

30.03.2017

Investa Office Fund (ASX:IOF)

A\$150 million Inaugural Green Bond Issue

Investa Office Fund (ASX: IOF or the "Fund") is pleased to announce the issue of its inaugural Green Medium Term Note ("Green Bond"). This is the first certified Australian dollar Green Bond to be issued by an Australian REIT.

IOF will issue A\$150 million of 7 year Green Bonds with a fixed coupon of 4.262% per annum and a maturity date of 5 April 2024. Settlement of the Green Bond is expected to occur on 5 April 2017 and is subject to customary closing conditions. The issue of the Green Bond primarily addresses the expiry of IOF's A\$125 million of Medium Term Notes in November 2017.

The offering was received favourably by the market and was over-subscribed. It reinforces Investa's corporate sustainability leadership and provides important support to the growth in the green finance market. IOF has selected to have its inaugural Green Bond independently assured, and ultimately certified by the Climate Bonds Initiative.

Proceeds from the Green Bond issue will be used to reduce IOF's existing bank debt facilities and will be fully allocated against a portfolio of Low Carbon Buildings¹ within IOF's portfolio.

The Green Bond will be issued on market standard terms including in relation to any change of control or replacement of Investa Listed Funds Management Limited ("ILFML") as the responsible entity of IOF. Under the terms of the Green Bond if there is a change in control of ILFML and the credit rating of the Green Bond is downgraded or withdrawn as a result of that change of control or alternatively ILFML is replaced as responsible entity of IOF, then holders of the Green Bond will be entitled to call for early repayment of the outstanding principal amount and accrued interest.

Penny Ransom, IOF's Fund Manager stated, "We are very pleased to issue our first green bond. It highlights the Fund's strong sustainability credentials and demonstrates our commitment to a low carbon economy. This bond issue continues our diversity in debt sources and will increase our debt duration to 4.9 years² as at 30 June 2017."

Richard Lovell, Debt Markets Lead at the Clean Energy Finance Corporation, a key investor in the Green Bond said: "We congratulate Investa on its continued leadership in clean energy innovation in the commercial property sector. This transaction is the first AUD green bond issuance by a non-financial corporate and the first certified issuance by an Australian property entity in any jurisdiction. This transaction provides a model for the broader property sector in seeking new sources of finance for clean energy projects. It also demonstrates the potential for different issuer types to access the green bond market and strengthens the case for investors to expand their mandates for investment in green bonds."

Australia and New Zealand Banking Group Limited was the Sole Lead Manager and Green Bond Coordinator for this transaction.

1. As defined by Climate Bonds Initiative (www.climatebonds.net).
2. Based on a pro-forma calculation which includes the impact of the issue of the A\$150 million 7 year Green Bonds and cancelling of \$200 million of bank debt facilities due to expire in the period from June to August 2018.

-ENDS-

About Investa Office Fund

Investa Office Fund (ASX code: IOF) is an ASX-listed real estate investment trust (A-REIT) and is included in the S&P/ASX100 index. IOF is a leading owner of investment grade office buildings and receives rental income from a tenant register comprised predominately of Government and blue chip tenants. As at 31 December 2016, IOF had total assets under management of AU\$3.8 billion with 22 investments located in CBD markets throughout Australia. IOF's focus is on delivering attractive risk-adjusted returns to its unitholders from a portfolio of high quality assets located in the key CBD office markets of Australia. As an externally managed A-REIT, IOF is governed by Investa Listed Funds Management Limited (consisting of Independent Directors) as Responsible Entity and managed by Investa Office (Investa), one of Australia's largest office owners and managers.

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