

30 June 2014
Investa Office Fund

Property Portfolio

IOF14

INVESTA 

What's inside

IOF Property Portfolio	04
Portfolio Overview	04
Portfolio	10
Sydney	10
Melbourne	28
Brisbane	30
Perth	36
Canberra	40

Investa Office Fund (ASX code: IOF) is an ASX-listed Real Estate Investment Trust (A-REIT) and is included in the S&P/ASX100 Index. IOF 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 \$3.3 billion with 23 investments located in core CBD markets throughout Australia, and one legacy asset in Brussels, Belgium. IOF's focus is on delivering attractive risk-adjusted returns to its unitholders from a portfolio of high quality assets located in the key CBD office markets of Australia.

This Property Portfolio is one of three documents that form IOF's FY14 reporting suite. For more information, or to download any of the above documents, visit www.investa.com.au/iof



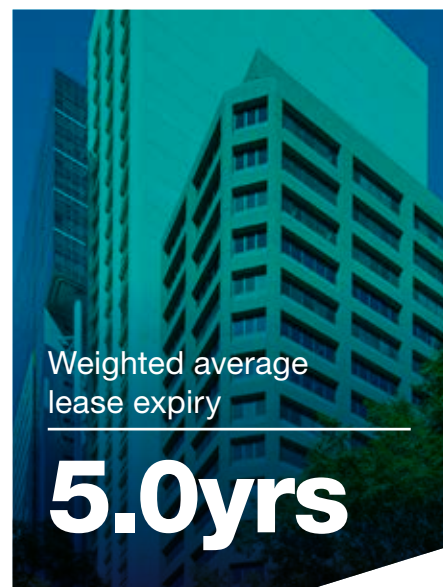
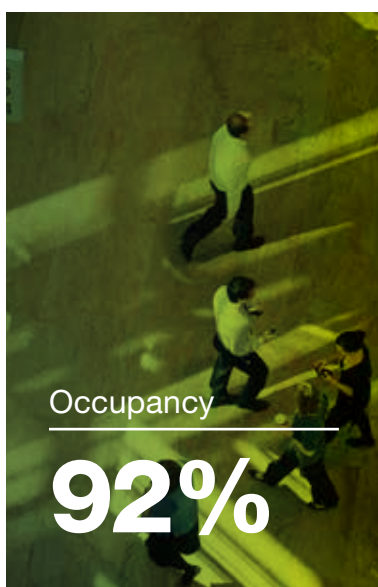


Our investment strategy

IOF's strategy is to deliver attractive risk adjusted returns by investing in high quality assets in Australian CBD office markets where the manager, Investa Office ('Investa'), can enhance returns through active asset management strategies and by repositioning or recycling assets through the market cycle.

Investa is an integrated office owner and manager with significant capability and experience in the Australian office sector. Investa has an active asset management approach that focuses on building strong relationships with tenants to ensure high levels of occupancy, while continuously assessing opportunities to add value to its assets.

IOF's focus is on delivering attractive risk-adjusted returns to its unitholders from a portfolio of high quality assets located in the key CBD office markets of Australia.



1. Includes 567 Collins Street, Melbourne at completion

Portfolio overview

Australia



Throughout the year we successfully delivered on our strategic objectives of improving portfolio quality, driving strong leasing outcomes and prudently managing the balance sheet."

Toby Phelps, Fund Manager

Key leading economic indicators for office tenant demand have continued to strengthen over the last 12 months and we are now seeing increasing evidence of improving fundamentals converting to increased tenant activity. Tenant demand has rebounded, with Sydney and Melbourne returning to near-trend occupancy growth over the last half of the financial year. This has driven effective rental growth in Sydney and a stabilisation of rents in Melbourne. However market conditions are not equal in all locations, with Brisbane and Perth facing significant challenges as the investment phase of the resources boom continues to wind down. Nonetheless these markets appear to be stabilising as the rate of tenant contraction subsides and we expect gradual improvements in tenant demand over the remainder of the calendar year.

Capital markets continue to strengthen across the country, and while yields have firmed, they remain attractive by global standards. This continues to drive interest from both offshore and domestic investors who are increasingly attracted to the risk-adjusted returns offered by office markets.

