

I O F

Contents

- 04 [Australian office market outlook](#)
- 05 [IOF portfolio as at 30 June 2017](#)
- 06 [Key information](#)
- 08 [Performance metrics](#)
- 10 [Sydney](#)
- 18 [Melbourne](#)
- 22 [Brisbane](#)
- 28 [Perth](#)
- 32 [Canberra](#)

ABOUT IOF

Investa Office Fund (ASX:IOF) is one of Australia's leading listed owners of investment grade office buildings. IOF has total assets under management of \$3.8 billion with 20 investments located in core CBD markets throughout Australia. As an externally managed Australian Real Estate Investment Trust (A-REIT), IOF is governed by an independent board, Investa Listed Funds Management Limited (ILFML), who employs Investa Office Management (Investa), one of Australia's largest office owners and managers, to manage IOF's assets.

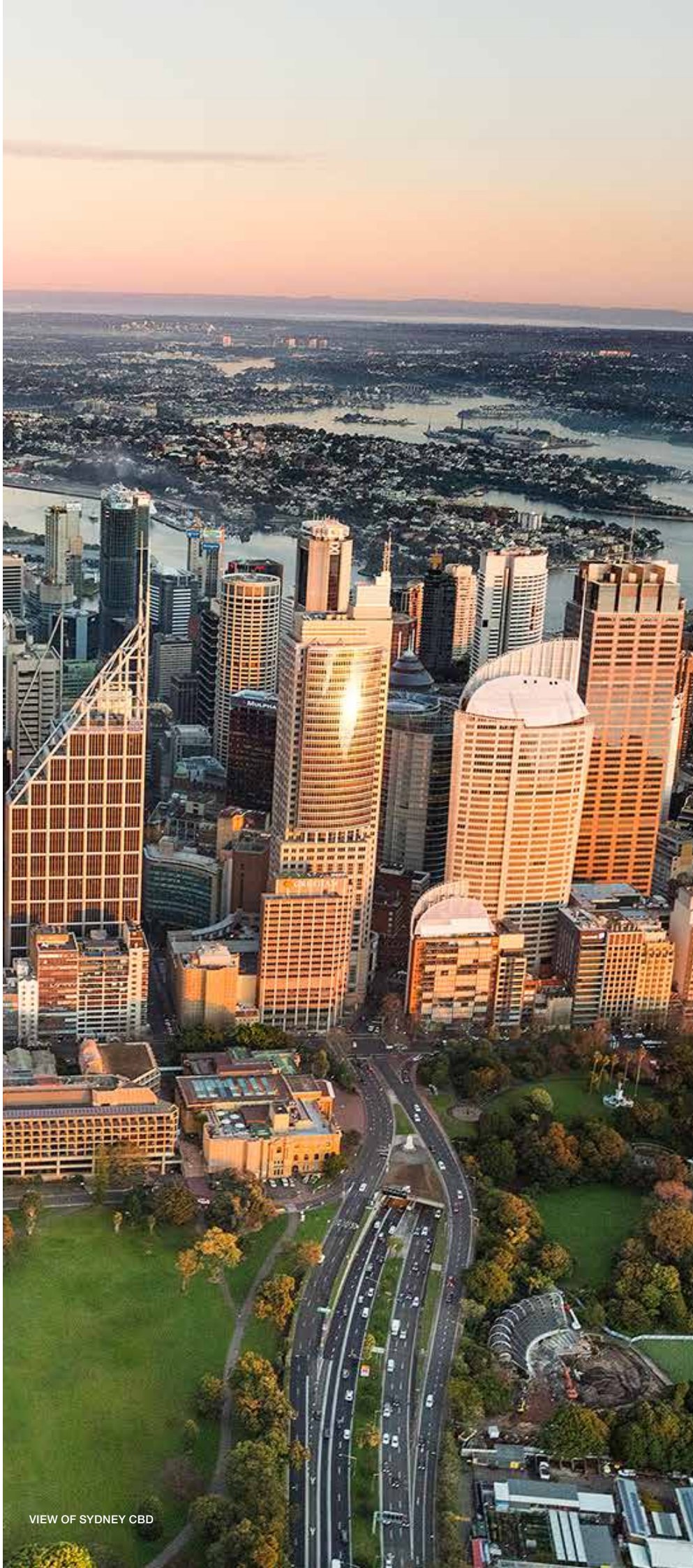
IOF REPORTING SUITE

This Property Portfolio Book is one of three key sources of information forming IOF's FY17 reporting suite, the other two being:

1. Annual Results Presentation which includes detailed appendices providing a broad range of additional information.

2. Annual Report which includes an overview of IOF's performance over the year and the audited Annual Financial Report.

For more information or to download any of these documents please visit www.investa.com.au/iof



VIEW OF SYDNEY CBD



Fund vision

To be Australia's leading listed specialist office fund

Fund strategy

To deliver attractive risk-adjusted returns investing in high quality Australian office buildings, leveraging Investa's fully integrated specialist property sector capabilities to outperform. This will be achieved by:

Active asset management of the portfolio to drive income and capital returns;

Identifying and implementing value add and development opportunities to create high quality core assets;

Enhancing portfolio quality, scale and diversification with selective acquisitions and divestments;

Applying an active approach to capital and risk management; and

Ensuring best in class responsible investment (environmental, social and governance).

Australian office market outlook

Office market conditions improved through FY17 and present a solid outlook for the major capital city CBD markets for FY18. Economic conditions have continued to support underlying demand for office space and stronger leasing markets, particularly in Sydney and Melbourne. Supply of new office space was restricted in FY17, reflecting limited development activity in recent years. However the next development cycle is underway which will gradually ease the near-term tight market conditions in the coming years. Capital market transactions remained robust through FY17, with a strong investor appetite for Australian office assets continuing to compress cap rates to new historical benchmarks.

Despite some temporary softness in Australian economic growth at the start of 2017, forward looking indicators of economic activity point to a pick up through the second half of 2017 and into 2018. While the household sector remains a laggard, the business economy is driving Australian economic activity with positive business conditions supporting increased business confidence and solid white-collar employment growth.

Both the New South Wales and Victorian economies are leading the charge, benefitting from their larger exposure to the business services sector. Office absorption in Sydney and Melbourne has been supported by expansion in specialist business services, finance, insurance and government. In particular, public infrastructure spending and government employment in both states has increased strongly and is expected to continue to expand in the coming years, following the recent state and federal budget announcements.

Queensland's economy is also improving, albeit at a more moderate pace compared to New South Wales and Victoria. In addition to solid growth in Queensland government employment, a low Australian dollar is supporting accommodation and hospitality activity and the administrative services related to tourism activity.

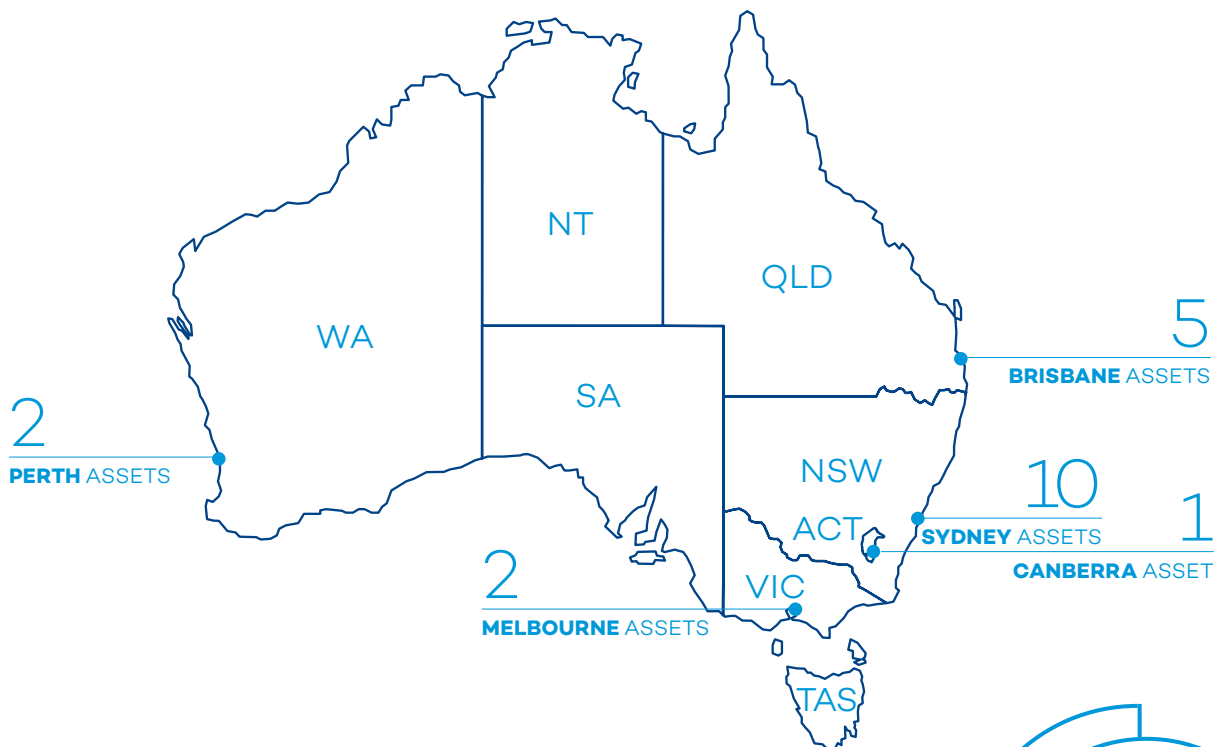
Despite trailing the other state economies, recent activity in Western Australia has improved and commodity prices have strengthened somewhat in 2017, indicating that the economic downturn has largely passed. Nonetheless, Perth office absorption is likely to remain subdued for the coming year and improvement in the Perth office market will be a gradual process.

A common theme across most of the CBD office markets is strong growth in absorption by 'small tenants' leasing space less than 1,000sqm. Across Melbourne, Brisbane and Perth, this group has accounted for 60% of net absorption in the past year. In Sydney, small tenants have been active with significant withdrawal of lower grade offices for infrastructure and alternative use development.



126 PHILLIP STREET, SYDNEY

IOF portfolio as at 30 June 2017



SYDNEY 63%

- Deutsche Bank Place
126 Phillip Street, Sydney, NSW (25%)
- 347 Kent Street, Sydney, NSW
- 388 George Street, Sydney, NSW (50%)
- Piccadilly Complex,
133 Castlereagh Street, Sydney, NSW (50%)
- 10-20 Bond Street, Sydney, NSW (50%)
- Barrack Place
151 Clarence Street, Sydney, NSW
- 6 O'Connell Street, Sydney, NSW
- Campus MLC
105-151 Miller Street, North Sydney, NSW
- 99 Walker Street, North Sydney, NSW
- 111 Pacific Highway, North Sydney, NSW

MELBOURNE 16%

- 567 Collins Street, Melbourne, VIC (50%)
- Telstra Global Headquarters
242 Exhibition Street, Melbourne, VIC (50%)

BRISBANE 15%

- 140 Creek Street, Brisbane, QLD
- 295 Ann Street, Brisbane, QLD
- 232 Adelaide Street, Brisbane, QLD
- 239 George Street, Brisbane, QLD
- 15 Adelaide Street, Brisbane, QLD

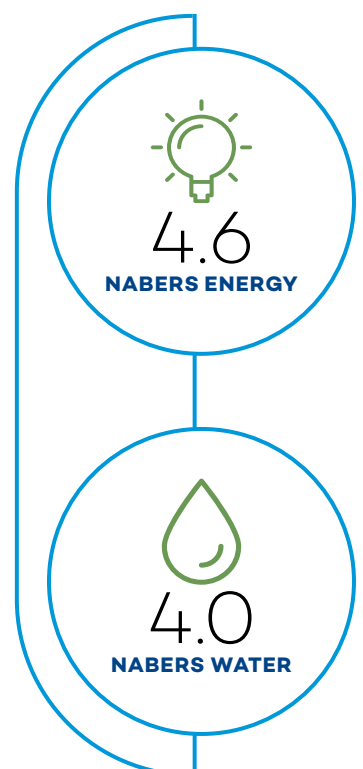
PERTH 4%

- 66 St Georges Terrace, Perth, WA
- Wellington Central
836 Wellington Street, Perth, WA

