

## Results announcement regarding the capital raising of R1.72 billion

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GRT - Growthpoint - Results Announcement Regarding the Capital Raising of R1.72

Billions by Way of a Renounceable Rights Offer

Growthpoint Properties Limited

(Incorporated in the Republic of South Africa)

Registration number 1987/004988/06

JSE share code: GRT & ISIN: ZAE000037669

("Growthpoint" or "the Company")

RESULTS ANNOUNCEMENT REGARDING THE CAPITAL RAISING OF R1.742 BILLION BY WAY OF A

RENOUNCEABLE RIGHTS OFFER ("THE RIGHTS OFFER")

Further to the circular to Growthpoint linked unitholders posted on Monday, 5

January 2009 regarding a renounceable Rights Offer of 128 092 620 linked units

at an issue price of 1360 cents per linked unit in the ratio of 10 rights offer

units ("Rights Offer Units") for every 100 linked units held ("Rights Offer Circular"), Investec is authorised to announce that 131 715 585 linked units

were subscribed for by linked unitholders, which consisted of -

1 125 478 550 linked units in terms of linked unitholders' pro rata entitlement based on their existing unitholding; and

2 excess applications for 6 237 035 linked units ("Excess Applications").

In terms of paragraph 4.8 of the Rights Offer Circular, Rights Offer Units in

excess of Growthpoint linked unitholders' pro rata entitlement could only be

allocated to Growthpoint linked unitholders after Investec Bank Limited as the

underwriter ("the Underwriter") had taken up the 73 529 391 allocated underwritten linked units it subscribed for, and as such the demand for Excess

Applications could not be met. Consequently, 2 614 070 Rights Offer Units have

been allocated to the Underwriter.

Linked unit certificates will be mailed to certificated linked unitholders today

and, in respect of dematerialised linked unitholders, the number of linked units

will today be credited directly to the relevant CSDP or broker.

Linked unitholders who applied for Excess Applications will be refunded the funds in respect of the excess applications on Wednesday, 4 February 2009.

2 February 2009

Sandton

Investment Bank

Investec Corporate Finance

Transactional Sponsor

BJM Corporate Finance

Sponsor

Investec Bank Limited

Attorneys

Glyn Marais Inc

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