

Appendix 3F

Final share buy-back notice (except minimum holding buy-back)

Introduced 1/9/99. Origin: Appendices 7D and 7E. Amended 30/9/2001, 11/01/10

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

| Name of entity | ABN/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.

Description of buy-back

| | |
|--------------------|-----------|
| 1 Type of buy-back | On market |
|--------------------|-----------|

Details of all shares/units bought back

| | |
|--|---|
| 2 Number of shares/units bought back | 272,907,121 units or 10% of issued capital |
| 3 Total consideration paid or payable for the shares/units | \$165,827,004 |
| 4 If buy-back is an on-market buy-back - highest and lowest price paid | highest price: date: \$0.6350 lowest price: date: \$0.5800 |

+ See chapter 19 for defined terms.

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: 16 December 2011

(~~Director~~/Company secretary)

Print name: Jonathan Callaghan

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