

INVESTA LAND UNITHOLDER OFFER



AN INTRODUCTION TO INVESTA PROPERTY GROUP



Investa Land exclusive offer to IOF unitholders:

This exclusive Investa Land offer is only available to IOF unitholders.

It provides potential investors or homebuyers with an attractive incentive to invest in the Australian residential real estate market by purchasing a block of land at an Investa land project, and one of a selection of homes from Clarendon Homes, a sister company of Investa.

> Purchase land and receive a \$15,000 discount*

> Purchase one of a selection of Clarendon Homes and receive a \$15,000 discount*

We invite you to take advantage of this offer as it is only available to IOF unitholders who settle their land purchase by 31st December 2011. Purchases from Clarendon Homes must have committed to a building contract by 31st December 2011.

For more information call 1300 920 797 or visit www.investa.com.au/IOFunitholderoffer



* For full Terms & Conditions please visit www.investa.com.au/IOFunitholderoffer/termsandconditions

For more information investa.com.au/IOFunitholderoffer
For general enquiries 1300 920 797 or IOFunitholderoffer@investa.com.au

INVESTA OFFICES

Australia	NSW (HEAD OFFICE)	VIC	QLD	WA
Level 6	Level 4	Level 4	Level 13	Upper Plaza
Deutsche Bank Place	Podium Building	Podium Building	241 Adelaide Street	QV1 Building
126 Phillip Street	120 Collins Street	120 Collins Street	Brisbane QLD 4000	250 St Georges Terrace
Sydney NSW 2000	Melbourne VIC 3000	Melbourne VIC 3000		Perth WA 6000



Welcome to Investa



Dear Unitholder,

Investa Property Group (Investa) is pleased to have been appointed as the new Responsible Entity of the Investa Office Fund (IOF), formerly ING Office Fund.

Since announcing the transfer of management of IOF to Investa on the 28th March 2011, the company has been working diligently to transition the Fund's activities to Investa, and progress with a range of strategic initiatives proposed for the Fund. These initiatives, which are designed to maximise unitholder value over time include:

- > Utilising Investa's integrated management platform and market-leading position to enhance portfolio returns through active leasing, pro-active management, and repositioning and upgrading assets through market cycles;
- > Activating a unit buyback and refinancing IOF's Australian syndicated debt facility on market competitive terms;
- > Selling offshore assets and re-deploying proceeds into Australian assets;
- > Introducing a best practice governance framework which includes providing unitholders with the ability to determine the composition of independent directors on the Board;
- > Taking an industry leading position on environmental sustainability.

Investa's overarching objective is to reposition IOF into Australia's pre-eminent CBD Office Fund and increase the appeal of IOF units to investors, thereby improving unit price. As one of the largest and most experienced owners and managers of institutional grade office buildings in Australia we believe we are well equipped to deliver on this objective.

I welcome you to Investa and hope you enjoy learning more about our company. With IOF now part of Investa I am pleased to introduce an offer from our land development business, outlined on page 4, that is exclusive to IOF unitholders, that may be of interest to those considering a residential property purchase.

For more information on Investa please visit www.investa.com.au. For enquiries on IOF contact Investor Relations on 1300 130 231 or investorrelations@investa.com.au

Yours sincerely,

Scott MacDonald
Scott MacDonald, Chairman & CEO, Investa Property Group
Executive Director, Investa Listed Funds Management Ltd (ILFML)*

*ILFML is the Responsible Entity for IOF

- 1. 15 Adelaide Street, Brisbane
- 2. 383 La Trobe Street, Melbourne
- 3. 388 George Street, Sydney



AUSTRALIA’S LEADING OWNER AND MANAGER OF PRIME CBD OFFICE BUILDINGS



Market leadership, proven performance

“Investa’s experience and expertise in the office sector will allow us to optimise the performance of each of the Fund’s assets, delivering enhanced value to unitholders over time.”

CAMPBELL HANAN, HEAD OF COMMERCIAL PROPERTY INVESTMENTS, INVESTA



Campbell Hanan,
Head of Commercial Property
Investments, Investa

Investa Property Group is one of Australia’s largest owners and managers of quality real estate, controlling assets worth more than AU\$9.6 billion across the commercial, industrial and residential sectors. An experienced property fund manager, Investa has more than AU\$4.7 billion in funds under management in its listed and unlisted funds, managed on behalf of over 27,000 investors.