CANBERRA 3%

- Times Square
16-18 Mort Street, Canberra

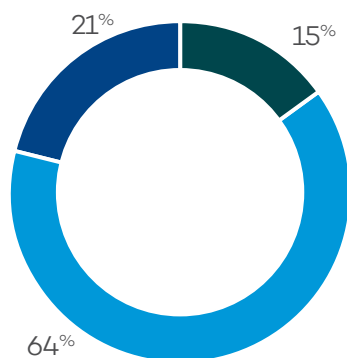
NB: Totals do not add to 100% due to rounding



Key information

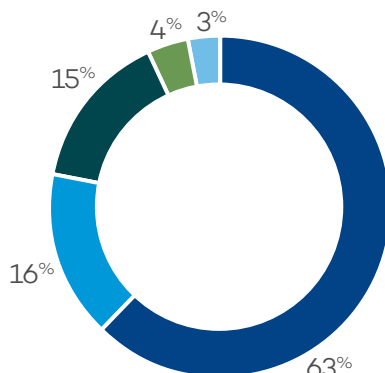
	30 June 2017	30 June 2016
Book value (\$m)	\$3,824.3	3,625.9
Total properties	20	22
Net lettable area (sqm) ¹	389,582	421,895
Number of tenants	432	387
Tenant retention rate	85%	77%
Occupancy	97%	96%
Weighted average lease expiry (years)	5.1	4.8
Weighted average capitalisation rate	5.74%	6.20%
Average NABERS Energy rating	4.6	4.6
Average NABERS Water rating	4.0	3.9

PORTFOLIO GRADE



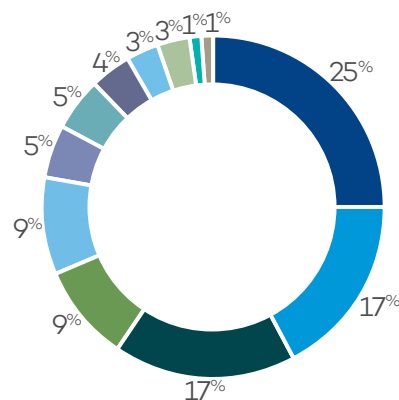
Premium	15%
A grade	64%
B grade	21%

GEOGRAPHIC WEIGHTING²



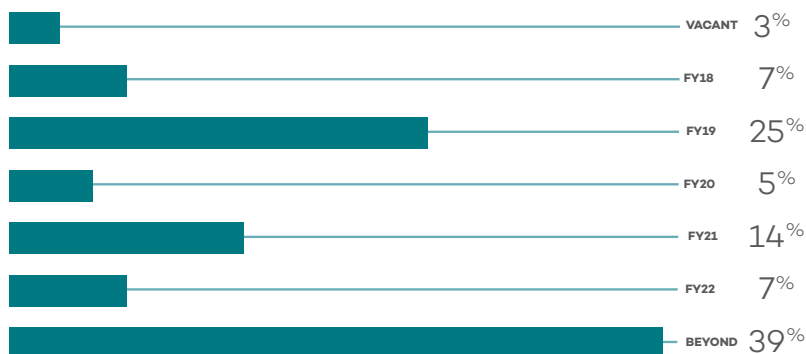
NSW	63%
VIC	16%
QLD	15%
WA	4%
ACT	3%

DIVERSITY OF TOP 20 TENANTS²



Banking	25%
Government	17%
Telecommunications	17%
Property	9%
Insurance	9%
Energy	5%
Finance	5%
Legal	4%
Car parking	3%
Business services	3%
Retail	1%
Diversified	1%

LEASE PROFILE EXPIRY BY INCOME



Notes:

1. Weighted for ownership
2. Totals do not add to 100% due to rounding

'The portfolio is well positioned given its 63% weighting to the favourable Sydney CBD and North Sydney markets. IOF also has a number of exciting value add opportunities in the Sydney CBD which have the potential to enhance returns and further elevate the overall quality of the portfolio.'

Penny Ransom
IOF Fund Manager



Performance metrics

PROPERTY PERFORMANCE METRICS

PROPERTY	NLA (SQM) ¹	BOOK VALUE (\$M)	CAP RATE (%)	WALE (YRS)	OCCUPANCY (%)	NPI (\$M)
Deutsche Bank Place 126 Phillip Street, Sydney, NSW (25%)	42,106	\$250.4	4.75%	5.7	93%	10.4
347 Kent Street, Sydney, NSW	26,263	\$292.2	5.63%	1.8	100%	25.9
388 George Street, Sydney, NSW (50%)	38,743	\$229.8	5.38%	1.4	100%	15.2
Piccadilly Complex 133 Castlereagh Street, Sydney, NSW (50%)	47,342	\$295.0	5.69%	4.2	100%	14.2
10-20 Bond Street, Sydney, NSW (50%)	38,383	\$284.4	5.27%	3.2	99%	10.8
Barrack Place 151 Clarence Street, Sydney, NSW	21,847	\$161.9	5.25% ²	NA	NA	0.2
6 O'Connell Street, Sydney, NSW	15,994	\$223.5	5.75%	2.9	94%	9.8
Campus MLC 105-151 Miller Street, North Sydney, NSW	28,600	\$230.0	6.25%	3.2	99%	14.5
99 Walker Street, North Sydney, NSW	19,295	\$244.9	5.75%	7.6	100%	11.4
111 Pacific Highway, North Sydney, NSW	18,668	\$208.3	6.13%	2.1	99%	10.1
567 Collins Street, Melbourne, VIC (50%)	55,206	\$321.4	5.00%	9.1	100%	13.3
Telstra Global Headquarters 242 Exhibition Street, Melbourne, VIC (50%)	65,915	\$279.3	5.00%	14.0	100%	15.4
140 Creek Street, Brisbane, QLD	27,914	\$221.1	6.38%	5.1	99%	10.8
295 Ann Street, Brisbane, QLD	20,046	\$131.7	6.63%	5.3	97%	6.5
232 Adelaide Street, Brisbane, QLD	4,428	\$18.7	7.25%	4.6	100%	1.4
239 George Street, Brisbane, QLD	24,234	\$131.6	7.00%	3.6	90%	6.5
15 Adelaide Street, Brisbane, QLD	11,437	\$59.8	7.88%	3.3	80%	2.6
66 St Georges Terrace, Perth, WA	11,408	\$64.4	7.50%	2.4	78%	4.2
Wellington Central 836 Wellington Street, Perth, WA	11,973	\$75.0	6.50%	9.6	100%	5.8
Times Square 16-18 Mort Street, Canberra, ACT	14,155	\$100.9	5.85%	8.6	100%	4.6
TOTAL PORTFOLIO	543,957¹	\$3,824	5.74%	5.1	97%	193.6

Notes:

- NLA IOF ownership 389,582sqm
 - On completion cap rate
- NA Not available

ENVIRONMENTAL PERFORMANCE METRICS

PROPERTY	INTENSITY METRICS						RATINGS	
	EMISSIONS INTENSITY (KG. CO2/SQM)	CHANGE IN EMISSIONS INTENSITY (%)	ELECTRICITY INTENSITY (KWH/SQM)	GAS INTENSITY (MJ/SQM)	ENERGY INTENSITY (MJ/SQM)	WATER INTENSITY (L/SQM)	NABERS ENERGY ^B (STARS)	NABERS WATER ^B (STARS)
Deutsche Bank Place 126 Phillip Street, Sydney, NSW (25%)	64	-2%	81	69	359	839	5.0	3.5
347 Kent Street, Sydney, NSW	90	8%	107	*	386	1079	4.0	3.5
388 George Street, Sydney, NSW (50%)	74	6%	84	76	377	846	4.5	4.0
Piccadilly Complex 133 Castlereagh Street, Sydney, NSW (50%)	79	2%	106	20	402	539	5.0	4.0
10-20 Bond Street, Sydney, NSW (50%)	55	8%	73	40	301	1328	5.5	4.0
Barrack Place 151 Clarence Street, Sydney, NSW	D	D	D	D	D	D	D	D
6 O'Connell Street, Sydney, NSW	76	19%	78	199	482	1228	4.5	3.0
Campus MLC 105-151 Miller Street, North Sydney, NSW	67	2%	75	84	353	781	5.0	3.5
99 Walker Street, North Sydney, NSW	73	5%	87	*	314	858	3.5	4.5
111 Pacific Highway, North Sydney, NSW	79	3%	84	174	476	637	4.0	4.5
567 Collins Street, Melbourne, VIC (50%)	44	^	32	178	292	520	5.0	5.0
Telstra Global Headquarters 242 Exhibition Street, Melbourne, VIC (50%)	89	-14%	78	87	367	415	5.0	4.0
140 Creek Street, Brisbane, QLD							5.0	3.5
295 Ann Street, Brisbane, QLD	63	18%	80	*	288	683	5.0	4.0
232 Adelaide Street, Brisbane, QLD							5.0	4.0
239 George Street, Brisbane, QLD							5.0	4.0
15 Adelaide Street, Brisbane, QLD	67	7%	86	*	310	729	4.5	4.0
66 St Georges Terrace, Perth, WA	40	-9%	52	46	234	462	3.0	3.5
Wellington Central 836 Wellington Street, Perth, WA	31	-17%	41	21	169	379	4.5	5.5
Times Square 16-18 Mort Street, Canberra, ACT	49	0%	48	168	341	443	5.0	4.5
TOTAL PORTFOLIO	68	-2%	75	95	364	720	4.64	4.02

Notes:

B NABERS ratings are presented for all buildings under the ownership of Investa Office Fund (IOF) as at 19th July 2017

D Development site

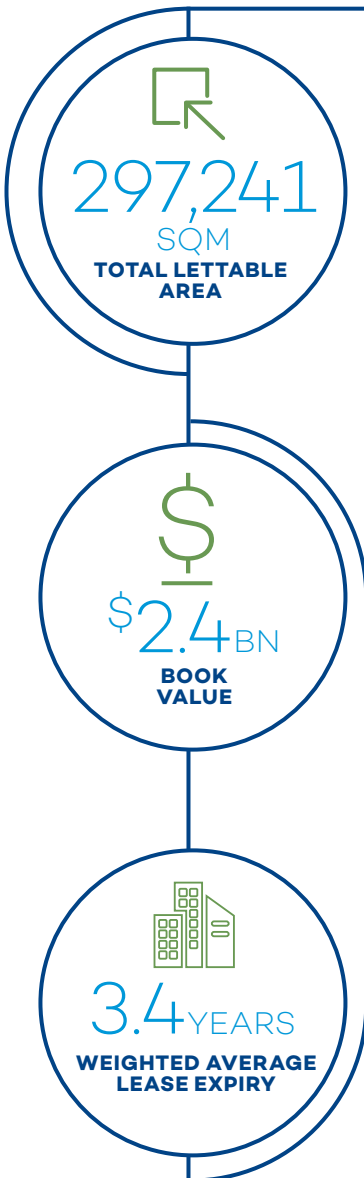
^ Asset not reported on during FY17

* No gas consumed at this asset

NA Not available

Sydney

Solid demand for office space continues in Sydney, driven by the expansion of business services and government tenants. In addition to robust demand conditions, the supply of office space is being constrained by the combined impact of subdued development activity and the withdrawal of lower grade office space for redevelopment, conversion to alternative property use and to make way for transport infrastructure construction. In fact, the size of the Sydney CBD office market decreased by 1.3% in the first six months of 2017. As a result, leasing market conditions are tight with low vacancies, falling incentives and strong effective rental growth.



