

26.02.16

Investa Office Fund (ASX:IOF)

IOF Taxation Components

Distribution for the half year ended 31 December 2015

The distribution for Investa Office Fund (ASX: IOF) is 9.80 cents per stapled unit for the half year ended 31 December 2015 and will be dispatched to unitholders on Monday 29 February 2016.

Detailed below are the estimated tax components for Australian managed investment trust non-resident withholding tax purposes for the distribution for the half year ended 31 December 2015 for Investa Office Fund (comprising Prime Credit Property Trust (PCP) and Armstrong Jones Office Fund (AJO)). Each of PCP and AJO is a managed investment trust for the year ending 30 June 2016.

December 2015 Half Year (cents per unit)			
	PCP	AJO	IOF
Net rental income	4.530484	2.875104	7.405588
Interest income	0.238187	0.013231	0.251418
Tax deferred amount	2.131329	0.011665	2.142994
Foreign income	0.000000	0.000000	0.000000
Total Distribution	6.900000	2.900000	9.800000

Calculation of Fund Payment amount

	PCP	AJO	IOF
Net rental income	4.530484	2.875104	7.405588
Add: Gross up for capital gains relating to disposals of taxable Australian property	3.630388	0.000000	3.630388
Total Fund Payment amount	8.160872	2.875104	11.035976

In accordance with section 12-395 of Schedule 1 of the Taxation Administration Act 1953 (Cth), this distribution includes a 'fund payment' amount as shown above in respect of the income year ending 30 June 2016.

The portion of the fund payment in respect of the half year ended 31 December 2015 which is attributable to a fund payment from a clean building Managed Investment Trust is NIL cents per unit.

Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions will be provided in the annual tax statement which will be sent to unitholders at the end of August 2016.

-ENDS-

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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. IOF has total assets under management of AU\$3.49 billion with 22 investments located in core 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.

About Investa Office

Investa Office is Australia's leading owner and manager of commercial office buildings, controlling assets worth more than \$8.5 billion in key CBD markets across Australia. Our end-to-end real estate platform incorporates funds, portfolio and asset management, property services, development, sustainability, capital transactions and research.

We strive to be the first choice in Australian office, by delivering consistent outperformance for our investors and exceeding the expectations of our tenants and staff. Investa Office is a leader in sustainability and is committed to responsible property investment and the ongoing pursuit of sustainable building ownership and management.

We are a signatory of the United Nations Principles for Responsible Investment.

Fund Enquiries

Ming Long

Fund Manager

Investa Office Fund

T +61 2 8226 9324

M +61 400 686 090

E Mlong@investa.com.au

Alex Abell

Assistant Fund Manager

Investa Office Fund

T +61 2 8226 9341

M +61 466 775 112

E Aabell@investa.com.au

Media Enquiries

Emily Lee-Waldo

General Manager, Marketing & Communications

T +61 2 8226 9378

M +61 416 022 711

E ELee-Waldo@investa.com.au

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