITY

BY MARKET VALUE



TOP TEN TENANTS

BY PASSING RENT

TENANT	%
WOOLWORTHS	27%
GE CAPITAL FINANCE AUSTRALASIA	7%
LINFOX AUSTRALIA	5%
COMMONWEALTH OF AUSTRALIA	5%
SINCLAIR KNIGHT MERZ	3%
ENERGEX	3%
FOX SPORTS	2%
STAR TRACK EXPRESS	2%
RUNGE PINCOCK MINARCO	2%
DOWNER MINING	2%
TOTAL	58%