



13 April 2016

ASX Market Announcements Office  
Exchange Centre  
20 Bridge Street  
SYDNEY NSW 2000

By fax: 1300 135 638

Dear Sir/Madam,

Please find attached a copy of Form 603 Notice of initial substantial holder.

Yours faithfully,

**CROMWELL PROPERTY SECURITIES LIMITED** as responsible entity for the  
**CROMWELL DIVERSIFIED PROPERTY TRUST**

A handwritten signature in black ink, appearing to read "L. Laakso", is positioned above the printed name of the signatory.

**LUCY LAAKSO**  
COMPANY SECRETARY

**Form 603**

Corporations Act 2001

Section 671B

**Notice of initial substantial holder**

To Company Name/Scheme Investa Office Fund (which comprises the Armstrong Jones Office Fund ARSN 090 242 229 and the Prime Credit Property Trust ARSN 089 849 196)

ACN/ARSN \_\_\_\_\_

**1. Details of substantial holder (1)**

Name Cromwell Property Securities Limited ACN 079 147 809 as responsible entity for the Cromwell Diversified Property Trust ARSN 102 982 598

ACN/ARSN (if applicable) \_\_\_\_\_

The holder became a substantial holder on 12/04/2016

**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)
<b>Annexure A</b>			

**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
<b>Annexure A</b>		

**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
<b>Annexure A</b>			

**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	
<b>Annexure A</b>				

**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
Cromwell Funds Management Limited ACN 114 782 777 as responsible entity for the Cromwell Phoenix Property Securities Fund ARSN 129 580 267	Cromwell Funds Management Limited is a related body corporate of Cromwell Property Securities Limited
Cromwell Funds Management Limited ACN 114 782 777 as responsible entity for the Cromwell Phoenix Core Listed Property Fund ARSN 604 286 071	Cromwell Funds Management Limited is a related body corporate of Cromwell Property Securities Limited

**7. Addresses**

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

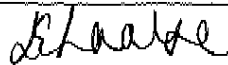
Name	Address
Annexure A	

**Signature**

print name Lucy Laakso

capacity Company Secretary

sign here



date 13/04/2016

**DIRECTIONS**

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

- (8) If the substantial holder is unable to determine the identity of the person ( eg. if the relevant interest arises because of an option) write "unknown".

- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
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**INVESTA OFFICE FUND (WHICH COMPRISES THE ARMSTRONG JONES OFFICE FUND  
ARSN 090 242 229 AND THE PRIME CREDIT PROPERTY TRUST ARSN 089 849 196)**

**THIS IS ANNEXURE A OF 4 PAGES REFERRED TO IN FORM 603, NOTICE OF INITIAL  
SUBSTANTIAL HOLDER DATED 13 APRIL 2016.**

**2. DETAILS OF VOTING POWER**

<b>CLASS OF SECURITIES</b>	<b>NUMBER OF SECURITIES</b>	<b>PERSON'S VOTES</b>	<b>VOTING POWER</b>
<b>ORDINARY</b>	<b>61,404,600</b>	<b>61,404,600</b>	<b>9.99% OF 614,047,458</b>

**3. DETAILS OF RELEVANT INTERESTS**

<b>HOLDER OF RELEVANT INTEREST</b>	<b>NATURE OF RELEVANT INTEREST</b>	<b>CLASS AND NUMBER OF SECURITIES</b>
<b>CROMWELL PROPERTY SECURITIES LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL DIVERSIFIED PROPERTY TRUST</b>	<b>RELEVANT INTEREST UNDER SECTION 608(1)(b) AND (c) OF THE CORPORATIONS ACT</b>	<b>ORDINARY 60,377,406</b>
<b>CROMWELL FUNDS MANAGEMENT LIMITED ACN 114 782 777 AS RESPONSIBLE ENTITY FOR THE CROMWELL PHOENIX PROPERTY SECURITIES FUND ARSN 129 580 267</b>	<b>RELEVANT INTEREST UNDER SECTION 608(1)(b) AND (c) OF THE CORPORATIONS ACT</b>	<b>ORDINARY 1,004,565</b>
<b>CROMWELL FUNDS MANAGEMENT LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL PHOENIX CORE LISTED PROPERTY FUND ARSN 604 286 071</b>	<b>RELEVANT INTEREST UNDER SECTION 608(1)(b) AND (c) OF THE CORPORATIONS ACT</b>	<b>ORDINARY 22,629</b>

**4. DETAILS OF PRESENT REGISTERED HOLDERS**

<b>HOLDER OF RELEVANT INTEREST</b>	<b>REGISTERED HOLDER OF SECURITIES</b>	<b>PERSON ENTITLED TO BE REGISTERED AS HOLDER</b>	<b>CLASS AND NUMBER OF SECURITIES</b>
<b>CROMWELL PROPERTY SECURITIES LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL DIVERSIFIED PROPERTY TRUST</b>	<b>MERRILL LYNCH (AUSTRALIA) NOMINEES PTY LIMITED</b>	<b>CROMWELL PROPERTY SECURITIES LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL DIVERSIFIED PROPERTY TRUST</b>	<b>ORDINARY 60,377,406</b>
<b>CROMWELL FUNDS MANAGEMENT LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL PHOENIX PROPERTY SECURITIES FUND</b>	<b>WHITE OUTSOURCING PTY LIMITED</b>	<b>CROMWELL FUNDS MANAGEMENT LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL PHOENIX PROPERTY SECURITIES FUND</b>	<b>ORDINARY 1,004,565</b>
<b>CROMWELL FUNDS MANAGEMENT LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL PHOENIX CORE LISTED PROPERTY FUND</b>	<b>WHITE OUTSOURCING PTY LIMITED</b>	<b>CROMWELL FUNDS MANAGEMENT LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL PHOENIX CORE LISTED PROPERTY FUND</b>	<b>ORDINARY 22,629</b>

**5. CONSIDERATION**

<b>HOLDER OF RELEVANT INTEREST</b>	<b>DATE OF ACQUISITION</b>	<b>CONSIDERATION</b>		<b>CLASS AND NUMBER OF SECURITIES</b>
		<b>CASH</b>	<b>NON-CASH</b>	
<b>CROMWELL PROPERTY SECURITIES LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL DIVERSIFIED PROPERTY TRUST</b>	<b>12/04/2016</b>	<b>AUD256,000,201.44</b>	<b>NOT APPLICABLE</b>	<b>ORDINARY 60,377,406</b>

**6. ADDRESSES**

<b>NAME</b>	<b>ADDRESS</b>
<b>CROMWELL PROPERTY SECURITIES LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL DIVERSIFIED PROPERTY TRUST</b>	<b>LEVEL 19, 200 MARY STREET BRISBANE QLD 4000</b>
<b>CROMWELL FUNDS MANAGEMENT LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL PHOENIX PROPERTY SECURITIES FUND</b>	<b>LEVEL 19, 200 MARY STREET BRISBANE QLD 4000</b>
<b>CROMWELL FUNDS MANAGEMENT LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL PHOENIX CORE LISTED PROPERTY FUND</b>	<b>LEVEL 19, 200 MARY STREET BRISBANE QLD 4000</b>

**SIGNED:****LUCY LAAKSO****COMPANY SECRETARY****DATED:****13 APRIL 2016**