



**Investa Listed Funds
Management Limited**
ABN 37 149 175 655

Level 6 Deutsche Bank Place
126 Phillip Street
Sydney NSW 2000
Australia

T 61 2 8226 9300
F 61 2 9844 9300
W www.investa.com.au

15 August 2011

The Manager
Company Announcements Office
ASX Limited
Level 4, Exchange Centre
20 Bridge Street
Sydney NSW 2000

Dear Sir/Madam,

RE: Amendment to Investa Office Fund (ASX:IOF) Buyback Appendix 3C

Further to the IOF announcement earlier today, please find attached an amended Appendix 3C in relation to the on market buyback.

Pursuant to ASIC Class Order 07/422 the following information is provided and disclosed at item 8 in the attached:

- (a) Related bodies corporate of Investa Listed Funds Management Limited, the responsible entity of IOF, own 68,218,830 units in IOF;
- (b) The buyback will be funded using debt and proceeds from asset sales.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J. Callaghan", with a long horizontal flourish extending to the right.

Jonathan Callaghan
Investa Property Group
Group General Counsel

Appendix 3C

Announcement of buy-back (except minimum holding buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: Appendix 7B. Amended 13/3/2000, 30/9/2001, 11/01/10

Name of entity	ARSN
Investa Office Fund (comprising Armstrong Jones Office Fund/ Prime Credit Property Trust)	090 242 229 / 089 849 196

We (the entity) give ASX the following information.

Information about buy-back

1	Type of buy-back	On market
2	⁺ Class of shares/units which is the subject of the buy-back (eg, ordinary/preference)	Ordinary units
3	Voting rights (eg, one for one)	One for one
4	Fully paid/partly paid (and if partly paid, details of how much has been paid and how much is outstanding)	Fully paid
5	Number of shares/units in the ⁺ class on issue	2,729,071,212
6	Whether shareholder/unitholder approval is required for buy-back	Not required
7	Reason for buy-back	To enhance unitholder value

⁺ See chapter 19 for defined terms.

- | | | |
|---|--|---|
| 8 | Any other information material to a shareholder's/unitholder's decision whether to accept the offer (eg, details of any proposed takeover bid) | <u>Pursuant to ASIC Class Order 07/422 the following information is provided:</u>
<u>(a) Related bodies corporate of Investa Listed Funds Management Limited, the responsible entity of IOF, own 68,218,830 units in IOF;</u>
(a) <u>(b) the buyback will be funded using debt and proceeds from asset sales.N/A</u> |
|---|--|---|

On-market buy-back

- | | | |
|----|---|---|
| 9 | Name of broker who will act on the company's behalf | Morgan Stanley |
| 10 | Deleted 30/9/2001. | |
| 11 | If the company/trust intends to buy back a maximum number of shares - that number

<small>Note: This requires a figure to be included, not a percentage.</small> | The buyback will be conducted within the 10/12 limit therefore up to 272,907,121 units |
| 12 | If the company/trust intends to buy back shares/units within a period of time - that period of time; if the company/trust intends that the buy-back be of unlimited duration - that intention | Expected to continue for up to 12 months |
| 13 | If the company/trust intends to buy back shares/units if conditions are met - those conditions | IOF will only buyback units within the expected timeframe and in such circumstances as is considered beneficial to the efficient capital management of the company. |

Employee share scheme buy-back

- | | | |
|----|---|-----|
| 14 | Number of shares proposed to be bought back | N/A |
| 15 | Price to be offered for shares | N/A |

Selective buy-back

- 16 Name of person or description of class of person whose shares are proposed to be bought back
- 17 Number of shares proposed to be bought back
- 18 Price to be offered for shares

Equal access scheme

- 19 Percentage of shares proposed to be bought back
- 20 Total number of shares proposed to be bought back if all offers are accepted
- 21 Price to be offered for shares
- 22 ⁺Record date for participation in offer
Cross reference: Appendix 7A, clause 9.

Compliance statement

1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.
2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here: Date:
(Director/Company secretary)

Print name:

⁺ See chapter 19 for defined terms.