Total lettable area



559,722sqm

Tenants



437

Total number of assets

23

NABERS Energy rating



4.2Star

NABERS Water rating



3.7Star



SYDNEY

Deutsche Bank Place,
126 Phillip Street, Sydney

347 Kent Street, Sydney

388 George Street, Sydney

Piccadilly Complex
133 Castlereagh Street, Sydney

10-20 Bond Street, Sydney

151 Clarence Street, Sydney

6 O'Connell Street, Sydney

Campus MLC,
105-151 Miller Street, North Sydney

111 Pacific Highway, North Sydney

99 Walker Street, North Sydney

MELBOURNE

567 Collins Street, Melbourne

Telstra Global Headquarters,
242 Exhibition Street, Melbourne

628 Bourke Street, Melbourne

800 Toorak Road, Melbourne

Royal Mint Centre,
383 La Trobe Street, Melbourne

BRISBANE

140 Creek Street, Brisbane

295 Ann Street, Brisbane

232 Adelaide Street, Brisbane

239 George Street, Brisbane

15 Adelaide Street, Brisbane

PERTH

66 St Georges Terrace, Perth

Wellington Central,
836 Wellington Street, Perth

CANBERRA

Times Square,
16-18 Mort Street, Canberra

Portfolio overview

239 George Street, Brisbane

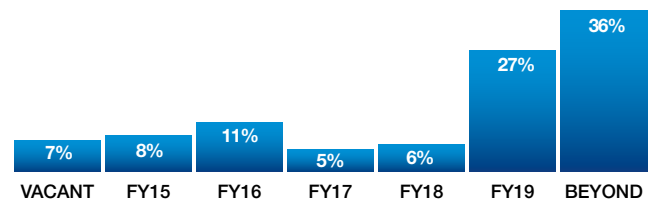


Our active approach to asset management has driven \$112 million in valuation increases across the portfolio.”

Toby Phelps, Fund Manager

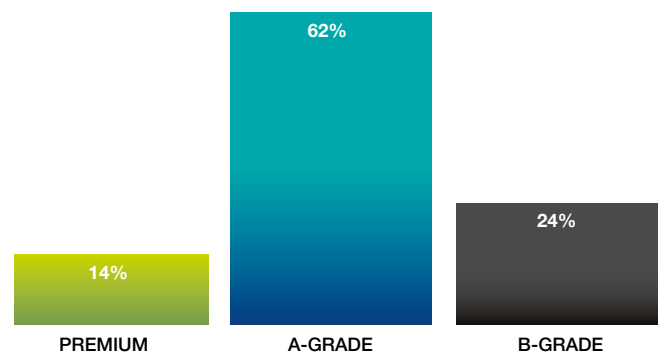
Lease expiry profile

By income



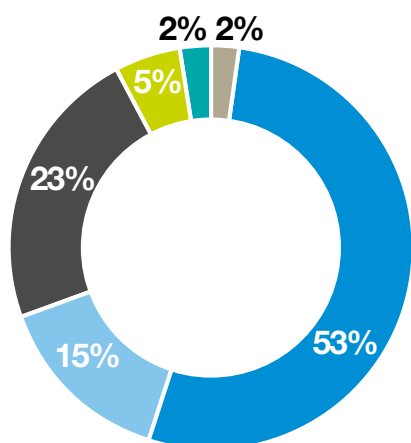
Portfolio grade

By value





Geographic diversification¹



REGION	A\$m
Sydney	1,725.8
Melbourne	742.7
Brisbane	476.1
Perth	169.5
Canberra	79.0
Europe	79.6
Total	3,272.7

With our ongoing focus on portfolio transformation, \$800 million of transactions were completed during the period, including the sale of the legacy investment in the Dutch Office Fund and the acquisition of three Sydney assets, positioning the portfolio for stronger growth moving forward.

1. Includes 567 Collins Street, Melbourne as at completion

Portfolio overview

Portfolio Metrics

Property	NLA (sqm)	Book value (A\$m) ¹	Cap rate (%)	WALE (yrs)	Occupancy 2013 (%)	NPI (A\$m)
Deutsche Bank Place 126 Phillip Street, Sydney, NSW (25%)	42,246	189.2	6.00	5.2	97	10.6
347 Kent Street, Sydney, NSW	26,261	260.0	7.00	4.8	100	22.6
388 George Street, Sydney, NSW (50%)	38,743	207.6	6.88	4.3	100	13.6
Piccadilly Complex 133 Castlereagh Street, Sydney, NSW (50%)	47,326	187.3	7.10	5.9	93	3.2
10-20 Bond Street, Sydney, NSW (50%)	38,271	187.4	6.63	4.9	100	8.8
151 Clarence Street, Sydney, NSW	16,993	83.0	n/a	1.4	95	5.1
6 O'Connell Street, Sydney, NSW	16,317	135.0	7.50	2.4	89	0.2
Campus MLC 105-151 Miller Street, North Sydney, NSW	26,905	193.5	7.50	5.7	100	10.9
99 Walker Street, North Sydney, NSW	19,376 ²	143.0	7.25	10.4 ²	93 ²	9.2
111 Pacific Highway, North Sydney, NSW	18,684	139.8	7.75	3.4	92	8.5
567 Collins Street, Melbourne, VIC (50%)	54,676 ³	113.0	6.25 ³	10.0 ³	73 ³	N/A
Telstra Global Headquarters 242 Exhibition Street, Melbourne, VIC (50%)	65,914	233.8	6.85	5.8	100	16.4
628 Bourke Street, Melbourne, VIC	24,822	123.8	7.75	6.9	99	6.2
800 Toorak Road, Melbourne, VIC (50%)	41,878	80.5	7.25	15.5	100	5.7
Royal Mint Centre 383 La Trobe Street, Melbourne, VIC	9,679	53.8	8.25	3.0	100	4.6
140 Creek Street, Brisbane, QLD	28,162	173.0	7.75	4.9	61	10.9
295 Ann Street, Brisbane, QLD	20,281	114.6	8.00	4.8	83	6.8
232 Adelaide Street, Brisbane, QLD	4,459	16.5	8.50	4.3	100	1.2
239 George Street, Brisbane, QLD	24,315	124.0	8.50	2.8	93	9.4
15 Adelaide Street, Brisbane, QLD	11,547	48.0	8.75	4.3	72	3.5
66 St George's Terrace, Perth, WA	11,440	92.0	8.25	3.2	92	7.3
Wellington Central 836 Wellington Street, Perth, WA	11,973	77.5	8.50	4.7	100	6.0
Times Square 16-18 Mort Street, Canberra, ACT	14,132	79.0	7.00	11.7	95	2.4
Bastion Tower, Avenue des Artes	31,682	79.6	6.65	7.1	81	3.3
Total Australia	559,722⁴	3,055.3	7.33	5.0	93	173.1
Total European	31,682⁵	79.6	6.65	7.1	81	11.0⁷
Total Portfolio	591,404⁶	3,134.9	7.32	5.0	92	184.1

