

16.08.16

Investa Office Fund (ASX:IOF)

Certificate of Valuation

Investa Office Fund (ASX: IOF) advises that on Friday, 12 August 2016 a Certificate of Valuation was received from Investa Office Management Holdings Pty Limited ("IOMH") under the Investa Implementation Deed.

As the gross asset value of the Australian commercial office assets of Investa Office Fund is more than \$3.5 billion, the Due Diligence Commencement Date (as defined under the Implementation Deed) is 12 August 2016. This means that IOF has a 12 month period commencing on 12 August 2016 to determine to notify IOMH and commence the process to negotiate to purchase a 50% interest in the Investa Office Management Platform.

In the Certificate of Valuation, and in accordance with the Investa Implementation Deed, IOMH has stated the price at which IOMH is prepared to sell a 50% interest in the Investa Office Management Platform as follows:

- If completion of the sale takes place before 28 February 2017, the price is \$45,000,000 plus agreed working capital and other agreed reimbursement adjustments.
- If completion of the sale takes place after 28 February 2017, the price is the higher of:
 - a. \$45,000,000 plus agreed working capital and other agreed reimbursement adjustments; and
 - b. the fair market price as at the expected completion date of the sale as determined by an independent expert appointed by IOMH (acting reasonably) in consultation with Investa Listed Funds Management Limited.

The price mentioned above is also subject to agreement on the various transaction documents to give effect to the sale of the interest and governing the joint venture arrangements.

The Directors of Investa Listed Funds Management Limited, the responsible entity of IOF, will review and consider the Certificate of Valuation within the period allowed under the Implementation Deed.

IOF will keep unitholders informed in accordance with its ASX continuous disclosure obligations.

-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. IOF has total assets under management of AU\$3.499 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.

Fund Enquiries

Jason Leong

Acting Fund Manager

Investa Office Fund

T +61 2 8226 9308**M** +61 409 555 143**E** Jleong@investa.com.au**Nicole Quagliata**

Assistant Fund Manager

Investa Office Fund

T +61 2 8226 9361**M** +61 428 445 120**E** Nquagliata@investa.com.au

Media Enquiries

Emily Lee-WaldoGeneral Manager, Marketing &
Communications**T** +61 2 8226 9378**M** +61 416 022 711**E** ELee-Waldo@investa.com.au

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