

Investa Office Fund (ASX: IOF)

IOF Taxation Components

Distribution for the quarter ended 30 September 2011

The distribution for Investa Office Fund (ASX: IOF) is 0.975 cents per stapled unit for the quarter ended 30 September 2011 and will be dispatched to unitholders on 27 October 2011.

Detailed below are the estimated tax components for Australian managed investment trust non-resident withholding tax purposes for the distribution for the quarter ended 30 September 2011 for Investa Office Fund (comprising Prime Credit Property Trust (PCP) and Armstrong Jones Office Fund (AJO)).

	September 2011 Quarter (cents per unit)		
	PCP	AJO	IOF
Fund payment amount	0.0000	0.5232	0.5232
Interest	0.0033	0.0834	0.0867
Tax deferred amount	0.3226	0.0046	0.3272
Attributable income - CFC	0.0000	0.0049	0.0049
Foreign income	0.0000	0.0330	0.0330
Total Distribution	0.3259	0.6491	0.9750

In accordance with section 12-395 of Schedule 1 of the Taxation Administration Act 1953 (Cth), this distribution includes a 'fund payment' amount as shown above in respect of the income year ending 30 June 2012.

Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions will be provided in the annual tax statement which will be sent to unitholders at the end of August 2012.

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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 US and 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\$9 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 50 buildings and is valued at over AU\$7.5 billion. Investa's development pipeline exceeds AU\$2.7 billion and includes more than 12,300 residential lots, and over 430 hectares of industrial land. Funds under management in its listed and unlisted funds total AU\$4.3 billion, managed on behalf of over 23,000 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.

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