1. Book value based on IOF's ownership

2. Includes leasing post 30 June 2014 to Coles and Jemena

3. The property at 567 Collins Street, Melbourne is not included in total and is an investment property under construction with an anticipated practical completion date in mid-2015

4. NLA IOF ownership 411,972sqm

5. NLA IOF ownership 15,841sqm

6. NLA IOF ownership 427,813sqm

7. Includes income from Dutch Office Fund prior to sale of investment

Environmental Performance Metrics

Property	Emissions intensity (kg.CO ₂ -e/sqm)	Electricity intensity (kWh/sqm)	Gas intensity (MJ/sqm)	Energy Intensity (kWh/sqm)	Water intensity (L/sqm)	NABERS Energy rating ^B (Stars)	NABERS Water rating ^B (Stars)
Deutsche Bank Place 126 Phillip Street, Sydney, NSW (25%)	79	95	77	116	863	4.5	3.0
347 Kent Street, Sydney, NSW	76	87	0	87	1,082	4.5	2.5
388 George Street, Sydney, NSW (50%)	80	88	53	103	780	4.5	4.0
Piccadilly Complex 133 Castlereagh Street, Sydney, NSW (50%)	E	E	E	E	E	5.0	4.5
10-20 Bond Street, Sydney, NSW (50%)	76	82	89	107	1,102	5.0	3.5
151 Clarence Street, Sydney, NSW	108	121	63	138	737	3.0	3.0
6 O'Connell Street, Sydney, NSW	E	E	E	E	E	4.5	4.5
Campus MLC 105-151 Miller Street, North Sydney, NSW	71	76	96	103	766	5.0	3.5
99 Walker Street, North Sydney, NSW	E	E	E	E	E	2.5	2.5
111 Pacific Highway, North Sydney, NSW	84	84	198	139	640	4.0	3.5
567 Collins Street, Melbourne, VIC (50%)	I	I	I	I	I	I	I
Telstra Global Headquarters 242 Exhibition Street, Melbourne, VIC (50%)	107	87	99	114	471	3.5	4.5
628 Bourke Street, Melbourne, VIC	64	51	83	74	359	3.5	3.5
800 Toorak Road, Melbourne, VIC (50%)	C	C	C	C	C	C	C
Royal Mint Centre 383 La Trobe Street, Melbourne, VIC	C	C	C	C	C	2.5	2.5
140 Creek Street, Brisbane, QLD						5.0	4.0
295 Ann Street, Brisbane, QLD	55	66	D	66	487	5.0	4.5
232 Adelaide Street, Brisbane, QLD							
239 George Street, Brisbane, QLD	68	82	D	82	678	4.5	4.0
15 Adelaide Street, Brisbane, QLD							
66 St George's Terrace, Perth, WA	166	209	12	212	845	3.5	3.5
Wellington Central 836 Wellington Street, Perth, WA	44	55	14	59	533	5.0	4.0
Times Square 16-18 Mort Street, Canberra, ACT	A	A	A	A	A	A	A
Total Portfolio	79	85	78	102	700	4.2	3.7