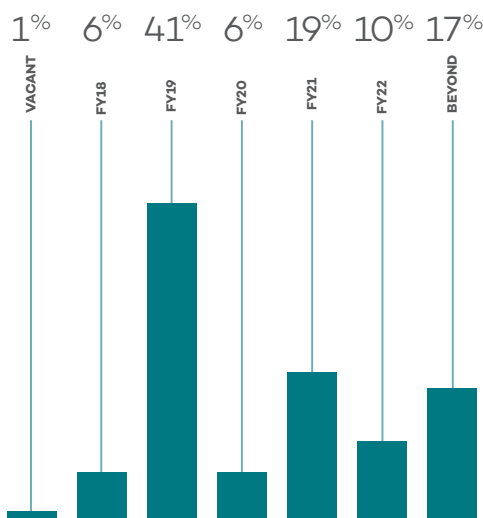
OUTLOOK

A and B grade markets to outperform, reflecting solid demand and limited availability

Tight supply and robust demand will continue to place downward pressure on vacancy over the medium term, driving effective rental growth

Strong underlying demand for Sydney office assets to compress yields further, supported by the improving market fundamentals

LEASE EXPIRY PROFILE BY INCOME

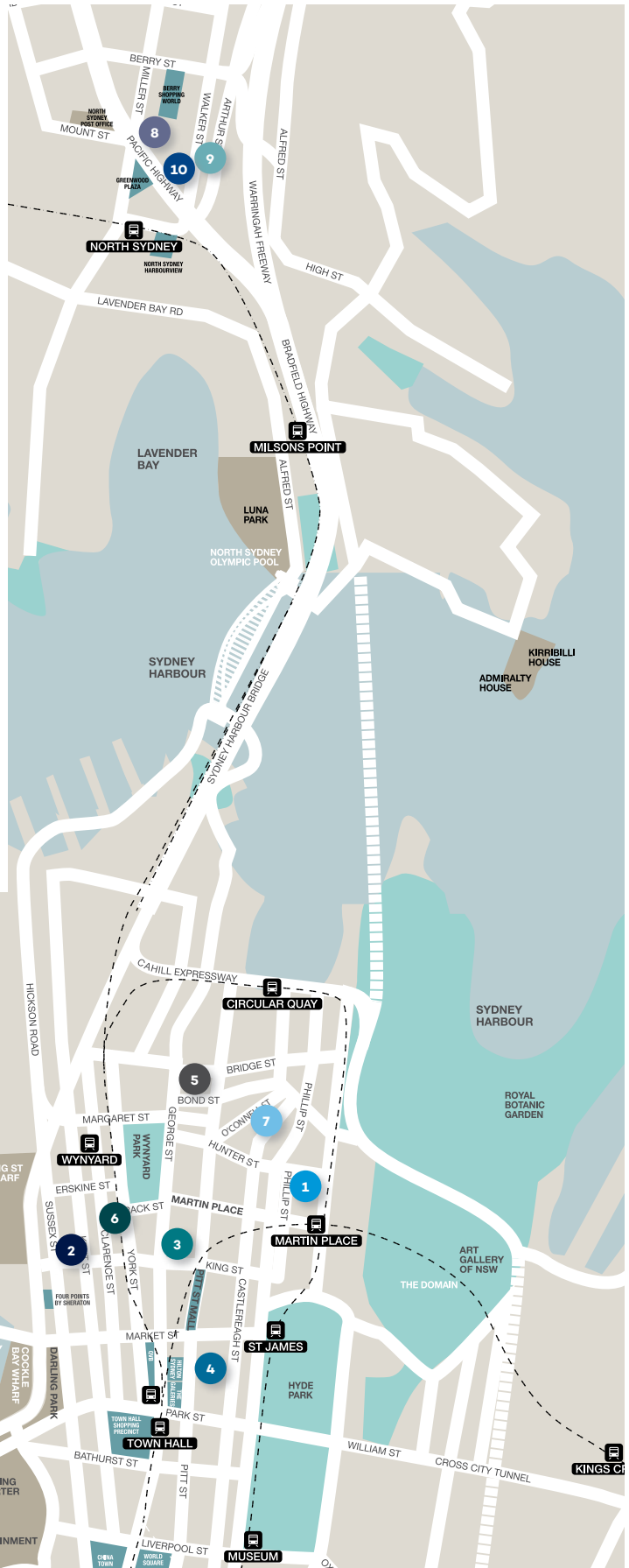


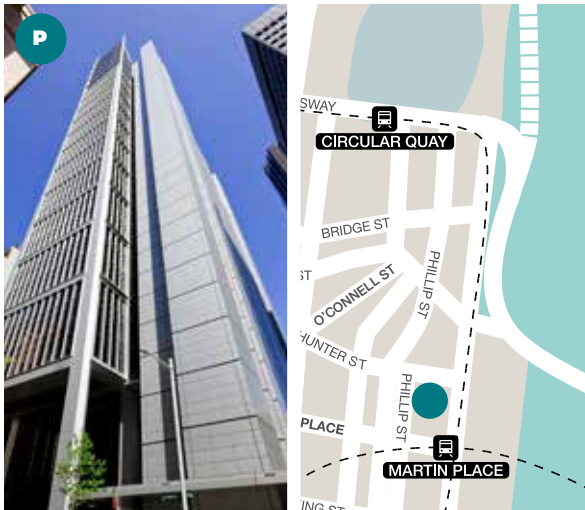


10
ASSETS

**SYDNEY
PORTFOLIO**

	Asset value	Asset weighting
1 Deutsche Bank Place 126 Phillip Street (25%)	\$250.4m	7%
2 347 Kent Street	\$292.2m	8%
3 388 George Street (50%)	\$229.8m	6%
4 Piccadilly Complex 133 Castlereagh Street (50%)	\$295.0m	8%
5 10-20 Bond Street (50%)	\$284.4m	7%
6 Barrack Place 151 Clarence Street	\$161.9m	4%
7 6 O'Connell Street	\$223.5m	6%
8 Campus MLC 105-151 Miller Street	\$230.0m	6%
9 99 Walker Street	\$244.9m	6%
10 111 Pacific Highway	\$208.3m	5%





**DEUTSCHE BANK PLACE,
126 PHILLIP STREET, SYDNEY NSW**

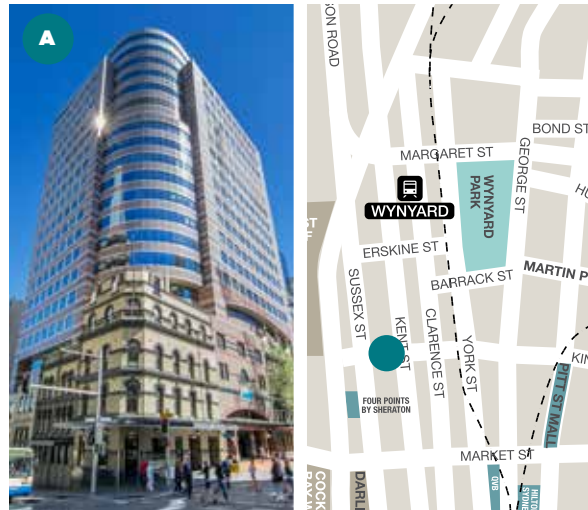
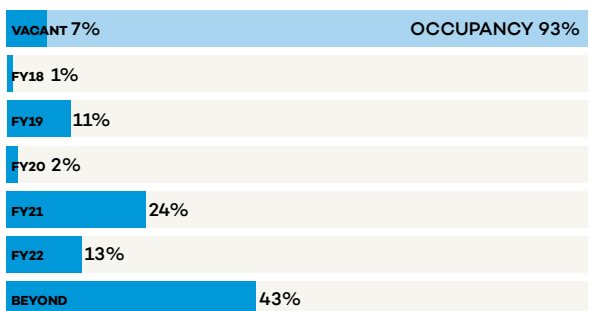
The 34-storey premium office building offers stunning views across Sydney Harbour and the Royal Botanic Garden. This new generation building is considered to be one of Australia's finest office towers, featuring an external services side core providing column-free floor plates of 1,444sqm, which are amongst the largest in Sydney. The 42,106sqm building has a 5-star NABERS Energy rating with a distinctive entry foyer and a host of high quality tenant amenities.

KEY FEATURES

Ownership	25%
Acquired/built/refurbished	2012/2005/NA
Car spaces	82
Lettable area	42,106sqm
Average floor plate	1,444sqm
Passing face rent	\$1,247/sqm pa net
Net property income	\$10.4m
External valuation/date	\$248.8m/April 2017
Value/lettable area	\$23,631/sqm
Book value	\$250.4m
Cap rate	4.75%
Discount rate	6.50%
NABERS Energy/Water rating (stars)	5.0 / 3.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Deutsche Bank	10,108sqm	24%	Oct 2020
Allens	8,424sqm	20%	Dec 2026
Bank of Queensland	2,888sqm	7%	Mar 2025

LEASE EXPIRY PROFILE BY INCOME¹ WALE 5.7 YEARS



347 KENT STREET, SYDNEY NSW

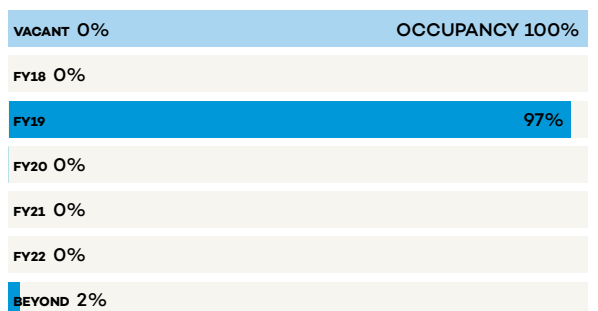
This A grade building is well located in a prominent position in the CBD's western precinct, enjoying views over Darling Harbour and out to Pyrmont Bay. The Fund is currently planning a major enhancement of the building including relocation of the lobby, end of trip facilities, a full mechanical upgrade, and an upgrade of common and tenancy areas.

KEY FEATURES

Ownership	100%
Acquired/built/refurbished	1999/1997/2005
Car spaces	83
Lettable area	26,263sqm
Average floor plate	1,240sqm
Passing face rent	\$1,083/sqm pa gross
Net property income	\$25.9m
External valuation/date	\$292.0m/April 2017
Value/lettable area	\$11,118/sqm
Book value	\$292.2m
Cap rate	5.63%
Discount rate	7.00%
NABERS Energy/Water rating (stars)	4.0 / 3.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
ANZ	24,810sqm	94%	Jan 2019
Bowery Bar	917sqm	3%	May 2030
Ishida & Associates	259sqm	1%	Jan 2019

LEASE EXPIRY PROFILE BY INCOME¹ WALE 1.8 YEARS



1. Totals do not add to 100% due to rounding



388 GEORGE STREET, SYDNEY NSW

Situated 50 metres from Pitt Street Mall, this A grade 28-storey property comprises office space with lower level retail space. Located at the intersection of two of Sydney's busiest CBD streets, this property includes a Coles Express on the lower level. Upon the anticipated departure of IAG in October 2018, the Fund is planning a major refurbishment of the office tower and common areas, and the potential redevelopment of the ground floor retail area.

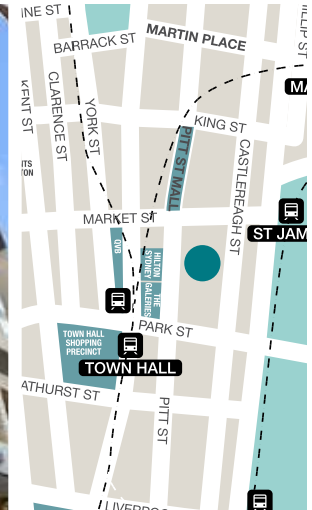
KEY FEATURES

Ownership	50%
Acquired/built/refurbished	2002/1973/1998 & 2009
Car spaces	80
Lettable area	38,743sqm
Average floor plate	1,270sqm
Passing face rent	\$690/sqm pa net
Net property income	\$15.2m
External valuation/date	\$229.5m/April 2017
Value/lettable area	\$11,847/sqm
Book value	\$229.8m
Cap rate	5.38%
Discount rate	7.00%
NABERS Energy/Water rating (stars)	4.5 / 4.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
IAG	35,817sqm	92%	Oct 2018
Coles	1,921sqm	5%	Oct 2018
ANZ	450sqm	1%	Apr 2019

LEASE EXPIRY PROFILE BY INCOME WALE 1.4 YEARS

VACANT	0%	OCCUPANCY	100%
FY18	0%		
FY19	100%		
FY20	0%		
FY21	0%		
FY22	0%		
BEYOND	0%		



PICCADILLY COMPLEX 133 CASTLEREAGH STREET, SYDNEY NSW

Located between Pitt and Castlereagh Streets and just 100 metres from Pitt Street Mall, the Piccadilly Complex comprises two office buildings totalling ~42,000sqm. Connected by a two-level retail mall of 5,320sqm and serviced by a 274-bay car park, Piccadilly Tower provides high quality A grade accommodation with column-free 1,250sqm floor plates, whilst Piccadilly Court is a B grade building that appeals to more budget conscious occupiers.

