

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme INVESTA OFFICE FUND (IOF)

ACN/ARSN ARSN 090 242 229 (Armstrong Jones Office Fund) and ARSN 089 849 196 (Prime Credit Property Trust)

1. Details of substantial holder (1)

Name INVESTA OFFICE MANAGEMENT HOLDINGS PTY LTD

ACN/ARSN (if applicable) ACN 126 219 903

The holder became a substantial holder on 18/12/2013

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary stapled securities (Ord)	31,942,406	31,942,406	5.2 %

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Investa Office Management Holdings Pty Ltd (IOMH)	Holder of the securities. The securities were acquired off-market from Investa Listed Funds Management Limited (ILFML) and Post Sale Portfolio Issuer Pty Limited (PSP), each a related body corporate of IOMH.	31,942,406 Ord

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
IOMH	IOMH	IOMH	31,942,406 Ord

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
IOMH	See Annexure A	See Annexure A		See Annexure A

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:


Name and ACN/ARSN (if applicable)	Nature of association
See Annexure B	See Annexure B

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
IOMH	Investa Property Group, Deutsche Bank Place, Level 6, 126 Phillip Street, Sydney NSW 2000
PSP	Investa Property Group, Deutsche Bank Place, Level 6, 126 Phillip Street, Sydney NSW 2000
IOF	Investa Property Group, Deutsche Bank Place, Level 6, 126 Phillip Street, Sydney NSW 2000
ILFML	Investa Property Group, Deutsche Bank Place, Level 6, 126 Phillip Street, Sydney NSW 2000

Signature

print name	Dorota Mioduszevska	capacity	Company Secretary
sign here		date	19/12/2013

Annexure A

This is Annexure A of 1 page referred to in the Form 603 (Notice of Initial Substantial Holder) in relation to INVESTA OFFICE MANAGEMENT HOLDINGS PTY LTD ACN 126 219 903

Signed



Dorota Mioduszevska
Company Secretary
Date: 19/12/2013

Holder of relevant interest	Date of acquisition	Consideration	Class and number of securities
IOMH	26 August 2013	478,714.20	162,276 Ord
IOMH	27 August 2013	1,624,450.41	546,953 Ord
IOMH	28 August 2013	2,940,000.00	1,000,000 Ord
IOMH	29 August 2013	1,521,244.08	520,974 Ord
IOMH	30 August 2013	3,234,000.00	1,100,000 Ord
IOMH	2 September 2013	4,189,288.32	1,424,928 Ord
IOMH	3 September 2013	1,380,207.86	463,157 Ord
IOMH	4 September 2013	7,617,065.20	2,582,056 Ord
IOMH	5 September 2013	1,634,934.00	556,100 Ord
IOMH	6 September 2013	1,172,834.45	397,571 Ord
IOMH	9 September 2013	13,294.68	4,522 Ord
IOMH	10 September 2013	146,000.00	50,000 Ord
IOMH	11 September 2013	1,304,019.44	446,582 Ord
IOMH	12 September 2013	569,163.91	189,091 Ord
IOMH	13 September 2013	332,054.67	109,589 Ord
IOMH	16 September 2013	3,098,435.58	1,022,586 Ord
IOMH	18 December 2013	13,119,756.59	4,311,313 Ord

Annexure B

This is Annexure B of 4 pages referred to in the Form 603 (Notice of Initial Substantial Holder) in relation to INVESTA OFFICE MANAGEMENT HOLDINGS PTY LTD ACN 126 219 903

Signed



Dorota Mioduszewska
Company Secretary
Date: 19/12/2013

Each of the following entities is a related body corporate of Investa Office Management Holdings Pty Ltd and therefore its associate under s12(2)(a) of the Corporations Act. The address of each is Investa Property Group, Deutsche Bank Place, Level 6, 126 Phillip Street, Sydney, NSW 2000.

INVESTA PROPERTY GROUP HOLDINGS PTY LIMITED	ACN: 125 612 419
POST BIDCO PTY LIMITED	ACN: 125 612 786
POST FINANCIER PTY LIMITED	ACN: 127 078 595
POST HOLD PORTFOLIO FINANCIER PTY LIMITED	ACN: 127 753 057
POST HOLD PORTFOLIO ISSUER PTY LIMITED	ACN: 127 753 066
POST HOLD PORTFOLIO NOTE PURCHASER PTY LIMITED	ACN: 127 818 071
POST ISSUER PTY LIMITED	ACN: 127 078 620
POST SALE PORTFOLIO FINANCIER PTY LIMITED	ACN: 127 078 586
POST SALE PORTFOLIO ISSUER PTY LIMITED	ACN: 127 753 048
POST SALE PORTFOLIO NOTE PURCHASER PTY LIMITED	ACN: 127 818 099
POST SWAP HOLDER PTY LIMITED	ACN: 127 961 166
REAL ESTATE CAPITAL FINANCING PTY LTD	ACN: 137 825 006
SALE PORTFOLIO FUNDING COMPANY PTY LTD	ACN: 137 732 202
120 COLLINS STREET (LEVELS 5-21) PTY LIMITED	ACN: 102 465 501
120 COLLINS STREET PTY LTD	ACN: 092 813 922
400 GEORGE STREET PTY LTD	ACN: 092 814 063
COOMBABAH SQUARE PTY. LIMITED	ACN: 010 354 355
CORNERSTONE HOMES (VIC) PTY LTD	ACN: 067 093 289
CRG NOMINEES PTY LIMITED	ACN: 088 212 631
CYNWEST PTY. LIMITED	ACN: 008 605 196