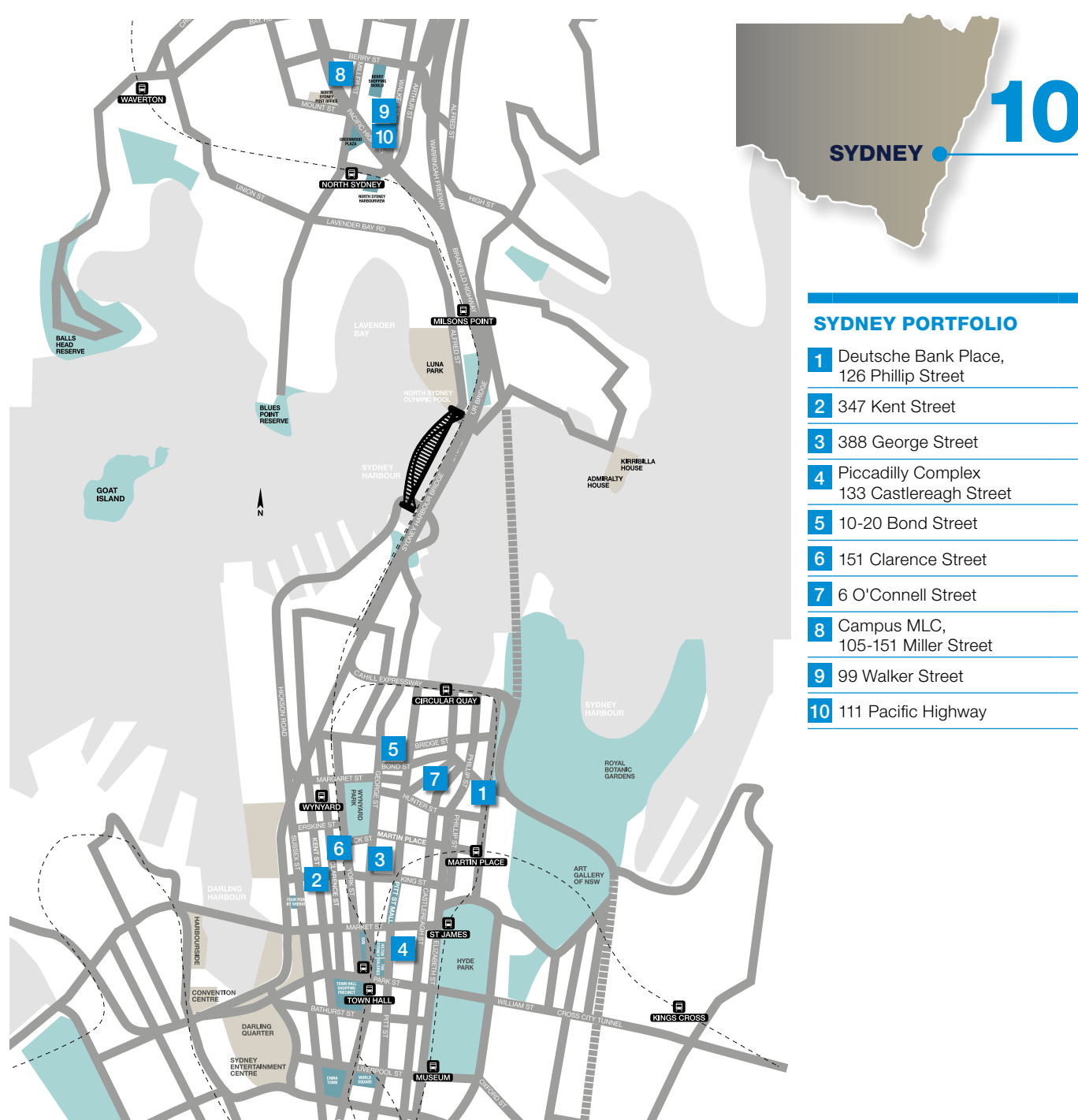
Notes:

- A. Could not be rated due to insufficient occupancy due to building refurbishment
 B. NABERS ratings are presented for all buildings under ownership Investa Office Fund (IOF) as at 30th June 2014
 C. Not reported as management control of the building is assigned to the tenant under the terms of the lease.
 D. Gas is not used at this site
 E. Excludes assets not owned/managed for the duration of the reporting period including buildings under construction
 F. Due to metering constraints aggregated data is collected for this group of assets
 G. Not reported as recycling service is controlled by tenant assigned management
 I. Site currently under construction

Portfolio overview

Sydney portfolio

Sydney CBD and North Sydney have seen a rebound in tenant demand, and this has resulted in solid rental growth in the last half of the financial year. We expect vacancy rates to continue to fall over the next 12 months due to ongoing demand improvements, a constrained supply outlook, and increasing levels of stock withdrawal for conversion to non-office use. As a result, investment in office buildings is expected to strengthen, supporting further uplifts in value.



Total lettable area

291,121sqm

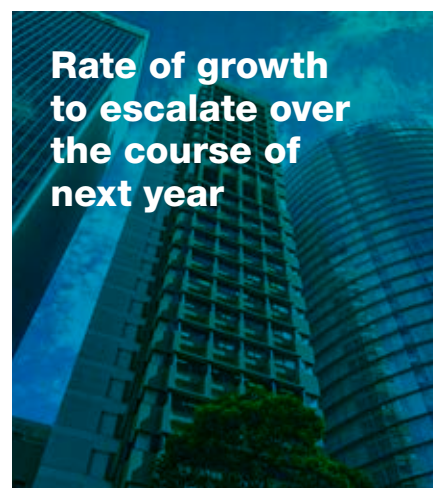
Occupancy

97%Weighted average
lease expiry**4.5yrs**

Book value

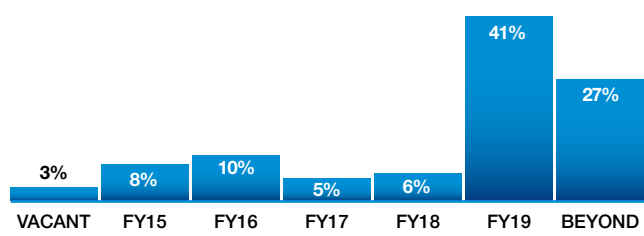
\$1,725.8m

SYDNEY OUTLOOK



Lease expiry profile

By Income



Deutsche Bank Place, 126 Phillip Street, Sydney NSW



With stunning views across Sydney Harbour and the Royal Botanic Gardens, this new-generation building is one of Australia's finest office towers. It features an external services side core providing column-free floor plates of 1,444sqm which are among the largest in Sydney.