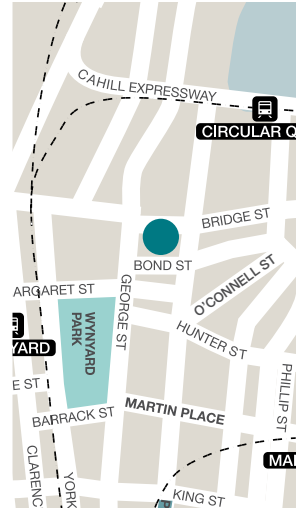
KEY FEATURES

Ownership	50%
Acquired/built/refurbished	2014/1975 & 1991/2007
Car spaces	274
Lettable area	47,342sqm
Average floor plate	1,250sqm / 750sqm
Passing face rent	\$629/sqm pa net
Net property income	\$14.2m
External valuation/date	\$294.8m/April 2017
Value/lettable area	\$12,452/sqm
Book value	\$295.0m
Cap rate	5.69%
Discount rate	7.00%
NABERS Energy/Water rating (stars)	5.0 / 4.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Stockland	12,479sqm	26%	Dec 2023
Uniting Church	6,956sqm	15%	Jul 2091
GHD Services	3,739sqm	8%	Dec 2019

LEASE EXPIRY PROFILE BY INCOME WALE 4.2 YEARS

VACANT	0%	OCCUPANCY	100%
FY18	4%		
FY19	14%		
FY20	25%		
FY21	6%		
FY22	10%		
BEYOND	41%		



10-20 BOND STREET, SYDNEY NSW

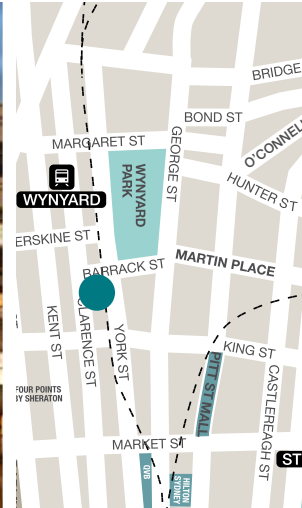
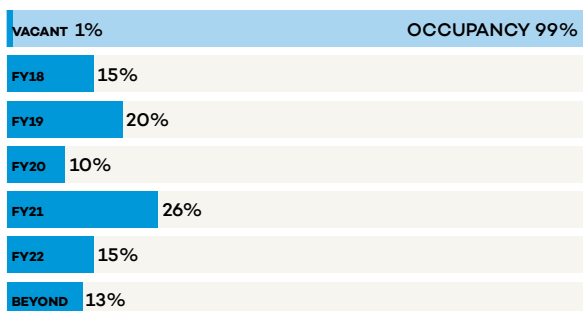
The property consists of two buildings and a ground floor retail plaza: 10 Bond Street has seven levels of office space; and 20 Bond Street offers 31 levels of office space, with the upper floors commanding harbour views. Substantial improvements were completed in 2011 to upgrade the building and cement its position as one of Sydney's premier CBD A grade properties that attracts tenants from a range of industries, including financial services, legal and recruitment.

KEY FEATURES

Ownership	50%
Acquired/built/refurbished	1989/1979/1999 & 2011
Car spaces	159
Lettable area	38,383sqm
Average floor plate	950sqm
Passing face rent	\$797/sqm pa net
Net property income	\$10.8m
External valuation/date	\$284.5m/April 2017
Value/lettable area	\$14,824/sqm
Book value	\$284.4m
Cap rate	5.27%
Discount rate	6.77%
NABERS Energy/Water rating (stars)	5.5 / 4.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Fitness First	4,445sqm	12%	Mar 2024
Origin Energy	3,746sqm	10%	Nov 2019
Trust Company	3,444sqm	9%	Apr 2021

LEASE EXPIRY PROFILE BY INCOME WALE 3.2 YEARS



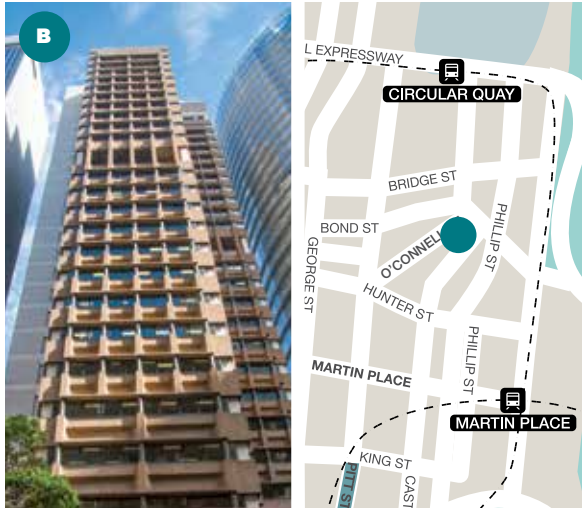
151 CLARENCE STREET, SYDNEY NSW UNDER DEVELOPMENT

This asset is strategically located in the centre of Sydney CBD, linking the traditional core with the western corridor. Major public transport nodes at Wynyard, Town Hall and Martin Place are located nearby with extensive retail and entertainment amenities at Pitt Street Mall and King Street Wharf. This new A grade development will comprise an 18-storey 22,000sqm building scheduled for completion in late 2018, featuring flexible 1,200sqm floor plates. Upon completion, it will be the first building in Australia to receive WELL Core and Shell Gold Precertification.

KEY FEATURES

Ownership	100%
Car spaces (on completion)	42
Lettable area (on completion)	21,847sqm
Average floor plate (on completion)	1,200sqm
External valuation/date	\$156.5m/April 2017
Book value	\$161.9m
Cap rate (on completion)	5.25%
Discount rate (on completion)	7.25%

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
ARUP (pre-commitment)	7,560sqm	35%	Sep 2028



6 O'CONNELL STREET, SYDNEY NSW

This 26-storey B grade office tower holds a prime location in the heart of Sydney's CBD, appealing mainly to smaller office users attracted to its central location and the ~600sqm of easily subdivisible floorplates. This asset offers a 4.5-star NABERS Energy rating across 14,599sqm of office space. A lobby refurbishment was completed in 2016, and is now home to new restaurant operators.

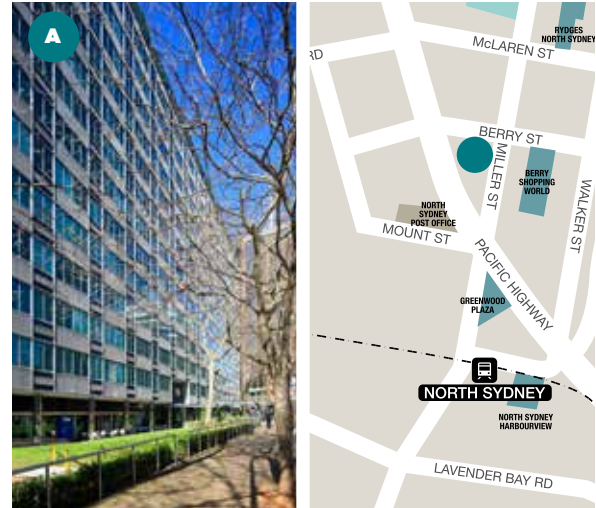
KEY FEATURES

Ownership	100%
Acquired/built/refurbished	2014/1970/1998 & 2016
Car spaces	108
Lettable area	15,994sqm
Average floor plate	630sqm
Passing face rent	\$877/sqm pa gross
Net property income	\$9.8m
External valuation/date	\$223.0m/April 2017
Value/lettable area	\$13,943/sqm
Book value	\$223.5m
Cap rate	5.75%
Discount rate	7.00%
NABERS Energy/Water rating (stars)	4.5 / 3.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Restaurant Normandy	720sqm	5%	Aug 2025
Axiom Projects	630sqm	4%	May 2022
GCKW Services	630sqm	4%	May 2019

LEASE EXPIRY PROFILE BY INCOME¹ WALE 2.9 YEARS

VACANT 6%	OCCUPANCY 94%
FY18 24%	
FY19 23%	
FY20 5%	
FY21 3%	
FY22 24%	
BEYOND 14%	



105-151 MILLER STREET, NORTH SYDNEY NSW

This building was comprehensively refurbished in 2013 following a lease renewal to NAB until 2020. The property fronts two main streets and Mount Street Mall in the core North Sydney market. It is ideally positioned in the heart of North Sydney, next to the proposed new Victoria Cross Metro Station, Brett Whiteley Place and is within short walking distance of North Sydney railway station.

KEY FEATURES

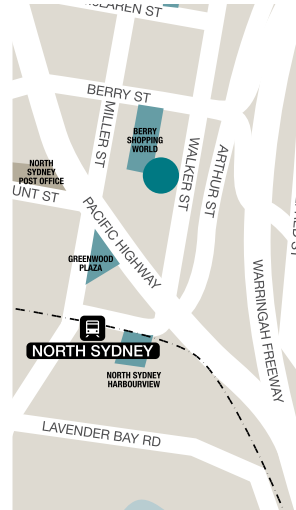
Ownership	100%
Acquired/built/refurbished	1998/1957/2013
Car spaces	132
Lettable area	28,600sqm
Average floor plate	1,880sqm
Passing face rent	\$421/sqm pa net
Net property income	\$14.5m
External valuation/date	\$230.0m/April 2017
Value/lettable area	\$8,042/sqm
Book value	\$230.0m
Cap rate	6.25%
Discount rate	7.25%
NABERS Energy/Water rating (stars)	5.0 / 3.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
NAB	27,158sqm	95%	Sep 2020

LEASE EXPIRY PROFILE BY INCOME WALE 3.2 YEARS

VACANT 1%	OCCUPANCY 99%
FY18 2%	
FY19 1%	
FY20 0%	
FY21 96%	
FY22 0%	
BEYOND 0%	

1. Totals do not add to 100% due to rounding



99 WALKER STREET, NORTH SYDNEY NSW

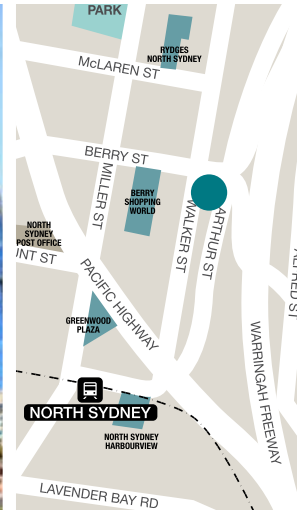
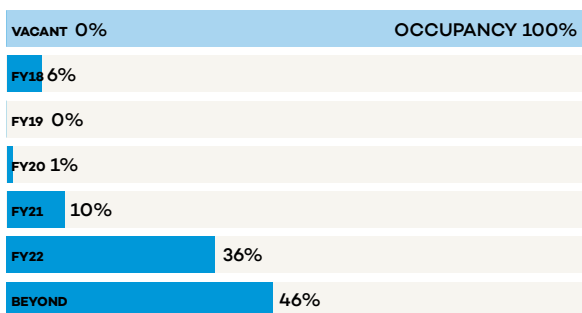
Positioned at the corner of Walker and Mount Streets, 99 Walker Street is ideally located in the heart of North Sydney, offering 21 levels of office space, sweeping views of Sydney Harbour from the upper floors and excellent natural light. Acquired in July 2013 with more than 30% of the income expiring within 18 months, Investa transformed the building's potential by leasing over 5,000sqm to Jemena and converting the existing food court into a 2,500sqm Coles supermarket.