Investa has been internationally recognised for its leadership in corporate social responsibility and sustainable property ownership, management and development. Our environmental initiatives have resulted in better performing assets, improved productivity and higher returns to our investors.

Investa has more than 240 employees, and is headquartered in its flagship Deutsche Bank Place development at 126 Phillip Street, Sydney, with offices in Melbourne, Brisbane and Perth.

Investa has two distinct, streamlined business lines – Commercial Property Investments (incorporating its commercial office and funds management business) and Investa Land.

Commercial
Property Investments

Commercial Property Investments is the cornerstone of Investa’s operation, incorporating more than 1.2 million square metres of institutional grade commercial office property, valued at more than AU\$8 billion.

Investa’s integrated commercial real estate platform covers the entire spectrum of office ownership and management incorporating funds management, portfolio and asset services, property services, development and sustainability. The full service nature of the platform translates to greater control, better efficiency and increased innovation.

Investa’s direct relationship with its tenants optimises retention and occupancy across the portfolio. In fact, Investa’s own office portfolio, the Investa Property Trust, currently enjoys 97.7% occupancy and 70% tenant retention (by number of tenants).

Investa is committed to the highest standards of corporate governance and ethical conduct, recognising it as an essential component of our responsibility to investors. Through our commitment to transparency, Investa has developed a robust framework to ensure the Fund’s governance objectives are met, risk is monitored and assessed, and performance is optimised.

Sustainability

Investa is committed to sustainability and takes a long term view of both its environmental and social impacts.

Investa was the leading real estate company on the Dow Jones Sustainability World Index, prior to delisting from the ASX in September 2007 after being privatised. Investa is also a signatory to the United Nations Principles for Responsible Investment, committing to a voluntary and aspirational framework for incorporating environmental, social and corporate governance issues into mainstream investment decision-making and ownership practices.

Not only has Investa’s practices set the standard for environmental performance targets amongst our peers, they have been consistently recognised by community, government and industry. At the 2011 Green Globe Awards Investa received the prestigious ‘Premier’s Award for Sustainability Excellence,’ the ‘Built Environment Sustainability Award’ and the ‘Climate Change Leadership Award.’ Investa was also recognised by the Property Council of Australia, with both the 2011 Innovation and Excellence Award for ‘NSW Development of the Year’ and ‘Australia’s Best New Sustainable Development of the Year’ for its Ark-Coca Cola Place development in North Sydney.



Investa Land

Investa Land is a leading Australian land developer with projects across the residential and industrial sectors. Their development pipeline is valued at more than AU\$2.7 billion incorporating more than 12,500 residential lots, and over 450 hectares of industrial land located around Australia.

Investa Land prides itself on its end-to-end service offering, which is tailored to the unique requirements of its development partners and end customers.

As developers we are committed to delivering sustainable, community projects that are progressive and of high quality, located in key growth corridors across Australia which are well serviced by transport, infrastructure and amenity. Investa’s residential developments provide a mix of land, house and land and completed homes and are designed to cater to a range of home owners and investors.

The sustainability credentials of each land development is optimised by investing time during the planning phase to explore initiatives that encourage lower energy use, recycling, sustainable water use and re-use, the retention and enhancement of local ecology and engagement with the local community.

Investa Land would like to welcome IOF unitholders with an exclusive residential property offer, available at Investa Land developments around Australia.



INVESTA LAND EXCLUSIVE
OFFER TO IOF UNITHOLDERS

Take advantage of this special offer:

\$15,000 OFF THE LAND PLUS

\$15,000 OFF A CLARENDON HOME

Until 31st December 2011, should an IOF unitholder wish to purchase a residential block of land from Investa they will be eligible to take advantage of this special opportunity.

See over for details.

(Terms and conditions apply).

AU\$8b

Commercial office assets owned or managed

AU\$4.7b

Funds under management

1,200 tenants+

Total number of tenants in Investa buildings

12,500+

No of residential lots in portfolio

450ha

Size of industrial land holdings

AU\$2.7b

Estimated end value of development pipeline

