

## **Investa Office Fund (ASX: IOF)**

### **US\$200 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 US\$200 million (A\$229 million) US Private Placement (“USPP”). The offering was received favourably by the market, being oversubscribed due to strong demand for IOF credit. This continues the execution of IOF’s stated objectives of extending the tenure and diversifying the sources of debt.

The USPP was split into 3 tranches with tenures of 11, 13 and 15 years to minimise bullet refinancing risks in the future. The average tenure equates to 13 years and pricing achieved was at an average margin of 173bps over US Treasury (“UST”).

Since taking over management of IOF in 2011, Investa Office has now refinanced or issued over \$1 billion in debt including \$125 million of medium term notes in the domestic market, refinancing of over \$700 million of bank debt and this issuance brings total placements into the USPP market to US\$325 million.

Ming Long, Finance Director for IOF stated, “This issuance provides further depth and diversity in IOF’s debt capital mix and we are pleased to have priced at an average rate of 173 bps over UST on an average tenure of 13 years. The debt profile is now substantially diversified across tenure and sources, and following settlement of this issuance will allow IOF to reduce the near term bank debt and further extend our weighted average debt maturity to over 7 years. We continue to review all markets to actively manage IOF’s capital.”

Toby Phelps, IOF Fund Manager said, “Our continued focus on managing the balance sheet liabilities by extending the tenure and diversifying the sources of debt is further evidence of our execution of the stated strategy.”

Settlement is expected to take place on 7 April 2014.

NAB and CBA acted as the Placement Agents on the transaction.

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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. 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\$2.8 billion with investments located in core CBD markets throughout Australia and select offshore markets in Europe. IOF's strategy is to reposition the portfolio to an Australian only focus.

### About Investa Office

Investa Office is Australia's leading owner and manager of commercial office buildings, controlling assets worth more than \$7 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 global 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.

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