



**FROM DION ANDREWS,
CHIEF FINANCIAL OFFICER**

The first four months of FY 2015 have seen Growthpoint execute well on its debt

capital management strategy by increasing the flexibility and tenor of existing debt and reducing its overall cost. This, combined with continued strong demand for the Group's equity, will drive down our cost of capital allowing accretive acquisitions should property that meets our strict investment criteria become available for purchase. Key highlights of the year to date are outlined below.

GROWTHPOINT ASSIGNED INITIAL MOODY'S RATING IN AUGUST 2014

Growthpoint was assigned a senior secured debt rating of Baa2 by Moody's Investor Service ("Moody's"). In assigning the rating, Moody's highlighted:

- › Strong business and operating profile;
- › Transparent business model, with stable cash flows;
- › Medium term growth through property acquisitions;
- › High quality tenant profile;
- › Moderate gearing levels; and
- › Support from major securityholder, Growthpoint Properties Limited of South Africa

This achievement fulfils a key plank in the Group's debt strategy, allowing it to access debt capital markets in order to extend its weighted average debt maturity and to diversify debt sources beyond bank debt. Receiving the investment grade rating added pricing tension to negotiations to extend and reprice bank debt with Growthpoint's existing lenders, which occurred shortly after.

REPRICE AND RESTRUCTURE OF BANK DEBT IN SEPTEMBER 2014

Growthpoint successfully restructured its existing \$925 million syndicated bank debt facility in September. This entailed the following benefits:

- › Extension of the Group's weighted average maturity profile from 3.0 to 4.4 years;
- › Adding Commonwealth Bank of Australia to the existing syndicate of National Australia Bank Limited, Westpac Banking Corporation and Australia and New Zealand Banking Group;
- › Amending existing facility to enable debt capital market issuances in future; and
- › Lowering the Group's all in cost of debt from 5.61% to 5.06% per annum.

OUR KEY METRICS

as at 31 October 2014

Total property portfolio value	\$2.1 billion
Distribution guidance FY15	19.7 cents
Number of properties	50
Office / industrial	51% / 49%
Average property age	8.2 yrs
Occupancy	98%
Weighted average lease expiry	6.7 yrs
Weighted average rent review	3.2%
Weighted average capitalisation rate	7.9%
Gearing	40.6%
Average debt term	4.3 yrs
Average duration of hedges	3.6 yrs
5 year total Securityholder return ¹	22.6% p.a.

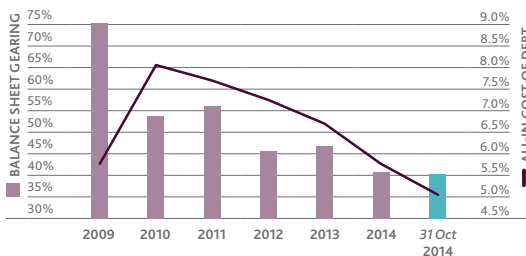
1. Source: UBS Investment Research.

INTEREST RATE SWAP EXTENSION AND REPRICE IN OCTOBER 2014

The Group recently acted to increase the weighted average maturity of its interest rate swap book from 2.7 to 3.7 years by extending two existing swaps with a combined face value of \$165 million. The transactions were enacted at a low point in the cycle and reduced the overall weighted average interest rate on hedged debt from 4.05% to 3.82% per annum. As at 31 October 2014, 78% of Growthpoint's drawn debt is hedged, in line with policy of hedging 75% - 100% of floating debt. ●

REDUCTION IN GEARING AND COST OF DEBT

AS AT 31 OCTOBER 2014



AT A GLANCE

GROWTHPOINT PROPERTIES AUSTRALIA

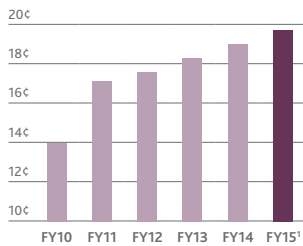
Growthpoint Properties Australia is an ASX listed real estate investment trust or A-REIT (ASX Code: GOZ), with a mandate to invest in Australian property in the industrial, office and retail sectors.

GOZ's objective 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.