The 42,246sqm of total NLA boasts a NABERS Energy rating of 4.5-stars, a spectacular entry plaza and a host of tenant amenities.

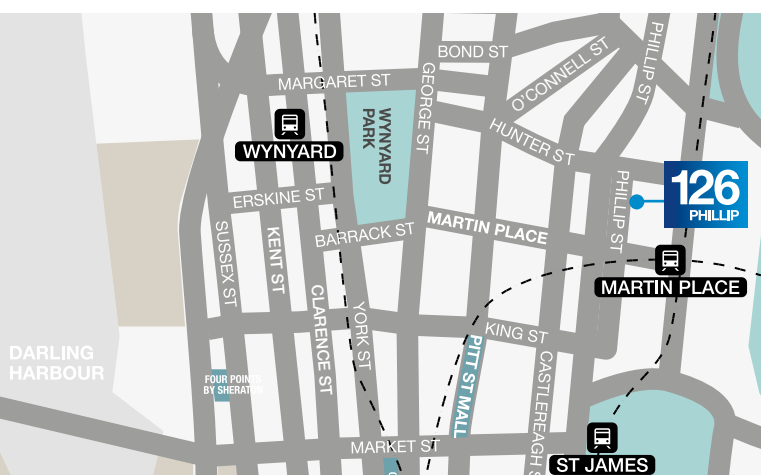
Key features

Property type	Premium grade office
Ownership	25%
Year built	2005
Year refurbished	N/A
Lettable area (sqm)	42,246
Average Floor Plate (sqm)	1,444
Car spaces	82
Acquisition date	April 2012
Book value	\$189.2m
Occupancy level	97%
WALE	5.2 years
Average passing rent (face)	\$1,110/sqm pa net
Net Property Income (local currency)	\$10.6m
NABERS Energy rating	★★★★★
NABERS Water rating	★★★

External valuation summary

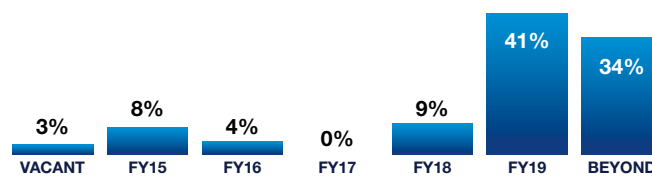
Value (25% ownership)	\$187.5m
Date	December 2013
Cap rate	6.00%
Discount rate	8.00%
Value/lettable area	\$17,753/sqm

Major tenants	Area	% of NLA	Expiry
Allens	12,516sqm	31%	June 2019
Deutsche Bank	10,108sqm	25%	October 2020
Bank of Queensland	2,888sqm	7%	March 2025



Lease expiry profile

By income



347 Kent Street, Sydney NSW



The building is well located in a prominent position in the CBD's western precinct. Enjoying views over Darling Harbour and out to Pyrmont Bay, the building height was extended in 1997 from the original 13 storeys to 20. This increased the total A-grade office accommodation to almost 25,000sqm with an additional 1,590sqm of ground floor retail space.

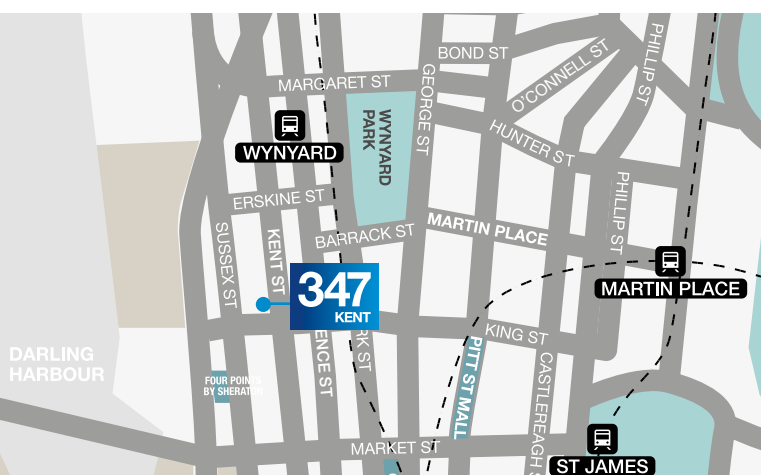
Key features

Property type	A-grade office
Ownership	100%
Year built	1997
Year refurbished	2005
Lettable area (sqm)	26,261
Average Floor Plate (sqm)	1,240
Car spaces	100
Acquisition date	January 1999
Book value	\$260.0m
Occupancy level	100%
WALE	4.8 years
Average passing rent (face)	\$934/sqm pa gross
Net Property Income (local currency)	\$22.6m
NABERS Energy rating	★★★★☆
NABERS Water rating	★★★☆☆

External valuation summary

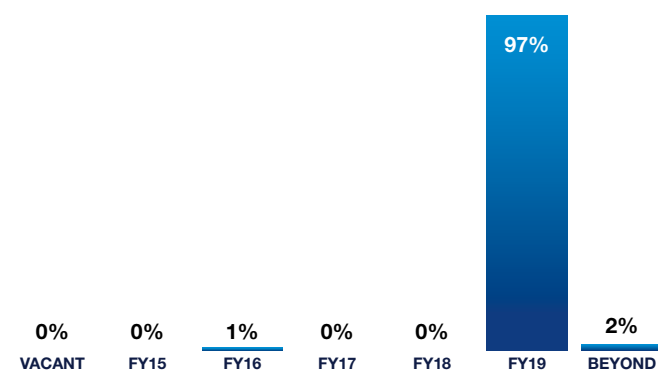
Value	\$260.0m
Date	December 2013
Cap rate	7.00%
Discount rate	8.50%
Value/lettable area	\$9,901/sqm

