

Investa Office Fund (ASX:IOF)

US\$125 million US Private Placement

Investa Listed Funds Management Limited as Responsible Entity for Investa Office Fund (“IOF” or the “Fund”) is pleased to announce it has completed a 12 year US\$125m (A\$128.9m) US Private Placement (“USPP”). The USPP is in line with the Funds stated strategy to extend the tenor and diversify the sources of debt, and follows the inaugural A\$125m MTN issuance in October 2012.

Ming Long, Investa Group Chief Financial Officer stated “This is IOF’s first issuance in the USPP market and we are extremely pleased to have priced at an all-in-rate of 175 bps over BBSW for a 12 year tenor. This competitive rate reflects the quality of IOF’s asset base and management team.”

Since taking over IOF in 2011, Investa has removed IOF’s reliance on 100% bank debt funding by accessing the domestic capital markets and now the US private placement market, whilst increasing the weighted average debt maturity from less than 12 months to 3.8 years¹.

“The USPP issuance continues to demonstrate the quality of the Investa management team and the Fund’s commitment to enhancing risk-adjusted unitholder returns,” said Toby Phelps, IOF Fund Manager.

Proceeds will be used to repay bank debt upon settlement, expected to take place on the 12th of August 2013.

NAB was Sole Placement Agent on the transaction.

-ENDS-

1. Post USPP issuance

About Investa Office Fund (formerly ING Office Fund)

Investa Office Fund (ASX code: IOF) previously known as ING Office Fund is an ASX-listed real estate investment trust (A-REIT) and is included in the S&P/ASX100 index. The Fund 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\$2.6 billion with investments located in core CBD markets throughout Australia and select offshore markets in Europe. IOF's strategy is to reposition the portfolio with a domestic-only focus.

About Investa Property Group

Investa is one of Australia's largest owners and managers of quality real estate controlling assets worth more than AU\$8.4 billion across the commercial, industrial and residential sectors. Investa's integrated property platform incorporates property services, funds management, portfolio management, asset management, development and sustainability.

With a long history of managing institutional grade office buildings in core CBD markets, Investa's office portfolio comprises more than 45 buildings and is valued at over AU\$7 billion. Investa's development pipeline exceeds AU\$2.7 billion and includes more than 10,570 residential lots, and over 580 hectares of industrial land. Funds under management in its listed and unlisted funds total AU\$4.6 billion, managed on behalf of over 17,700 investors.

Investa is a global leader in sustainability and is committed to responsible property investment, and the ongoing pursuit of sustainable building management, ownership and development.

* As at 31 December 2012

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