

ASX ANNOUNCEMENT GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

15 June 2015

Note: this is a replacement announcement to that released at 9.52 this morning under the heading "FY15 distribution and FY16 guidance" correcting the last date to trade details. All other details are unchanged.

Declared distribution for half year ending 30 June 2015

In accordance with Listing Rule 3.20 and Appendix 6A, Growthpoint Properties Australia ("Growthpoint") is pleased to provide distribution details for the half year ending 30 June 2015:

Trust distribution - GOZ	9.9 cents per unit
Company dividend - GOZ	0.0 cents per share
Total distribution - GOZ	9.9 cents per stapled security
Last date to trade to be eligible for distribution	Thursday, 25 June 2015
Ex-distribution date	Friday, 26 June 2015
Record date	Tuesday, 30 June 2015
Anticipated payment date	Monday, 31 August 2015

The results for the year ending 30 June 2015 are expected to be released on or around 17 August 2015 when the expected tax deferred status of this distribution will be provided.

Distribution reinvestment plan

Growthpoint's Distribution Reinvestment Plan will **not** be in operation for the August 2015 distribution. All securityholders will receive payment in accordance with their payment instructions (direct debit or cheque).

Any changes to payment instructions for the August 2015 distribution must be received by Growthpoint's share registry on or before Thursday, 25 June 2015. Previous payment instructions will automatically carry forward. To alter payment instructions, securityholders should contact Growthpoint's share registry:

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

Estimated distribution guidance for full year ending 30 June 2016

Distributable profit for the financial year ending 30 June 2016 is expected to be at least 21.3 cents per stapled security.

Growthpoint will continue to payout as much distributable profit as is reasonably prudent to securityholders and currently expects its payout ratio to remain above 90% for some time. In determining its payout ratio, Growthpoint will consider its capital expenditure and working capital requirements as well as current and anticipated business and financial conditions, especially as they relate to raising debt and equity capital.

In light of the above, Growthpoint's directors are pleased to advise, subject to current market conditions continuing, estimated distribution guidance for the financial year ending 30 June 2016 of 20.5 cents per stapled security; a 4.1% increase on the previous financial year.

This annual distribution is expected to be paid through the distribution of 10.2 cents per stapled security on 29 February 2016 and the distribution of 10.3 cents per stapled security on 31 August 2016. The tax deferred status of each distribution payable in respect of the year ending 30 June 2016 will be confirmed with the full year financial results to be released on or around 17 August 2016.

ENDS

www.growthpoint.com.au

Timothy Collyer, Managing Director

Aaron Hockly, Company Secretary

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Media and investor enquiries should be directed to:

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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 53 office and industrial properties throughout Australia valued at approximately \$2.3 billion and has an investment mandate to invest in office, industrial and retail property sectors.

Growthpoint is included in the S&P/ASX 200 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.

Important note

This announcement contains certain "forward-looking statements". The words "anticipate", "believe", "expect", "project", "predict", "forecast", "estimate", "likely", "intend", "should", "could", "may", "target", "plan" and other similar expressions are intended to identify forward-looking statements. Indications of, and guidance on, future earnings and financial position and performance are also forward-looking statements. Such forward looking statements, opinions and estimates provided in this announcement are based on assumptions and contingencies which are subject to change without notice, as are statements about market and industry trends, which are based on interpretations of current market conditions. Forward-looking statements, opinions and estimates are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of Growthpoint that may cause actual results to differ materially from those expressed or implied in such statements. There can be no assurance that actual outcomes will not differ materially from these statements and neither Growthpoint, nor any of its directors, employees, servants, advisers or agents assume any obligation to update such information. Forward-looking statements including projections, guidance on future earnings and estimates are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. This announcement contains such statements that are subject to risk factors associated with the industries in which Growthpoint operates.