Major tenants	Area	% of NLA	Expiry
ANZ	24,808sqm	94%	January 2019
Bowery Bar	917sqm	3%	May 2030
Ishida & Associates	259sqm	1%	January 2019



Lease expiry profile

By income



388 George Street, Sydney NSW



Situated 50 metres from Pitt Street Mall, this 28 storey property consists of office space with lower level retail space in the heart of the CBD. Located at the intersection of two of Sydney's busiest CBD streets, this property includes a Coles Express on the lower level.

Following comprehensive refurbishment in 1998, further progress has recently been made to improve the building's environmental performance to a NABERS Water rating of 4-star.

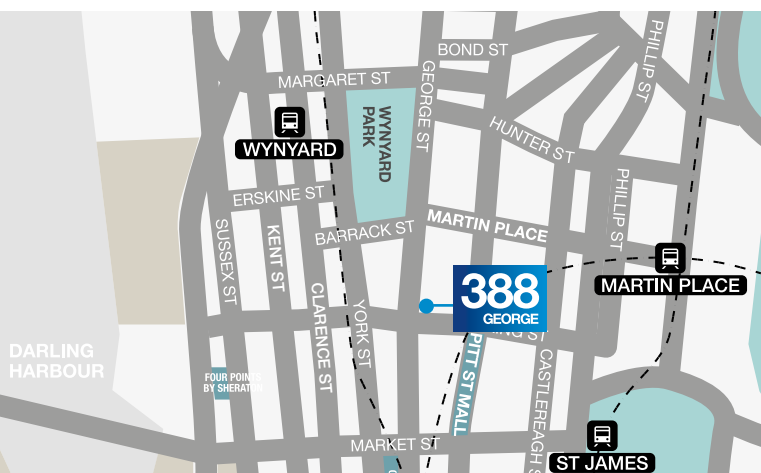
Key features

Property type	A-grade office
Ownership	50%
Year built	1973
Year refurbished	1998 & 2009
Lettable area (sqm)	38,743
Average Floor Plate (sqm)	1,270
Car spaces	80
Acquisition date	October 2002
Book value	\$207.6m
Occupancy level	100%
WALE	4.3 years
Average passing rent (face)	\$614/sqm pa net
Net Property Income (local currency)	\$13.6m
NABERS Energy rating	★★★★☆
NABERS Water rating	★★★★

External valuation summary

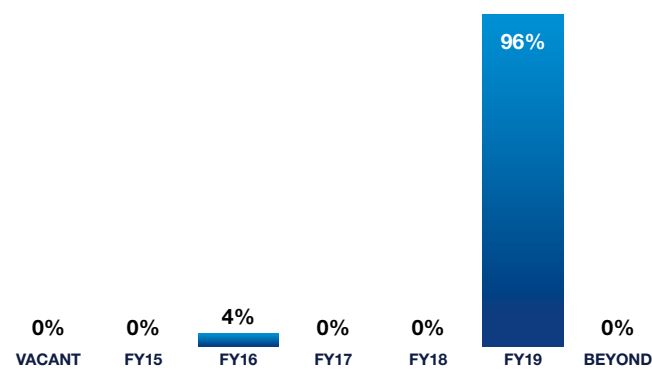
Value (50% ownership)	\$207.5m
Date	June 2013
Cap rate	6.88%
Discount rate	8.75%
Value/lettable area	\$10,712/sqm

Major tenants	Area	% of NLA	Expiry
IAG	35,817sqm	92%	October 2018
Coles	1,921sqm	5%	October 2018
ANZ	450sqm	1%	April 2019



Lease expiry profile

By income



Piccadilly Complex, 133 Castlereagh Street, Sydney



Located between Pitt and Castlereagh Streets just 100 metres from Pitt Street Mall, the Piccadilly Complex comprises two office buildings totalling 42,090sqm. Connected by a two level retail mall and serviced by a 229 bay car park, Piccadilly Tower provides high quality A-grade accommodation with column free 1,250sqm floor plates, whilst Piccadilly Court is a B-grade building that appeals to more budget conscious occupiers.