DISTRIBUTIONS

PER STAPLED SECURITY AS AT 30 JUNE



1. Distribution guidance only.

GOZ SECURITY PRICE

OVER FIVE YEARS



NEW/EXTENDED LEASES FOR FY15

ADDRESS	SECTOR	TENANT	Start date	Term (yrs)	Annual rent increases	NLA (m ²)	Car parks
1231-1241 Sandgate Rd Nundah	QLD Office	Zambrero Property Group	Q1, FY15	7.0	Fixed 3.50%	70	0
CB1, 22 Cordelia St South Brisbane	QLD Office	SW1 Kitchen & Garden Bar	Q1, FY15	10.0	Fixed 4.00%	63	0
CB1, 22 Cordelia St South Brisbane	QLD Office	Icon Cancer Care	Q2, FY15	8.6	Fixed 3.75%	1,395	13
A4, 52 Merivale St South Brisbane	QLD Office	Urban Circus	Q2, FY15	6.0	Fixed 4.00%	622	2
333 Ann St Brisbane	QLD Office	Everyday Hero	Q3, FY15	5.0	Fixed 3.50%	867	0
333 Ann St Brisbane	QLD Office	Harris Black ¹	Q4, FY15	5.4	Fixed 3.75%	472	5
12-16 Butler Blvd Adelaide Airport	SA Industrial	Cheap as Chips	Q2, FY16	5.0	Fixed 3.25%	16,800	200
TOTAL/AVERAGE				6.0	3.5%	20,289	220

1. The extension to Harris Black was negotiated in FY14.

PORTFOLIO UPDATE

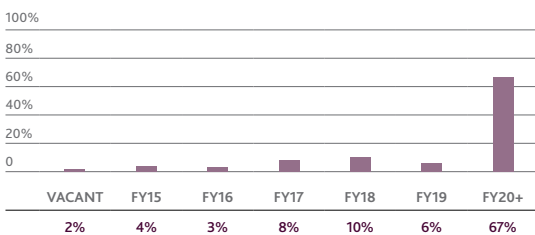
AS AT 31 OCTOBER 2014

	INDUSTRIAL	OFFICE	TOTAL
NO. OF PROPERTIES	34	16	50
TOTAL / AVERAGE VALUE	\$1,025.1m / \$30.2m	\$1,049.8m / \$65.6m	\$2,074.9m / \$41.5m
% OF PORTFOLIO VALUE	49%	51%	100%
TOTAL / AVERAGE LETTABLE AREA	831,678m ² / 24,461m ²	179,285m ² / 11,205m ²	1,010,963m ² / 20,219m ²
AVERAGE PROPERTY AGE	9.2 years	7.2 years	8.2 years
AVERAGE VALUATION CAP RATE	8.0%	7.8%	7.9%
OVER (UNDER) RENTING	2.2%	7.1%	4.7%
WALE	7.1 years	6.3 years	6.7 years
WARR ¹	2.9%	3.5%	3.2%
AVERAGE VALUE (per m ²)	\$1,233	\$5,856	\$2,052
AVERAGE RENT (per m ² per annum)	\$101	\$528	\$177
NUMBER OF TENANTS	32	60	91 ²

1. Weighted average rent review assumes CPI of 3.0% per annum as per ABS release for year to 30 June 2014. 2. Fuji Xerox is both an office and industrial tenant.

PORTFOLIO RENT EXPIRING

PER FINANCIAL YEAR



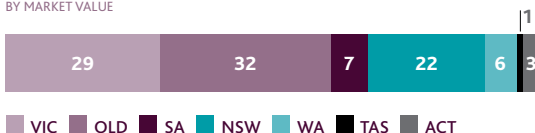
SECTOR DIVERSITY (%)

BY MARKET VALUE



GEOGRAPHIC DIVERSITY (%)

BY MARKET VALUE



TOP TEN TENANTS

BY PASSING RENT

Tenant	%	WALE (years)
WOOLWORTHS	24	7.8
NSW POLICE	10	9.6
GE CAPITAL FINANCE AUSTRALASIA	6	3.4
LINFOX	5	8.6
COMMONWEALTH OF AUSTRALIA	4	2.4
JACOBS ENGINEERING	3	3.9
ENERGEX	3	13.0
FOX SPORTS	2	8.1
STAR TRACK EXPRESS	2	4.7
RUNGE PINCOCK MINARCO	2	0.7
TOTAL	61	7.1

