

26.11.15

## Investa Office Fund (ASX:IOF)

### IOF Leasing Update

Investa Listed Funds Management Limited as Responsible Entity for Investa Office Fund (ASX:IOF) is pleased to report leasing momentum continues across the portfolio, including a new lease across 3 floors at 140 Creek Street, Brisbane.

Enterprise application software company, SAP, has signed a lease over 3,715 square meters at 140 Creek Street, Brisbane. The 7 year lease over levels 18, 19 and 20 will start in January 2016.

Ming Long, IOF Fund Manager said, "This result demonstrates that we have a highly desirable building that meets the needs of modern occupiers seeking centrally located accommodation with efficient floorplates. Securing SAP is a credit to our dedicated team, who has been working with them for some time, and remains focused on leasing outcomes in a highly competitive market."

At 239 George Street, Brisbane, lease expiries for FY16 have reduced to 7% from 25% at 30 June 2015.

IOF's portfolio continues to perform strongly in Sydney, particularly for buildings catering to the smaller tenant segment of the market. Agreements have been secured increasing occupancy at 111 Pacific Highway, North Sydney, from 94% to 100%.

In addition to this, our focus at 6 O'Connell Street, Sydney has increased our office occupancy from 95% to 98%. Two new food and beverage operators will also move into the building: Balcon by Tapavino will open a restaurant-wine bar; and Restaurant Hubert will open a 150 seat restaurant over 400 square metres. This new amenity – scheduled to open in Q1 2016 – will transform the ground plane, improve the asset's position and precinct, underpinning long-term performance.

The leasing success has positive earnings implications for FY16, however due to uncertainty surrounding additional costs associated with the Morgan Stanley Sale Process and the Strategic Review, the Board has maintained guidance at 28.1 cents per unit.

**-ENDS-**

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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. 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\$3.3 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.

### About Investa Office

Investa Office is Australia's leading owner and manager of commercial office buildings, controlling assets worth more than \$9 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.

#### Fund Enquiries

##### Ming Long

Fund Manager

Investa Office Fund

**T** +61 2 8226 9324

**M** +61 400 686 090

**E** [Mlong@investa.com.au](mailto:Mlong@investa.com.au)

##### Alex Abell

Assistant Fund Manager

Investa Office Fund

**T** +61 2 8226 9341

**M** +61 466 775 112

**E** [Aabell@investa.com.au](mailto:Aabell@investa.com.au)

#### Media Enquiries

##### Alicia Mitchell

General Manager, Marketing & Communications

**T** +61 2 8226 9378

**M** +61 411 137 297

**E** [AMitchell@investa.com.au](mailto:AMitchell@investa.com.au)

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