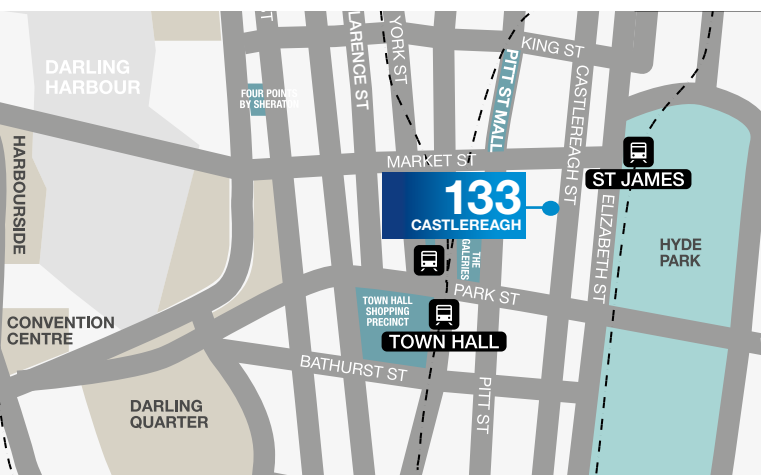
Key features

Property type	A/B-grade office
Ownership	50%
Year built	1975, 1991
Year refurbished	2007
Lettable area (sqm)	47,326
Average Floor Plate (sqm)	1,250/750
Car spaces	229
Acquisition date	March 2014
Book value	\$187.3m
Occupancy level	93%
WALE	5.9 years
Average passing rent (face)	\$576/sqm pa net
Net Property Income (local currency)	\$3.2m
NABERS Energy rating ¹	★★★★★
NABERS Water rating ¹	★★★★★

External valuation summary

Value (50% ownership)	\$186.0m
Date	January 2014
Cap rate	7.10%
Discount rate	8.85%
Value/lettable area	\$7,860/sqm

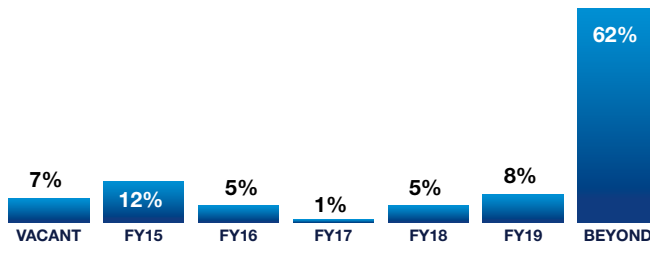
Major tenants	Area	% of NLA	Expiry
Stockland	12,479sqm	26%	December 2023
Uniting Church of Australia	7,957sqm	17%	July 2019
GHD Services	4,357sqm	9%	December 2019



1. NABERS rating as at acquisition

Lease expiry profile

By income



10-20 Bond Street, Sydney NSW



The property consists of two buildings and a ground floor retail plaza: 10 Bond Street with seven levels of office space; and 20 Bond Street offering 31 levels of office space with the upper floors commanding harbour views.

Substantial upgrades were completed in 2011 to upgrade the building and cement its position as one of Sydney's premier CBD A-grade buildings that attracts a range of tenants from industries including financial services, legal and recruitment.

Key features

Property type	A-grade office
Ownership	50%
Year built	1979
Year refurbished	1995, 1999 & 2011
Lettable area (sqm)	38,271
Average Floor Plate (sqm)	950
Car spaces	169
Acquisition date	June 1989
Book value	\$187.4m
Occupancy level	100%
WALE	4.9 years
Average passing rent (face)	\$696/sqm pa net
Net Property Income (local currency)	\$8.8m
NABERS Energy rating	★★★★★
NABERS Water rating	★★★★☆

External valuation summary

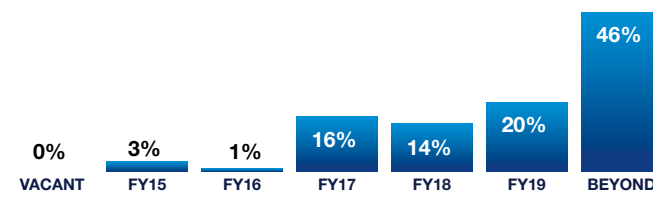
Value (50% ownership)	\$188.0m
Date	December 2013
Cap rate	6.63%
Discount rate	8.50%
Value/lettable area	\$9,825/sqm

Major tenants	Area	% of NLA	Expiry
Fitness First	4,445sqm	12%	March 2024
Origin Energy	3,746sqm	10%	November 2019
Trust Company	3,444sqm	9%	April 2021



Lease expiry profile

By income



151 Clarence Street, Sydney NSW



151 Clarence Street is strategically located in the heart of the Sydney CBD and links the traditional core with the western corridor. Major public transport nodes at Wynyard, Town Hall and Martin Place are located nearby with extensive retail and entertainment amenity at Pitt Street Mall and King Street Wharf within walking distance. The current 16,993sqm B-grade building is scheduled to be demolished in March 2016 to make way for a 17 storey, ~22,000sqm building featuring large 1,200-1,700sqm floor plates scheduled for completion in late 2018.