KEY FEATURES

Ownership	100%
Acquired/built/refurbished	2013/1988/2007 & 2013
Car spaces	263
Lettable area	19,295sqm
Average floor plate	800sqm
Passing face rent	\$630/sqm pa net
Net property income	\$11.4m
External valuation/date	\$245.0m/April 2017
Value/lettable area	\$12,697/sqm
Book value	\$244.9m
Cap rate	5.75%
Discount rate	7.00%
NABERS Energy/Water rating (stars)	3.5 / 4.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
GE Capital Finance	6,268sqm	32%	Jun 2022
Jemena	5,606sqm	29%	Feb 2028
Coles	2,389sqm	12%	Nov 2035

LEASE EXPIRY PROFILE BY INCOME¹ WALE 7.6 YEARS



111 PACIFIC HIGHWAY, NORTH SYDNEY NSW

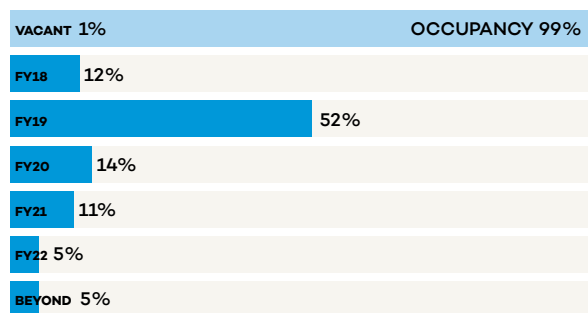
This 24-storey A grade building offers 18,668sqm of office accommodation right in the heart of the North Sydney CBD. The property has a 4.5-star NABERS Energy rating, enjoys functional 960sqm floor plates and has an attractive outlook with good natural light throughout. A full lobby refurbishment is being planned for the asset, ensuring the property continues to provide a competitive commercial offering for high quality tenants.

KEY FEATURES

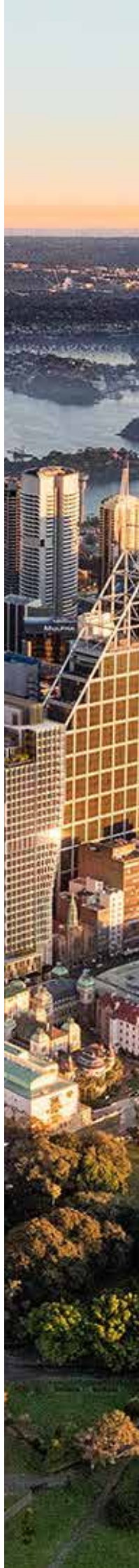
Ownership	100%
Acquired/built/refurbished	2004/1974/1993 & 2006
Car spaces	164
Lettable area	18,668sqm
Average floor plate	960sqm
Passing face rent	\$639/sqm pa net
Net property income	\$10.1m
External valuation/date	\$208.0m/April 2017
Value/lettable area	\$11,142/sqm
Book value	\$208.3m
Cap rate	6.13%
Discount rate	7.25%
NABERS Energy/Water rating (stars)	4.0 / 4.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Broadspectrum	6,337sqm	34%	Jul 2018
NBN Co	1,953sqm	10%	Jan 2020
Nextgen.NET	1,810sqm	10%	Jun 2019

LEASE EXPIRY PROFILE BY INCOME WALE 2.1 YEARS



1. Totals do not add to 100% due to rounding





Melbourne

Leasing market conditions in Melbourne have tightened sharply, with a low vacancy rate reflecting the combination of both strong net absorption and a pause in new supply. Demand for Melbourne CBD office space has been strong, supported by a combination of solid growth in both specialist business services and government employment, and the centralisation of tenants relocating from fringe markets into the CBD. Smaller tenant leases (<1,000sqm) have provided a significant source of new demand for CBD office space. While the near-term CBD supply outlook is weak and should support further tightening in leasing market conditions, Melbourne CBD development activity is surging and is expected to result in some cyclical market easing from 2018. Consequently, Melbourne CBD incentives have remained elevated in the face of tight prevailing market conditions and strong growth in face rents.



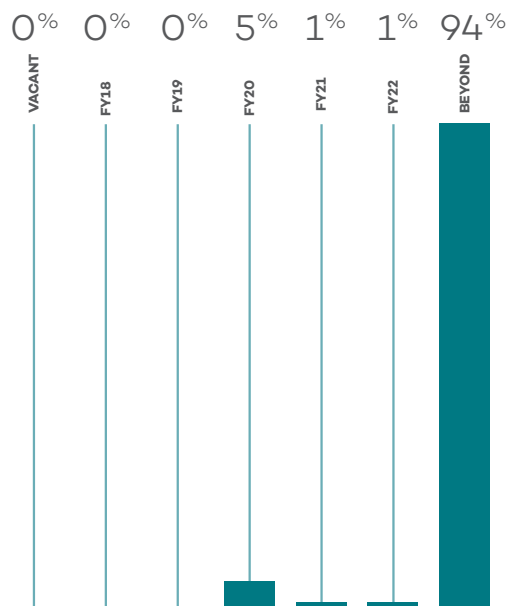
OUTLOOK

Strong absorption of Melbourne CBD office space driven by expansion in office-based employment and centralisation from fringe markets

Near-term new supply outlook is subdued, however a significant development pipeline will expand CBD prime office market from 2018 onwards

Strong investor demand for Melbourne CBD office assets is compressing yields and is likely to maintain downward pressure for some time yet

LEASE EXPIRY PROFILE BY INCOME¹

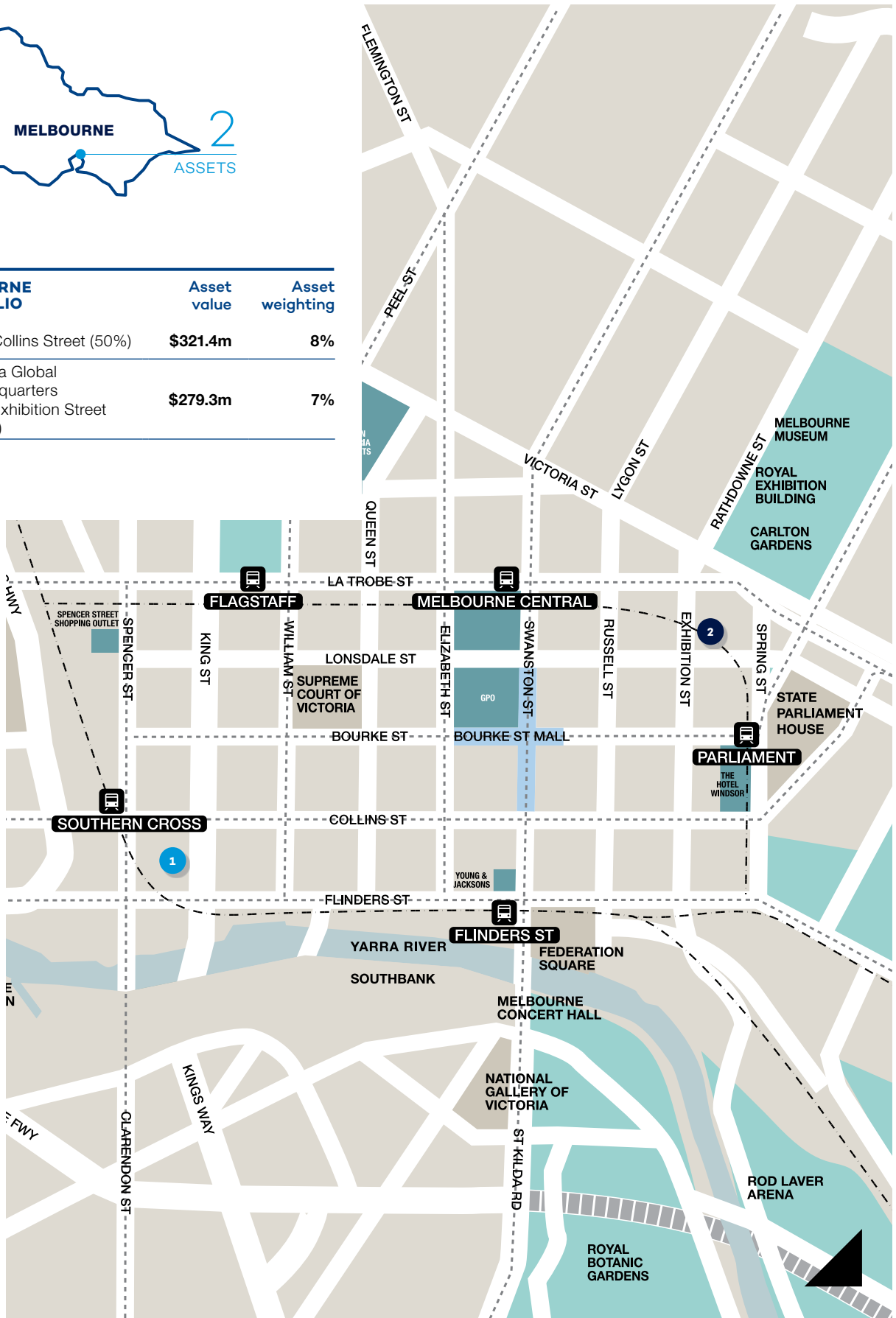


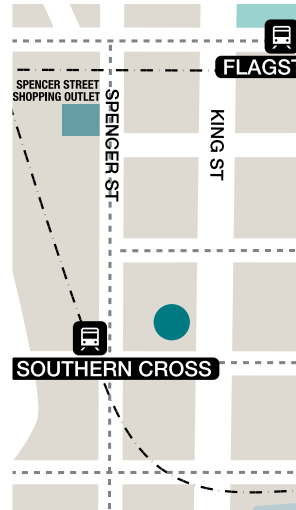
1. Totals do not add to 100% due to rounding



MELBOURNE PORTFOLIO

	Asset value	Asset weighting
1 567 Collins Street (50%)	\$321.4m	8%
2 Telstra Global Headquarters 242 Exhibition Street (50%)	\$279.3m	7%





567 COLLINS STREET, MELBOURNE VIC

Located at the western end of Collins Street at the gateway to Docklands, this 26-level building was completed in July 2015 and features 55,206sqm of premium grade space, including a two-storey foyer comprising a lobby and a high quality retail offering. The building is currently 90% occupied by Leighton Contractors, Jemena, Corrs Chambers Westgarth and Virgin Active among other high quality tenants, with a two year income arrangement over remaining vacancy to developer, Leightons. This asset has achieved a 5-star Green Star rating and is targeting a 5-star NABERS Energy rating.

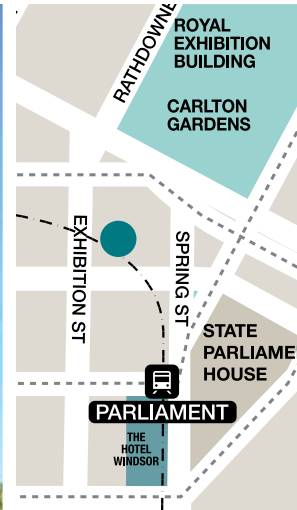
KEY FEATURES

Ownership	50%
Acquired/built/refurbished	2013/2015/NA
Car spaces	162
Lettable area	55,206sqm
Average floor plate	2,060sqm
Passing face rent	\$566/sqm pa net
Net property income	\$13.3m
External valuation/date	\$320.0m/April 2017
Value/lettable area	\$11,593/sqm
Book value	\$321.4m
Cap rate	5.00%
Discount rate	6.75%
NABERS Energy/Water rating (stars) ¹	5.0 / 5.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Jemena	14,363sqm	26%	Jul 2028
Leightons Contractors	12,890sqm	23%	Jul 2027
Corrs Chambers Westgarth	8,693sqm	16%	Aug 2027

LEASE EXPIRY PROFILE BY INCOME WALE 9.1 YEARS

VACANT 0%	OCCUPANCY 100%
FY18 0%	
FY19 0%	
FY20 9%	
FY21 0%	
FY22 1%	
BEYOND	90%



242 EXHIBITION STREET, MELBOURNE VIC

Located in the north-eastern sector of Melbourne's CBD, this A grade building with 65,915sqm of NLA includes 43 levels of office space along with a ground floor retail component. Following an 11.5 year lease extension to Telstra to October 2031, a \$70m refurbishment program will be undertaken, including a full lift upgrade and mechanical upgrade, ground floor lobby and end of trip facilities.

