



Investa Wholesale Funds
Management Limited
ACN 149 681 390
AFSL 401 858
Level 6
Deutsche Bank Place
126 Phillip Street
Sydney, NSW 2000

GPO Box 4180
Sydney, NSW 2001
DX 97, Sydney

T +61 2 8226 9300
F +61 2 9844 9300
enquiries@investa.com.au
investa.com.au

06 October 2017

The Manager
Markets Announcements Office
ASX Limited
20 Bridge Street
Sydney NSW 2000

Fax: 1300 135 638

Dear Sir/Madam,

Investa Office Fund (IOF) – Notice of change of interests of substantial holder

Pursuant to section 671B of the *Corporations Act 2001* (Cth), enclosed is a Form 604: *Notice of change of interests of substantial holder* by Investa Wholesale Funds Management Limited in its capacity as responsible entity of the Investa Commercial Property Fund and its associates in respect of Investa Office Fund.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ivan Gorridge'.

Ivan Gorridge
Company Secretary

Copy: Investa Listed Funds Management Limited (as responsible entity of the Investa Office Fund)
Level 6, Deutsche Bank Place
126 Phillip Street
Sydney NSW 2000

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Investa Office Fund (comprising Prime Credit Property Trust and the Armstrong Jones Office Fund) (IOF)

ACN/ARSN ARSN 089 849 196 / ARSN 090 242 229

1. Details of substantial holder

Name Investa Wholesale Funds Management Limited in its capacity as responsible entity of the Investa Commercial Property Fund (ICPF) and its associates listed in Annexure A

ACN/ARSN (if applicable) ACN 149 681 390

There was a change in the interests of the substantial holder on See Annexure B

The previous notice was given to the company on 18 September 2017

The previous notice was dated 18 September 2017

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate had a relevant interest in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities	Previous notice		Present notice	
	Person's votes	Voting power	Person's votes	Voting power
Ordinary fully paid stapled securities (IOF Securities)	60,379,455	9.97%	119,667,397	19.95%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
See Annexure B	See Annexure B	See Annexure B	See Annexure B	See Annexure B	See Annexure B

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes
ICPF	ICPF	ICPF	Relevant interest under section 608(1) of the Corporations Act by virtue of having the power to exercise, or control the exercise of, a right to vote attached to the securities and the power to dispose of, or control the exercise of a power to dispose of, the securities.	119,667,397 IOF Securities	119,667,397

5. Changes in association

The persons who have become associates of, ceased to be associates of, or have changed the nature of their association with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
ICPF	Level 6, Deutsche Bank Place, 126 Phillip Street, Sydney NSW 2000
Each of the persons listed in Annexure A	As above



Signature

print name IVAN GORRIDGE capacity Company Secretary

sign here  date 6 October 2017

Annexure A to Form 604

This is Annexure A of 1 page referred to in the Form 604: *Notice of change of interests of substantial holder* prepared by Investa Wholesale Funds Management Limited (ACN 149 681 390) in its capacity as responsible entity of the Investa Commercial Property Fund (**ICPF**) and its associates in respect of Investa Office Fund (comprising Prime Credit Property Trust (ARSN 089 849 196) and the Armstrong Jones Office Fund (ARSN 090 242 229)) (**IOF**) signed by me and dated 6 October 2017.



Ivan Gorridge
Company Secretary

ICPF gives this notice on its own behalf and on behalf of each of the following entities:

Name	ACN
ICPF Holdings Limited	610 989 805
ICPF Holdco Pty Limited	610 994 815
ICPF Investments Pty Limited	612 526 600
Investa Office Management Holdings Limited	126 219 903
Investa Office Management Pty Limited	161 354 016
Investa Listed Funds Management Limited	149 175 655
Investa Investment Management Pty Limited	166 899 645
IOF Custodian Pty Ltd	090 814 645
Davidson Hughes Developments Pty Ltd	005 752 910
Investa Nominees (2) Pty Ltd	128 351 011
Investa Office Developments Pty Limited	168 761 028
Investa Asset Management Pty Limited	089 301 922
Investa Asset Management (QLD) Pty Ltd	098 527 167
Investa Sustainability Institute Pty Ltd	107 442 928
Project Ben Pty Limited	076 178 599
Compam Property Management Pty Limited	093 541 676
Principal Sydney Development Pty Ltd	092 813 780
ICPF Nominees Pty Limited	609 860 602
Investa Nominees (5) Pty Limited	610 847 106
Investa External Funds Management Pty Limited	612 697 417
Investa External Funds Management Subsidiary Pty Limited	613 034 487
Dorcas Pty Ltd	102 836 715
ICPF Finance Pty Ltd	151 010 427
Maritime Nominees Pty Ltd	095 375 296
Cynwest Pty Ltd	008 605 196
Detawind Pty Ltd	008 606 157
Wetastop Pty Ltd	008 604 706
Nesseyre Pty Ltd	008 607 476

