



PROPERTY GROUP

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".

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)
Annexure A			

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
Annexure A		

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
Annexure A			

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	
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
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

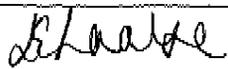
7. Addresses

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

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

3. DETAILS OF RELEVANT INTERESTS

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

4. DETAILS OF PRESENT REGISTERED HOLDERS

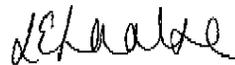
HOLDER OF RELEVANT INTEREST	REGISTERED HOLDER OF SECURITIES	PERSON ENTITLED TO BE REGISTERED AS HOLDER	CLASS AND NUMBER OF SECURITIES
CROMWELL PROPERTY SECURITIES LIMITED AS RESPONSIBLE ENTITY FOR THE CROMWELL DIVERSIFIED PROPERTY TRUST	MERRILL LYNCH (AUSTRALIA) NOMINEES PTY LIMITED	CROMWELL PROPERTY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

5. CONSIDERATION

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

6. ADDRESSES

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

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