KEY FEATURES

Ownership	50%
Acquired/built/refurbished	2012/1992/2010
Car spaces	346
Lettable area	65,915sqm
Average floor plate	1,470sqm
Passing face rent	\$538/sqm pa net
Net property income	\$15.4m
External valuation/date	\$275.0m/April 2017
Value/lettable area	\$8,344/sqm
Book value	\$279.3m
Cap rate	5.00%
Discount rate	6.75%
NABERS Energy/Water rating (stars)	5.0 / 4.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Telstra	63,574sqm	96%	Oct 2031

LEASE EXPIRY PROFILE BY INCOME² WALE 14.0 YEARS

VACANT 0%	OCCUPANCY 100%
FY18 0%	
FY19 0%	
FY20 1%	
FY21 1%	
FY22 0%	
BEYOND	97%

1. Targeted NABERS rating
2. Totals do not add to 100% due to rounding





Brisbane

The Brisbane CBD office market continues to improve, with net absorption increasing for the past 10 consecutive quarters. Demand for prime space has led the stronger office leasing market conditions in Brisbane’s CBD, with increased government employment driving the expansion in occupied prime office space. Face rents have increased moderately over the year, however incentives remain under pressure leading to further easing in effective rents. Minimal new supply has supported the improvement in prime office vacancy rates, which has been further supported by tenant relocations from fringe markets back into the CBD. Modest capital transaction activity has provided some downward pressure on Brisbane CBD office yields.



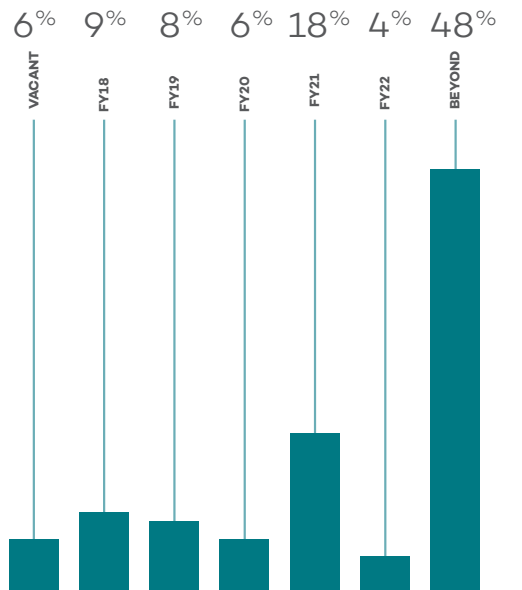
OUTLOOK

Underlying demand for Brisbane CBD office space, particularly by government tenants, has supported two and a half years of uninterrupted positive net absorption

Subdued development activity is expected to support further tightening in Brisbane CBD office leasing market conditions in 2017 and 2018

Absorption of prime office space is outperforming the secondary market with tenants taking the opportunity to upgrade their premises. However, face and effective rents in both markets remain under pressure

LEASE EXPIRY¹ PROFILE BY INCOME



1. Totals do not add to 100% due to rounding



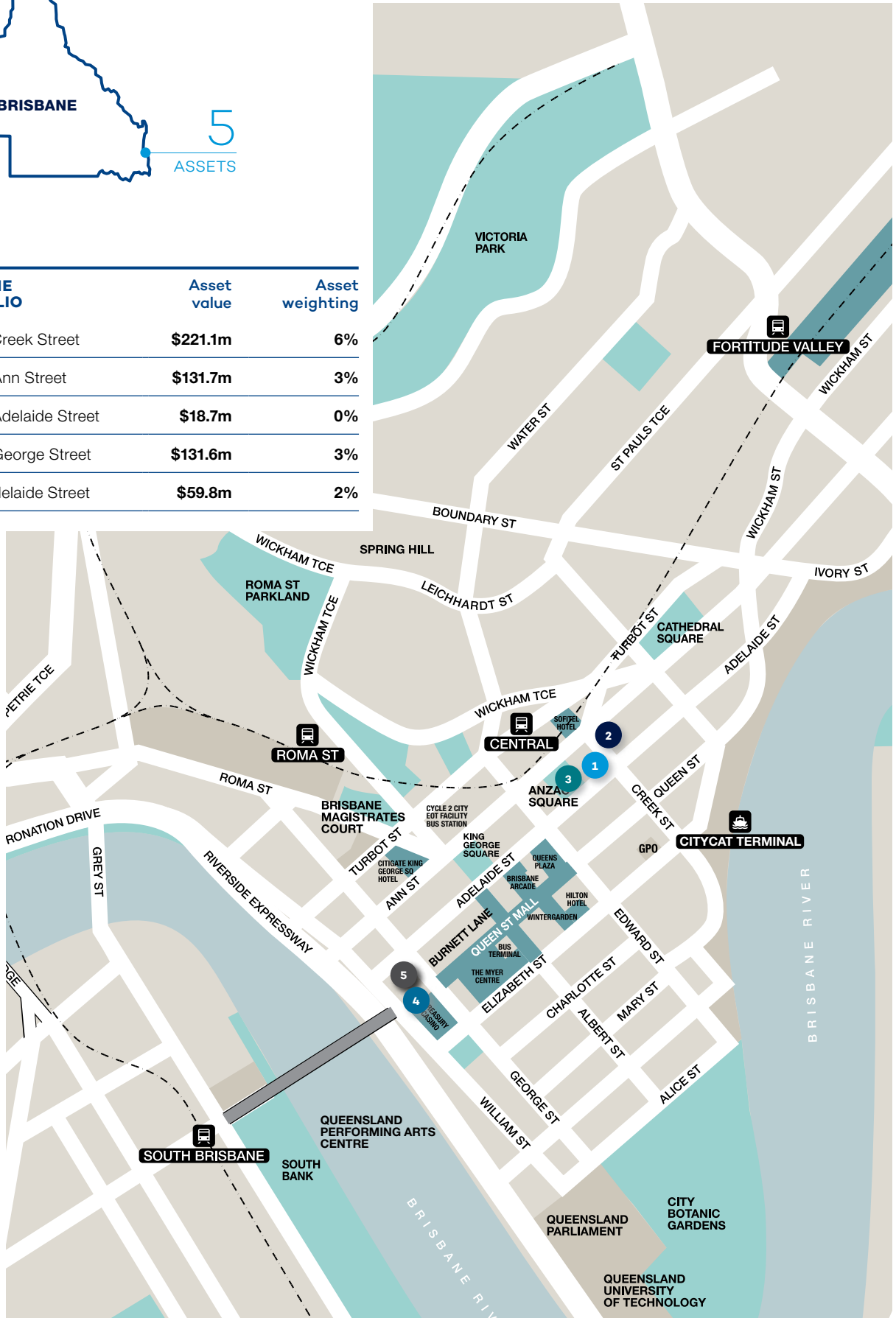
BRISBANE

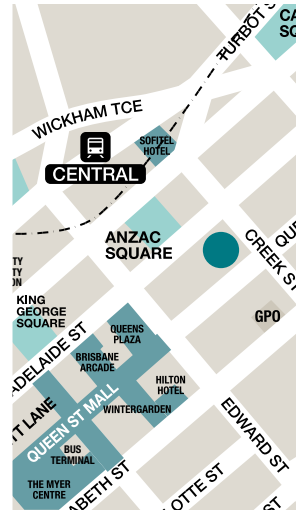
5

ASSETS

BRISBANE PORTFOLIO

	Asset value	Asset weighting
1 140 Creek Street	\$221.1m	6%
2 295 Ann Street	\$131.7m	3%
3 232 Adelaide Street	\$18.7m	0%
4 239 George Street	\$131.6m	3%
5 15 Adelaide Street	\$59.8m	2%





140 CREEK STREET, BRISBANE QLD

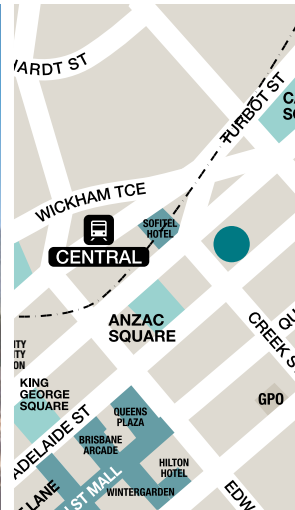
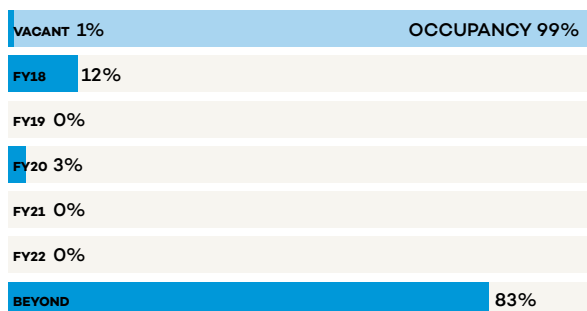
140 Creek Street is a 25-level modern A grade office building located in the heart of Brisbane's corporate landscape. The building has generous 1,175sqm floor plates with good natural light throughout, and benefits from a 5.0-star NABERS Energy rating. Over 15,336 sqm has been leased at the asset in the last 18 months, following a significant building upgrade in 2014/15. The asset is now 99% leased, with a weighted average lease expiry of 5.1 years.

KEY FEATURES

Ownership	100%
Acquired/built/refurbished	1998/1995/2015
Car spaces	159
Lettable area	27,914sqm
Average floor plate	1,175sqm
Passing face rent	\$662/sqm pa gross
Net property income	\$10.8m
External valuation/date	\$221.5m/April 2017
Value/lettable area	\$7,935/sqm
Book value	\$221.1m
Cap rate	6.38%
Discount rate	7.25%
NABERS Energy/Water rating (stars)	5.0 / 3.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
QLD State Government	13,199sqm	47%	Nov 2023
Federal Government	8,522sqm	31%	Dec 2022
SAP Australia	3,715sqm	13%	May 2023

LEASE EXPIRY PROFILE BY INCOME¹ WALE 5.1 YEARS



295 ANN STREET, BRISBANE QLD

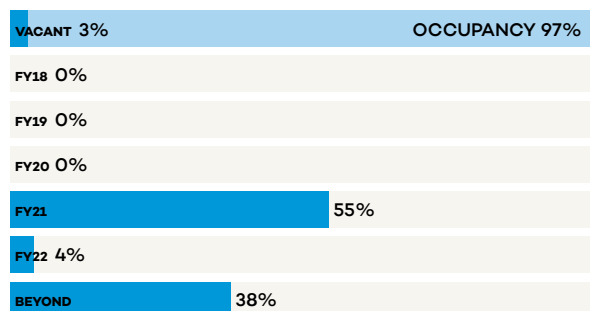
295 Ann Street is a high quality office building predominantly leased to Queensland Rail until 2020. The property was last refurbished in 2010 and has achieved a 5.0-star NABERS Energy rating. This asset offers large floor plates of 1,220sqm and a large central core. The building is located right in the heart of Brisbane's CBD and is surrounded by extensive nearby amenities, including cafes and restaurants.