Annexure B to Form 604

This is Annexure B of 1 page referred to in the Form 604: *Notice of change of interests of substantial holder* prepared by Investa Wholesale Funds Management Limited (ACN 149 681 390) in its capacity as responsible entity of the Investa Commercial Property Fund (ICPF) and its associates in respect of Investa Office Fund (comprising Prime Credit Property Trust (ARSN 089 849 196) and the Armstrong Jones Office Fund (ARSN 090 242 229)) (IOF) signed by me and dated 6 October 2017.



Ivan Gorridge
Company Secretary

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
4 October 2017	ICPF	Off-market transfer from Cromwell Property Securities Limited as responsible entity of the Cromwell Diversified Property Trust to ICPF as part of a block trade managed by UBS AG, Australia Branch as set out in Annexure C	\$4.65 per IOF Security	59,287,942 IOF Securities	59,287,942
Between 18 September 2017 and 4 October 2017	ICPF	An increase in voting power due to on-market buy-back announced by IOF on 24 August 2017	Not applicable as the increase in voting power is due to the buy-back and cancellation of IOF Securities during this period, and none of the parties to this notice (other than IOF) participated in the buy-back.		

Annexure C to Form 604

This is Annexure C of 6 pages referred to in the Form 604: *Notice of change of interests of substantial holder* prepared by Investa Wholesale Funds Management Limited (ACN 149 681 390) in its capacity as responsible entity of the Investa Commercial Property Fund (**ICPF**) and its associates in respect of Investa Office Fund (comprising Prime Credit Property Trust (ARSN 089 849 196) and the Armstrong Jones Office Fund (ARSN 090 242 229)) (**IOF**) signed by me and dated 6 October 2017.



Ivan Gorridge
Company Secretary



UBS AG, Australia Branch
ABN 47 088 129 6

AFS Licence No. 231C

Level 16, Chifley Tower
2 Chifley Square
Sydney NSW 2000
GPO Box 4151
Sydney NSW 2001 Australia
Telephone: 61 2 9324 2000

FAX OR EMAIL CONFIRMATION REQUIRED BY
6.30pm (SYDNEY TIME), 3 OCTOBER 2017

3 October 2017

PRIVATE AND CONFIDENTIAL

Investa Wholesale Funds Management Limited
(ACN 149 681 390)
in its capacity as responsible entity of
the Investa Commercial Property Fund
Level 6, Deutsche Bank Place
126 Phillip Street
Sydney, NSW 2000

Dear Investor,

Investa Office Fund – Block Trade Confirmation letter

1. Master ECM Terms

We confirm Your irrevocable agreement to acquire Your Allocation, upon the terms of this Confirmation and the Master ECM Terms dated 1 March 2017 ("Terms") available on the AFMA website at <http://www.afma.com.au/standards/standard-documentation>.

You confirm (for the benefit of the Offeror, the Issuer, the Lead Manager and each of their respective Affiliates) that You have read and understood and agree to be bound by the Terms, including without limitation the Acknowledgments, Warranties, Undertakings and Foreign Jurisdiction Representations, as applied by and incorporated by reference into this Confirmation, any selling restrictions in the Information Materials and that You understand Your settlement obligations. You confirm that by acquiring Your Allocation, You will be deemed to have represented, warranted and agreed as to the matters covered by the provisions of the Terms that apply and are incorporated by reference into this Confirmation, and as to any additional representation, warranty and agreement set out in this Confirmation.

Any capitalised term used but not defined in this Confirmation has the meaning given to it in the Terms.

2. Transaction Details

Offeror (entity offering the Securities for sale)	Cromwell Property Securities Limited (ACN 079 147 809) as responsible entity for Cromwell Diversified Property Trust (ARSN 102 982 596)
Issuer (entity who has issued the Securities)	Investa Office Fund (IOF ASX)
Offer Structure	Block Trade ("Block Trade" or the "Offer")

Offer size Approximately 60.4 million securities

Securities Existing fully paid ordinary stapled securities in the Issuer

Price A\$4.65 per Security to be paid by Investa Wholesale Funds Management Limited (ACN 149 681 390) in its capacity as responsible entity of the Investa Commercial Property Fund

Lead Manager UBS AG, Australia Branch (ABN 47 088 129 613) (and each of its Affiliates)

Settlement Date 10:00am (AEST), 6 October 2017

Settlement Agent UBS Securities Australia Limited

Note:

The offer and sale of the Securities have not been, and will not be, registered under the U.S. Securities Act or the securities laws of any state or other jurisdiction of the United States, and the Securities may not be offered, sold, pledged or otherwise transferred without registration under the U.S. Securities Act (which You acknowledge none of the Offeror, the Issuer or the Lead Managers has any obligation to do or to procure) unless the Securities are offered, sold, pledged, transferred or otherwise disposed of in a transaction exempt from, or not subject to, the registration requirements of the U.S. Securities Act and the securities laws of any state or any other jurisdiction in the United States.

