

ASX Announcement

24.08.18

Investa Office Fund (ASX:IOF)

IOF Taxation Components - Distribution for the half year ended 30 June 2018

The distribution for Investa Office Fund (ASX: IOF) is 10.15 cents per stapled security for the half year ended 30 June 2018 and will be dispatched to unitholders on Monday 27 August 2018.

Securities in IOF constitute an investment in two unit trusts, Prime Credit Property Trust (PCP) and Armstrong Jones Office Fund (AJO). Each of PCP and AJO is a withholding Managed Investment Trust and an Attribution Managed Investment Trust for the year ended 30 June 2018.

Investa Listed Funds Management Limited, the Responsible Entity for PCP and AJO, gives the following notice in respect of the distribution period for the purposes of Subdivision 12-H and Subdivision 12A-A of Schedule 1 of the Taxation Administration Act 1953 (TAA):

Distribution period from 1 January 2018 to 30 June 2018 (cents per unit)

| Component Description | Note (see below) | PCP | AJO | IOF |
|---------------------------------|------------------------|-----------------|-----------------|------------------|
| Interest income | 1 | 0.020363 | 0.015982 | 0.036345 |
| Unfranked dividend income | 1 | 0.000000 | 0.000000 | 0.000000 |
| Royalty income | 1 | 0.000000 | 0.000000 | 0.000000 |
| Other taxable Australian income | | 3.324335 | 3.772986 | 7.097321 |
| Discounted capital gains | | 0.005302 | 0.000000 | 0.005302 |
| Other non-assessable amounts | | 0.000000 | 3.011032 | 3.011032 |
| Total Cash Distribution | | 3.350000 | 6.800000 | 10.150000 |

| Calculation of Fund Payment Amount | | | | |
|--|----------|-----------------|-----------------|-----------------|
| Other taxable Australian income | | 3.324335 | 3.772986 | 7.097321 |
| Discounted capital gains | | 0.005302 | 0.000000 | 0.005302 |
| Add: Gross up for capital gains relating to disposals of taxable Australian property (TAP) | | 0.000000 | 0.000000 | 0.000000 |
| Less: Capital gains relating to disposals of non taxable Australian property (NTAP) | | 0.005302 | 0.000000 | 0.005302 |
| Total Fund Payment Amount | 2 | 3.324335 | 3.772986 | 7.097321 |

Please note:

1. In accordance with section 12A-15 of Schedule 1 of the TAA, this distribution includes Australian interest, unfranked dividend and royalty income amounts as shown above.
2. In accordance with section 12-395 of Schedule 1 of the TAA, this distribution includes the fund payment amount shown above, which has been determined in accordance with section 12A-110 of Schedule 1 of the TAA.

The portion of the distribution which is attributable to a fund payment from a clean building Managed Investment Trust is NIL cents per unit.

The fund payment amount and the Australian interest, unfranked dividend and royalty income amounts relate to the income year ended 30 June 2018.

Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. The taxation components of distributions paid and / or attributed in respect of the year ended 30 June 2018 will be shown on the Attribution Managed Investment Trust Member Annual Statement (AMMA Statement) for the year which will be sent to unitholders at the end of August 2018.

End

About Investa Office Fund

Investa Office Fund (ASX code: IOF) is an externally managed Australian listed real estate investment trust, included in the S&P/ASX 100 index. IOF is governed by the Independent Board of Investa Listed Funds Management Limited as responsible entity, and managed by Investa – one of Australia's largest and most highly regarded office managers. IOF has total assets under management of \$4.4 billion, with 20 investment grade office buildings in core CBD markets across Australia. The Fund receives rental income from more than 400 tenants, including government agencies and blue chip organisations. IOF's strategy is to deliver attractive risk-adjusted returns investing in high quality Australian office buildings, leveraging Investa's fully integrated specialist property sector capabilities to outperform.

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