KEY FEATURES

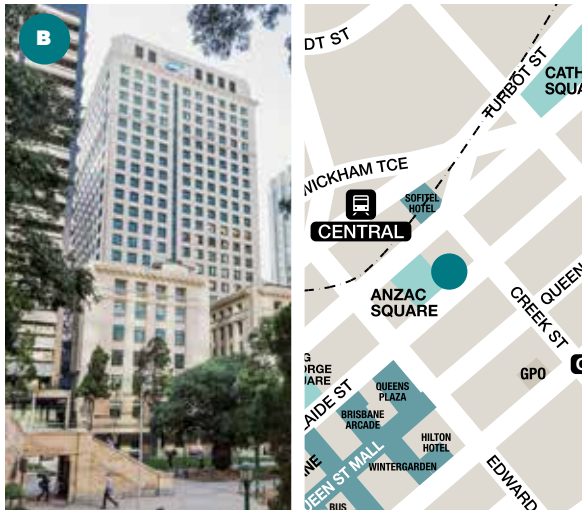
Ownership	100%
Acquired/built/refurbished	1998/1974/2010
Car spaces	85
Lettable area	20,046sqm
Average floor plate	1,220sqm
Passing face rent	\$598/sqm pa gross
Net property income	\$6.5m
External valuation/date	\$131.5m/April 2017
Value/lettable area	\$6,560/sqm
Book value	\$131.7m
Cap rate	6.63%
Discount rate	7.25%
NABERS Energy/Water rating (stars)	5.0 / 4.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
QLD Rail Limited	10,419sqm	52%	Nov 2020
Administrative Appeals Tribunal	2,852sqm	14%	Jun 2026
Australian Bureau of Statistics	2,466sqm	12%	Oct 2025

LEASE EXPIRY PROFILE BY INCOME WALE 5.3 YEARS



1. Totals do not add to 100% due to rounding



232 ADELAIDE STREET, BRISBANE QLD

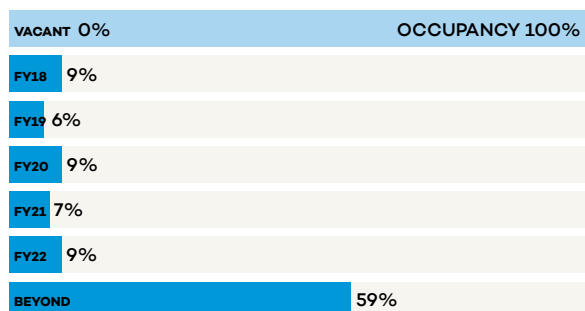
Built in 1937, 232 Adelaide Street is a 7-storey heritage building centrally positioned in the heart of Brisbane and enjoying close proximity to retail amenities, cafes and restaurants. This property offers real character due to its unique U-shaped upper levels with floor plates of 540sqm.

KEY FEATURES

Ownership	100%
Acquired/built/refurbished	1998/1937/2005
Car spaces	16
Lettable area	4,428sqm
Average floor plate	540sqm
Passing face rent	\$569/sqm pa gross
Net property income	\$1.4m
External valuation/date	\$18.8m/April 2017
Value/lettable area	\$4,234/sqm
Book value	\$18.7m
Cap rate	7.25%
Discount rate	7.75%
NABERS Energy/Water rating (stars)	5.0 / 4.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
ILSC	1,767sqm	40%	Jun 2023
Markfire	394sqm	9%	Aug 2022
Bureau Proberts	391sqm	9%	Jul 2019

LEASE EXPIRY PROFILE BY INCOME¹ WALE 4.6 YEARS



239 GEORGE STREET, BRISBANE QLD

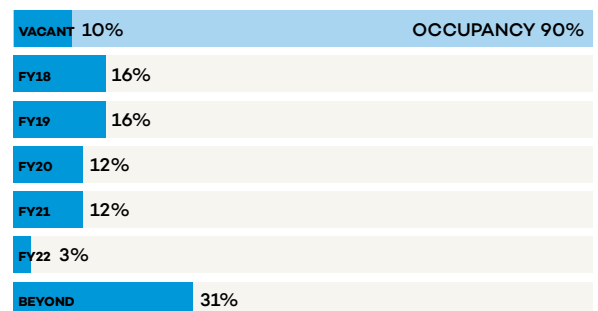
239 George Street is prominently located in the heart of the legal and government precincts of Brisbane. In close proximity to major transport and retail hubs, the building offers quality office space with good natural light over ~24,000sqm of NLA. It incorporates ground floor retail space and 30 levels of office accommodation.

KEY FEATURES

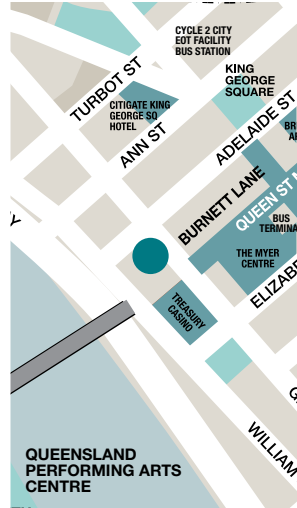
Ownership	100%
Acquired/built/refurbished	1998/1976/2006
Car spaces	21
Lettable area	24,234sqm
Average floor plate	750sqm
Passing face rent	\$619/sqm pa gross
Net property income	\$6.5m
External valuation/date	\$131.0m/April 2017
Value/lettable area	\$5,406/sqm
Book value	\$131.6m
Cap rate	7.00%
Discount rate	7.75%
NABERS Energy/Water rating (stars)	4.5 / 4.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
City Beach	2,619sqm	11%	Jul 2023
BT Lawyers	1,752sqm	7%	Sep 2017
Level 27	1,441sqm	6%	Oct 2022

LEASE EXPIRY PROFILE BY INCOME WALE 3.6 YEARS



1. Totals do not add to 100% due to rounding



15 ADELAIDE STREET, BRISBANE QLD

15 Adelaide Street is a quality, 19-level office building located in Brisbane CBD's legal precinct. The building has approximately 11,500sqm of NLA and benefits from abundant natural light offering a 4.5-star NABERS Energy rating. The refurbished ground floor presents a stylish, corporate entrance surrounded by a wealth of amenities including cafes, bars and shopping and is well serviced by public transport.

KEY FEATURES

Ownership	100%
Acquired/built/refurbished	1998/1982/2008
Car spaces	136
Lettable area	11,437sqm
Average floor plate	740sqm
Passing face rent	\$614/sqm pa gross
Net property income	\$2.6m
External valuation/date	\$59.8m/April 2017
Value/lettable area	\$5,229/sqm
Book value	\$59.8m
Cap rate	7.88%
Discount rate	8.25%
NABERS Energy/Water rating (stars)	4.5 / 4.0

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Federal Government	2,167 sqm	19%	Mar 2019
BP Services	1,298 sqm	11%	Jun 2021
Shane Global Village	1,099 sqm	10%	Dec 2021

LEASE EXPIRY PROFILE BY INCOME WALE 3.3 YEARS

VACANT	20%	OCCUPANCY	80%
FY18	0%		
FY19	27%		
FY20	12%		
FY21	22%		
FY22	11%		
BEYOND	8%		



VIEW OF BRISBANE CBD



Perth

Some improvement in commodity prices in 2017 combined with increased resource and energy production have improved the outlook for WA business profit growth and confidence. Consequently, office-based employment and net absorption of Perth CBD office space are both increasing, driving the vacancy rate and incentives gradually lower. Nonetheless, the prime office market is driving this cyclical upturn with growing demand from finance, insurance and government tenants largely occupying premium and A grade office space. The supply cycle is now complete, with no new major supply due until 2018, which should allow the demand environment to stabilise further.



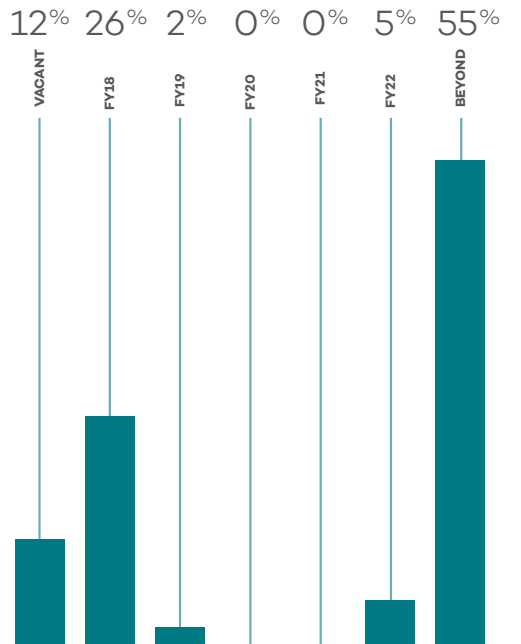
OUTLOOK

Leasing market conditions have improved, however demand is likely to remain subdued as the market continues to reflect modest economic growth

The prime office market is likely to continue to lead the cyclical recovery with tenants upgrading and expanding to higher quality office space

A sparse outlook for new supply should facilitate the cyclical recovery in Perth CBD's leasing market

LEASE EXPIRY PROFILE BY INCOME



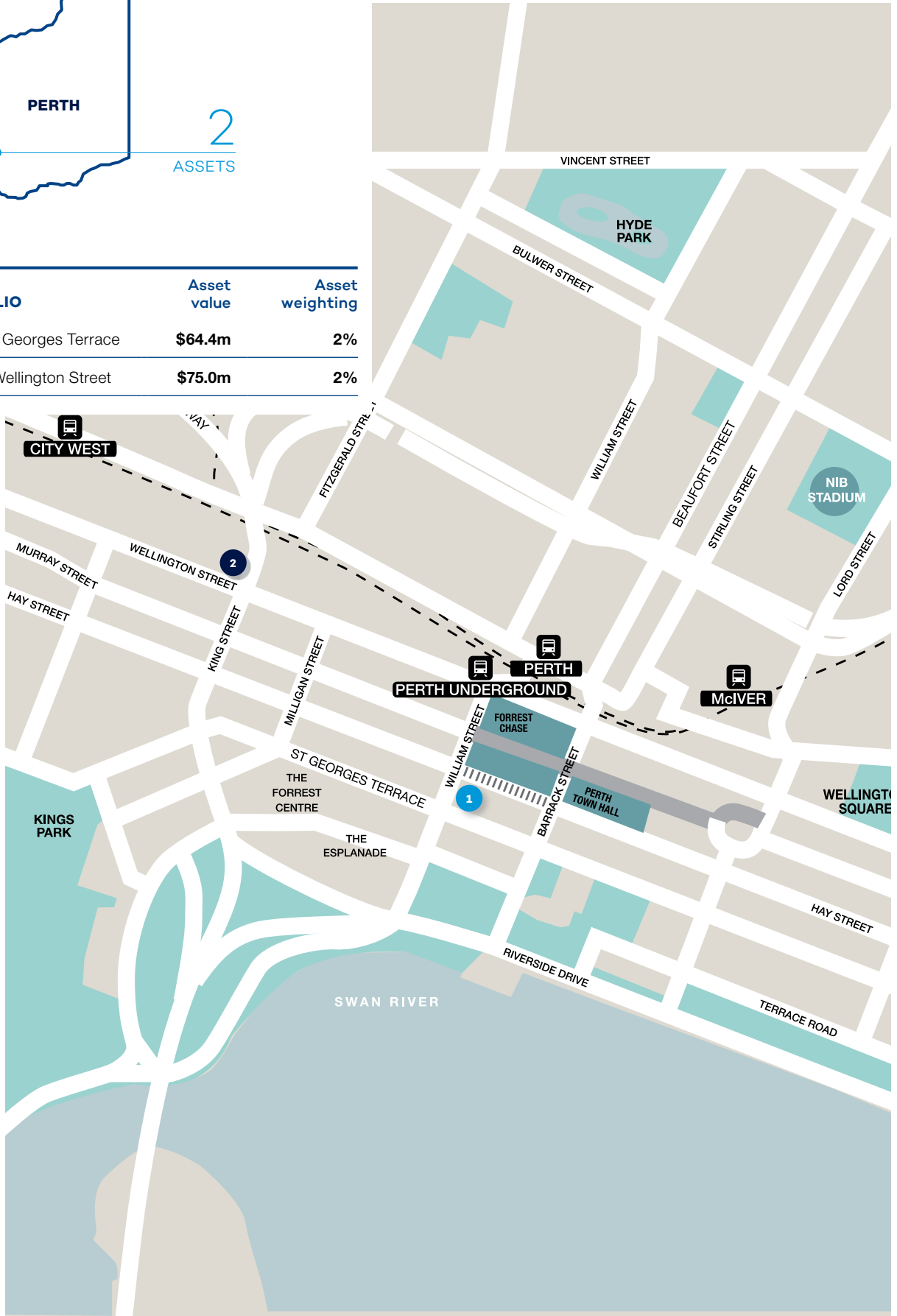


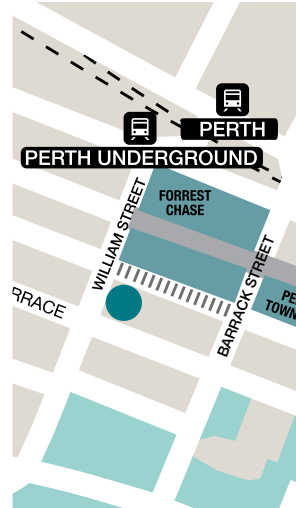
PERTH

2
ASSETS

PERTH PORTFOLIO

	Asset value	Asset weighting
1 66 St Georges Terrace	\$64.4m	2%
2 836 Wellington Street	\$75.0m	2%





66 ST GEORGES TERRACE, PERTH WA

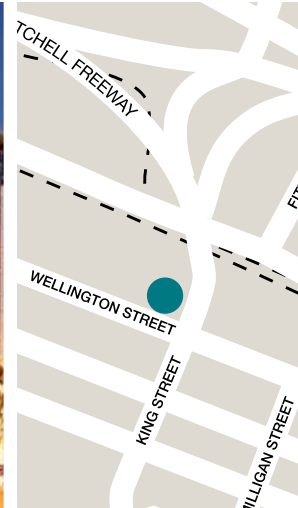
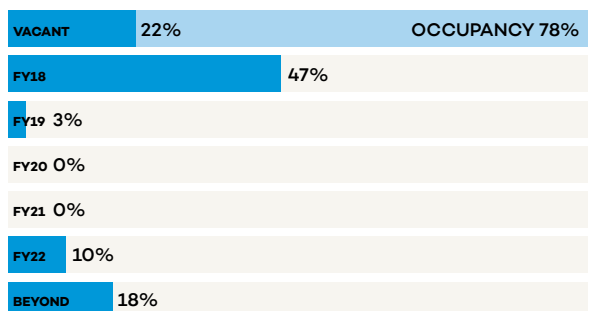
Located on the north side of St Georges Terrace, this A grade building was completed in 1990 and boasts a central CBD address between William and Barrack Streets. It has 11 levels of attractively sized floor plates of 1,000sqm and a side core providing an abundance of natural light. The property includes two retail tenancies, 58 car bays, and ample storage. A new ground floor lobby with new lifts was completed in 2016.