● Industrial ● Office



Modern, diversified portfolio with long term leases to quality tenants

SECURITYHOLDER CALENDAR*

26 Nov 2014

Annual General Meeting (to be held in Melbourne)

16 Feb 2015

Results for the half year ended 31 December 2014 announced to ASX

27 Feb 2015

Distribution paid for the half year ended 31 December 2014

3 Mar 2015

Half year report sent to Securityholders

17 Aug 2015

Results for the year ended 30 June 2015 announced to ASX

31 Aug 2015Distribution paid for the half year ended 30 June 2015
Annual Tax Statement for year ended 30 June 2015 mailed
FY15 report sent to Securityholders

* Dates indicative and subject to change by the Board.

COMPANY DIRECTORY

GROWTHPOINT PROPERTIES AUSTRALIA

Growthpoint Properties Australia Limited
ABN 33 124 093 901; AFSL No 316409Growthpoint Properties Australia Trust
ARSN 120 121 002Level 22, 357 Collins Street,
Melbourne VIC 3000 AustraliaPhone: (03) 8681 2900
Fax: (03) 8681 2910

growthpoint.com.au

Investor Services Line: 1800 260 453

SHARE REGISTRY

COMPUTERSHARE INVESTOR SERVICES

Yarra Falls, 452 Johnston Street,
Abbotsford VIC 3067 AustraliaPhone (within Australia): 1300 850 505
Phone (outside Australia): +61 3 9415 4000
Fax: +61 3 9473 2500

computershare.com

AUDITOR

KPMG

147 Collins Street,
Melbourne VIC 3000 Australia

FY 2015 DISTRIBUTION GUIDANCE

Estimated distributable profit range for the year ending 30 June 2015 remains at 20.3 to 20.6 cents per stapled security (a 1.5%-3.0% increase from the year ended 30 June 2014). Distribution guidance remains at 19.7 cents per stapled security to securityholders of which 9.8 cents is expected to be paid in February 2015 and 9.9 cents is expected to be paid in August 2015. This estimated distribution is a 3.7% increase on the previous financial year.¹

Growthpoint currently offers an attractive FY14 distribution yield of approximately 6.9%²; above the A-REIT sector distribution yield of 5.3%.³

DISTRIBUTION REINVESTMENT PLAN

You can elect to reinvest all or part of your distributions in additional Growthpoint securities at a small discount to recent trading prices (currently a 2% discount) at any time by contacting Computershare on 1300 850 505 or by visiting computershare.com.au (you will need your SRN or HIN)⁴. This is a cost effective way to increase your holding in Growthpoint as the price is generally below that available on market and participants typically avoid brokerage or similar fees. Elections for the February 2015 distribution must be made before 5 January 2015. You can change your election at any time but your previous election remains in place till you change it.

1. Readers of this document should refer to, among other things, the "Important note" included at the end of the Group's ASX announcement dated 16 June 2014 for important qualifications, assumptions and limitations of this guidance. 2. Using a security price of \$2.86, the closing price on 31 October 2014. 3. Source: UBS Investment Research, 3 November 2014. 4. The board of Growthpoint Properties Australia Limited may choose to suspend, cancel or reinstate the distribution reinvestment plan and/or alter the discount provided at any time.

CONTACTING COMPUTERSHARE

For direct holders for Growthpoint securities, most matters can be dealt with on-line at: www-au.computershare.com/Investor/

Note that you will require your holder identification number.

If you cannot resolve matters on-line, contact details for Computershare are:

Address:

Computershare Investor Services Pty Limited
Yarra Falls, 452 Johnston Street
Abbotsford Victoria 3067
Australia

Telephone: 1300 850 505 (within Australia) or +61(0)3 9415 4000 (from outside of Australia)

Facsimile: +61(0)3 9473 2500

Email: webqueries@computershare.com.au

For indirect holders, i.e. holders that via fund, custodian or other third party, you should contact that party. Computershare will only be able to assist those with holdings directly on Growthpoint's Securityholder register.