3. Your Allocation

You have been allocated the following Securities under the Block Trade on and subject to the Terms:

Price (per Security)	Number of Securities	Total Amount
\$4.65	59,287,942	\$ 275,688,930.30

Subject to the Lead Manager sending You a revised Confirmation, this Confirmation is the only form of confirmation You will receive in relation to Your Allocation of Securities.

4. Settlement Arrangements

The total application amount due as set out in Section 3 of this letter is required to be received in the below bank account by no later than 4.30pm (Sydney time) on the day prior to Settlement Date.

[Redacted bank account details]

Please set out below the registration details that You wish to apply in respect of Your allocation (note that if You wish to have the Securities allocated to Your existing shareholding the details set out below must match your existing registration details in all respects).

Name	[Redacted]
Address	[Redacted]
SRN	[Redacted]

5. Acknowledgements

The General Acknowledgements and the following Additional Acknowledgements apply:

- (No disclosure document lodged with ASIC)
- You agree and acknowledge that the Lead Manager must disclose Your Allocation of Securities to the Offeror in writing prior to the Block Trade.

6. Warranties

The General Warranties apply.

7. Undertakings

The General Undertakings apply.

8. Foreign Jurisdiction Representations

The General Foreign Jurisdiction Representations apply.

9. Variation

The following other terms apply:

- You agree and acknowledge that the Lead Manager shall be entitled to such fees as the parties agree.

10. Timetable

The indicative Timetable for the Offer is set out in Appendix 1.

11. Confirmation of Allocation

You must complete and return by email or facsimile the attached signed Confirmation of Allocation by 6.30pm (Sydney time) on 3 October 2017 to the Lead Manager (to the attention of the person and to the relevant email address or fax number indicated in this Confirmation):

UBS AG, Australia Branch

Attention: [REDACTED]

Facsimile: [REDACTED]

Email: [REDACTED]

Any queries on the Offer may be directed to [REDACTED] of UBS AG, Australia Branch (Phone: [REDACTED], Email: [REDACTED])

Yours faithfully

[REDACTED]

Richard Steijlen

Managing Director
UBS AG, Australia Branch

[REDACTED]

Alex Dignam

Executive Director
UBS AG, Australia Branch

Appendix 1 – Timetable

Summary of Key Dates	Date/Time (AEDT time)
Trade date (T)	4 October 2017
Settlement date (T+2)	6 October 2017

Appendix 2 – Confirmation of Allocation

PART 1 – DETAILS OF OFFER

Offeror	Cromwell Property Securities Limited (ACN 079 147 809) as responsible entity for Cromwell Diversified Property Trust (ARSN 102 982 598)
Issuer	Investa Office Fund (IOF ASX)
Description of Offer	Block Trade

PART 2 - DETAILS OF ALLOCATION:

Bidder Name	Investa Wholesale Funds Management Limited (ACN 149 681 390) in its capacity as responsible entity of the Investa Commercial Property Fund
--------------------	--

Contact Name

Email

	Code	Number of Securities	Amount
Securities at A\$4.65 each	IOF	59,287,842	A\$275,688,930.30

PART 3 – DECLARATION

We confirm (for the benefit of the Offeror, the Issuer, the Lead Manager and their respective Affiliates):

- our irrevocable agreement to acquire and pay the Price per Security for our Allocation and to pay the make-whole amount to the Lead Manager on the Master ECM Terms dated 1 March 2017 available on the AFMA website at <http://www.afma.com.au/standards/documentation.htm>, as the Master ECM Terms are applied by and incorporated by reference into the Confirmation ("Terms");
- we have read and understood and agree to be bound by the Terms, including without limitation the Acknowledgments, Warranties, Undertakings and Foreign Jurisdiction Representations, as applied by and incorporated by reference into the Confirmation and any selling restrictions in the Information Materials; and
- we understand our settlement obligations.

The Terms apply to this Confirmation of Allocation. Capitalised terms used but not defined in this document have the meaning given to them in the Terms.

Execution (by an authorised signatory)

Signature:		Title:	CEO / DIRECTOR
-------------------	---	---------------	----------------

Name:	JONATHAN CALLAGHAN	Date:	
--------------	--------------------	--------------	--

Form		of		
-------------	--	----	--	--