KEY FEATURES

Ownership	100%
Acquired/built/refurbished	2012/1990/2016
Car spaces	58
Lettable area	11,408sqm
Average floor plate	1,000sqm
Passing face rent	\$722/sqm pa net
Net property income	\$4.2m
External valuation/date	\$64.5m/April 2017
Value/lettable area	\$5,654/sqm
Book value	\$64.4m
Cap rate	7.50%
Discount rate	8.00%
NABERS Energy/Water rating (stars)	3.0 / 3.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Subsea 7	2,014sqm	18%	Feb 2018
Manpower Services	1,514sqm	13%	Jun 2023
Dimension Data	1,007sqm	9%	Jun 2018

LEASE EXPIRY PROFILE BY INCOME WALE 2.4 YEARS



836 WELLINGTON STREET, PERTH WA

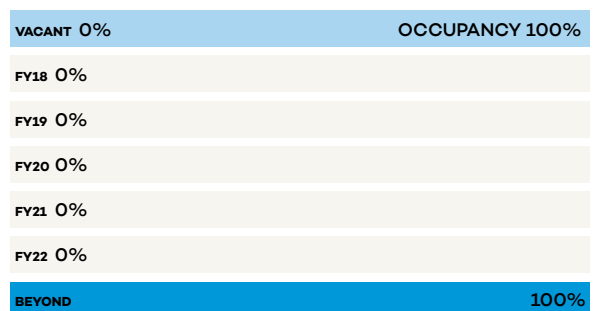
Completed in 2009, 836 Wellington Street offers large, efficient floor plates with a central core configuration providing superior accommodation for tenants, including secure on-site parking for more than 136 vehicles. Featuring 11,973sqm of office accommodation over eight levels, the property offers the best of green technology within the west, achieving a 4.5-star NABERS Energy rating. A new 10-year lease to the Federal Government was concluded in FY17, providing a stable, growing income stream for the Fund.

KEY FEATURES

Ownership	100%
Acquired/built/refurbished	2007/2009/NA
Car spaces	136
Lettable area	11,973sqm
Average floor plate	2,250sqm
Passing face rent	\$467/sqm pa net
Net property income	\$5.8m
External valuation/date	\$75.0m/April 2017
Value/lettable area	\$6,264/ sqm
Book value	\$75.0m
Cap rate	6.50%
Discount rate	7.50%
NABERS Energy/Water rating (stars)	4.5 / 5.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Federal Government	11,937sqm	100%	Jan 2027

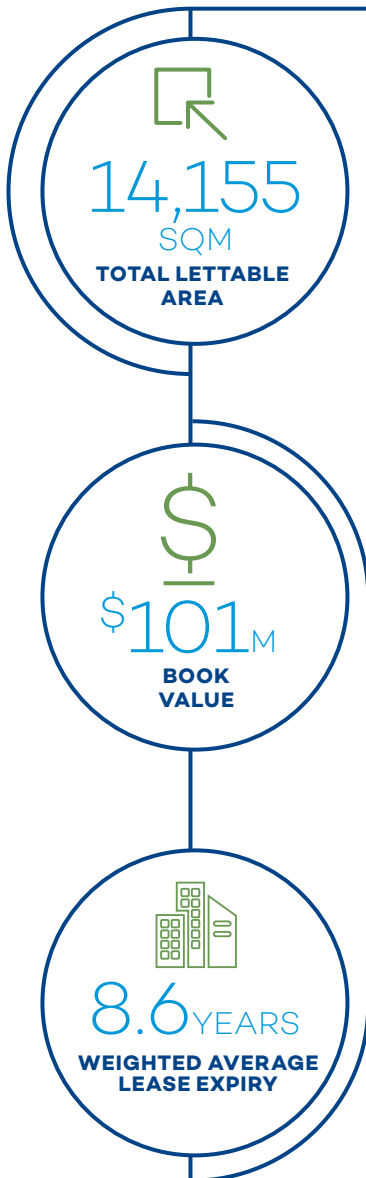
LEASE EXPIRY PROFILE BY INCOME WALE 9.6 YEARS





Canberra

Market conditions remained stable in Canberra, thanks to a modest increase in demand for prime office space led by government and specialist business services. Smaller tenant leases (<1,000sqm) have provided a significant source of new demand for Canberra office space. As a result of steady demand and little new supply, the vacancy rate has remained steady and prime office effective rents have edged higher. Nonetheless, prime market conditions are clearly outperforming with government tenants upgrading to higher-spec office space on tighter government office requirements. In addition, the government 'Project Tetris' initiative, which aims to reduce the quantum of vacant office space across government agency tenancies is driving sub-lease vacancy in Canberra to all-time lows.



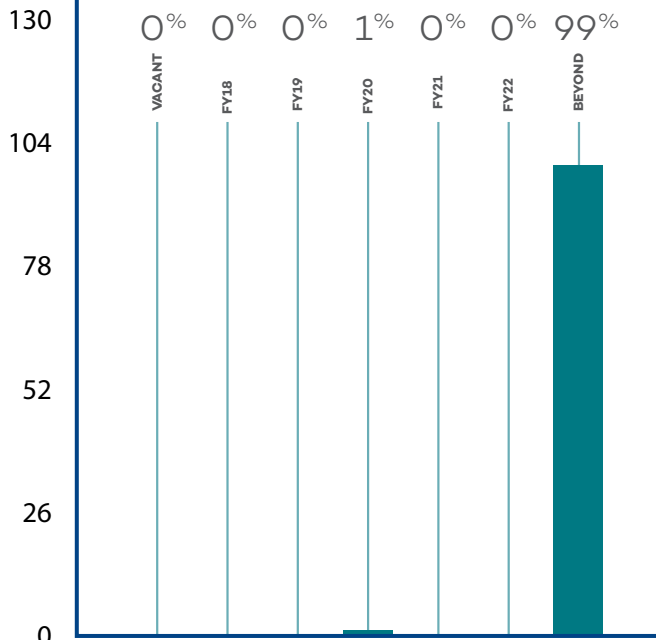
OUTLOOK

Market conditions have stabilised on steady demand for office space and little new supply

Upgrading of government tenancy requirements are driving tighter prime office market conditions, while secondary office market conditions continue to ease

Higher-spec requirements for larger government tenancies combined with soft secondary market conditions are likely to drive the next (re-) development cycle

LEASE EXPIRY PROFILE BY INCOME





1
ASSET

CANBERRA PORTFOLIO

Asset value

Asset weighting

1 16-18 Mort Street

\$100.9m

3%





16-18 MORT STREET, CANBERRA ACT

16-18 Mort Street is situated in the heart of the CBD, adjacent to the main shopping precinct and commercial thoroughfare. This A grade building includes space for 160 vehicles over two levels of underground parking. It also offers a 5-star NABERS Energy rating and generous 2,200sqm floor plates. The building is leased to Telstra until 2026 and was comprehensively refurbished in 2013.

KEY FEATURES

Ownership	100%
Acquired/built/refurbished	2001/1992/2013
Car spaces	160
Lettable area	14,155sqm
Average floor plate	2,200sqm
Passing face rent	\$444/sqm pa net
Net property income	\$4.6m
External valuation/date	\$101.3m/April 2017
Value/lettable area	\$7,156/sqm
Book value	\$100.9m
Cap rate	5.85%
Discount rate	7.50%
NABERS Energy/Water rating (stars)	5.0 / 4.5

MAJOR TENANTS	AREA	% OF NLA	EXPIRY
Telstra	13,662sqm	97%	Feb 2026

LEASE EXPIRY PROFILE BY INCOME WALE 8.6 YEARS

VACANT 0%	OCCUPANCY 100%
FY18 0%	
FY19 0%	
FY20 1%	
FY21 0%	
FY22 0%	
BEYOND	99%





VIEW OF CANBERRA CBD

Contact details

If you have any questions regarding IOF's reporting or in relation to your unitholding, please call the Investa information line on **+61 1300 851 394**.

Further details about the Fund can be accessed and downloaded at investa.com.au/IOF

Investa Listed Fund Management Limited

Level 6, Deutsche Bank Place
126 Phillip Street
Sydney NSW 2000
T +61 2 8226 9300
F +61 2 9844 9300
ACN 149 175 655 AFSL 401414

DISCLAIMER

This document has been prepared by Investa Listed Funds Management Limited (ACN 149 175 655 and AFSL 401414) (the IOF RE) as responsible entity for the Investa Office Fund (ASX: IOF) (IOF), which comprises the Prime Credit Property Trust (ARSN 089 849 196) and the Armstrong Jones Office Fund (ARSN 090 242 229). Information contained in this document is current as at the date of publication unless otherwise stated.

Except as required by law no representation or warranty (express or implied) is made as to the fairness, accuracy or completeness of the information, forecasts, opinions and conclusions, or as to the reasonableness of any assumption, contained in this document. To the maximum extent permitted by law, IOF RE, IOF, each of their related entities and affiliates (together, the Investa Property Group), and the directors, officers, employees, agents, representatives and advisers of any member of the Investa Property Group accept no responsibility or liability whatsoever for any expense, loss or damage arising out of or in any way connected with the use of all or part of this document. Nor will such persons bear any responsibility or liability as to the fairness, accuracy, adequacy, completeness or correctness of the information in this document or provided in connection with it.

The information contained in this document is based on present circumstances, market conditions and beliefs which may change. This document has been prepared without taking into account the objectives, financial situation or needs of individuals and is not intended to provide, and should not be relied upon for investment, financial, accounting, legal or tax advice. Readers should conduct their own due diligence in relation to any information contained in this document and, before acting on any information in this document, consider its appropriateness, having regard to their objectives, financial situation and needs, and seek the assistance of their financial or other licensed professional adviser before making any investment decision.

This document may include forward-looking statements, which are not guarantees or predictions of future performance. Any forward-looking statements contained in this document involve known and unknown risks and uncertainties which may cause actual results to differ from those contained in this document. Past performance is not an indication of future performance. As such, any past performance information in this document is illustrative only and should not be relied upon.

Any investment in IOF is subject to investment and other known and unknown risks, some of which are beyond its control. The IOF RE does not guarantee the performance of the group, any particular rate of return, the repayment of capital or any particular tax treatment.

This document does not constitute an offer, invitation, solicitation or recommendation with respect to the subscription for, purchase or sale of any security, nor does it form the basis of any contract or commitment. This document has been prepared for the purpose of providing general information only.

The first choice in Australian Office

INVESTA 