DAVIDSON HUGHES DEVELOPMENTS PTY LTD	ACN: 005 752 910
DETAWIND PTY. LIMITED	ACN: 008 606 157
DORCAS PTY LTD	ACN: 102 836 715
EAST STREET PTY LIMITED	ACN: 084 175 897
FARWELL INVESTMENTS PTY LIMITED	ACN: 070 350 622
GROSVENOR PLACE PTY LIMITED	ACN: 008 578 443
HELP ST PTY LTD	ACN: 115 276 965
ICPF FINANCE PTY LTD	ACN: 151 010 427
INVESTA ASSET MANAGEMENT PTY LTD	ACN: 089 301 922
INVESTA ASSET MANAGEMENT (QLD) PTY LTD	ACN: 098 527 167
INVESTA COMMERCIAL DEVELOPMENTS PTY LTD	ACN: 053 747 425
INVESTA CONVEYANCING SERVICES PTY LTD	ACN: 155 732 595
INVESTA CUSTODIAN PTY LTD	ACN: 097 754 446
INVESTA DEVELOPMENT MANAGEMENT PTY LTD	ACN: 147 384 692
INVESTA INVESTMENT MANAGEMENT PTY LIMITED	ACN: 166 899 645
INVESTA LISTED FUNDS MANAGEMENT LIMITED	ACN: 149 175 655
INVESTA MOOREBANK PTY LIMITED	ACN: 107 832 913
INVESTA NOMINEES (2) PTY LTD	ACN: 128 351 011
INVESTA NOMINEES (3) PTY LTD	ACN: 128 351 020
INVESTA NOMINEES PTY LIMITED	ACN: 096 412 770
INVESTA OFFICE MANAGEMENT PTY LIMITED	ACN: 161 354 016
INVESTA PROPERTIES PTY LIMITED	ACN: 084 407 241
INVESTA RESIDENTIAL COMMUNITIES PTY LTD	ACN: 097 809 857
INVESTA RESIDENTIAL DEVELOPMENTS PTY LTD	ACN: 003 885 149
INVESTA RESIDENTIAL ESTATES PTY LTD	ACN: 054 228 929

INVESTA RESIDENTIAL GROUP PTY LIMITED	ACN: 098 527 390
INVESTA RESIDENTIAL HOLDINGS PTY LTD	ACN: 097 754 473
INVESTA RESIDENTIAL HOUSING PTY LTD	ACN: 002 937 206
INVESTA RESORT HOUSING PTY LIMITED	ACN: 098 260 229
INVESTA SECURITIES PTY LIMITED	ACN: 114 534 477
INVESTA SUSTAINABILITY INSTITUTE PTY LTD	ACN: 107 442 928
INVESTA WHOLESALE FUNDS MANAGEMENT LIMITED	ACN: 149 681 390
IOF CUSTODIAN PTY LIMITED	ACN: 090 814 645
IOF FINANCE PTY LIMITED	ACN: 099 531 585
IPG FINANCE PTY LIMITED	ACN: 108 555 031
IPT MANAGEMENT PTY LIMITED	ACN: 154 803 844
KOOINDAH WATERS GOLF CLUB PTY LTD	ACN: 091 937 674
LITTLE BAY DEVELOPMENTS PTY LIMITED	ACN: 101 169 000
MARITIME NOMINEES PTY LIMITED	ACN: 095 375 296
MARKETECT PTY LTD	ACN: 100 772 692
MARKETECT (QLD) PTY LIMITED	ACN: 009 758 552
MARKETECT (VIC) PTY LIMITED	ACN: 092 977 127
MURFIELD PTY LTD	ACN: 003 411 078
NESSEYRE PTY. LIMITED	ACN: 008 607 476
NORTHERN SITE PTY LIMITED	ACN: 076 178 615
O'CONNELL FH PTY LIMITED	ACN: 098 853 608
O'CONNELL HOLDINGS PTY LIMITED	ACN: 098 853 564
O'CONNELL LH PTY LIMITED	ACN: 098 853 573
P.A. SHINGLES PTY. LTD	ACN: 006 986 198
PRINCIPAL SYDNEY DEVELOPMENT PTY LIMITED	ACN: 092 813 780

PROJECT BEN PTY LIMITED	ACN: 076 178 599
SILVERTON PTY LIMITED	ACN: 004 366 607
SOMERSET ESTATE PTY LIMITED	ACN: 065 621 909
SOUTHERN SITE PTY LIMITED	ACN: 076 178 660
STAR 2 PTY LTD	ACN: 135 773 625
TRIPTEC PTY. LTD	ACN: 058 323 318
WETASTOP PTY. LIMITED	ACN: 008 604 706
WHITFORDS BEACH PTY LTD	ACN: 008 674 637
WOODVALE PARK PTY LIMITED	ACN: 065 194 087