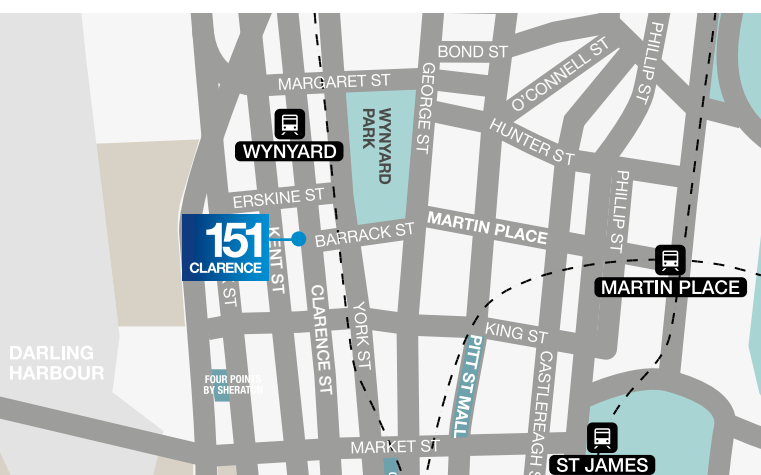
Key features

Property type	B-grade office
Ownership	100%
Year built	1983
Year refurbished	2000
Lettable area (sqm)	16,993
Average Floor Plate (sqm)	1,250
Car spaces	119
Acquisition date	November 2002
Book value	\$83.0m
Occupancy level	95%
WALE	1.4 years
Average passing rent (face)	\$446/sqm pa gross
Net Property Income (local currency)	\$5.1m
NABERS Energy rating	★★★
NABERS Water rating	★★★

External valuation summary

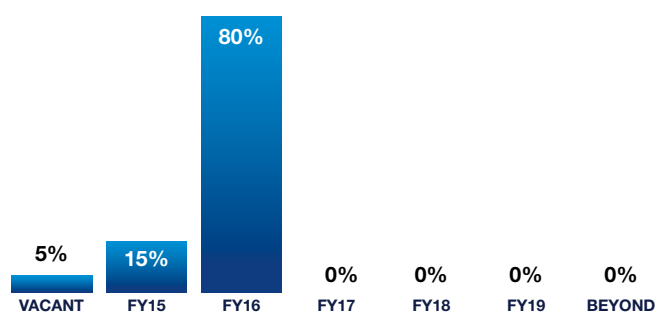
Value	\$83.0m
Date	June 2014
Cap rate	N/A
Discount rate	N/A
Value/lettable area	\$4,884/sqm

Major tenants	Area	% of NLA	Expiry
Westpac	7,483sqm	46%	December 2015
Telstra	3,089sqm	19%	February 2016
Officeworks	1,251sqm	8%	February 2016



Lease expiry profile

By income



6 O'Connell Street, Sydney



The 26 storey office tower holds a prime location in the heart of the Sydney CBD, and features easily subdivisible floorplates of ~600 square metres which appeal to smaller office users attracted to the core location, and affordable average net rents.

The 14,602sqm of office space is occupied by over 40 tenants, and the building also has 1,715sqm of retail space and a 108 bay car park. The ground and lower ground floor retail incorporates a high traffic retail walk-through between O'Connell Street and Bligh Street.

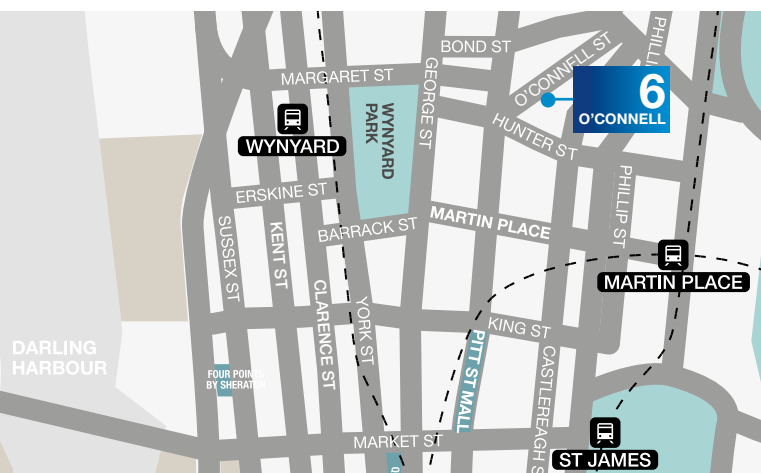
Key features

Property type	B-grade office
Ownership	100%
Year built	1970
Year refurbished	1998, 2010
Lettable area (sqm)	16,317
Average Floor Plate (sqm)	600
Car spaces	108
Acquisition date	June 2014
Book value	\$135.0m
Occupancy level	89%
WALE	2.4 years
Average passing rent (face)	\$712/sqm pa gross
Net Property Income (local currency)	\$0.2m
NABERS Energy rating	★★★★☆
NABERS Water rating	★★★★☆

External valuation summary

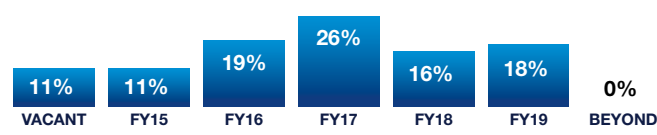
Value	\$135.0m
Date	June 2014
Cap rate	7.50%
Discount rate	8.50%
Value/lettable area	\$8,271/sqm

Major tenants	Area	% of NLA	Expiry
Iu Seng Cheang & Ida Cheang	922sqm	6%	May 2018
Commonwealth of Australia	905sqm	6%	June 2018
Hays	630sqm	4%	July 2015



Lease expiry profile

By income



105-151 Miller Street, North Sydney



This building was comprehensively refurbished in 2013 following a lease renewal to MLC until 2020. The property fronts two main streets and Mount Street Mall in the core North Sydney market. Pedestrians have access via an underpass to Greenwood Plaza, an established presence for shoppers and North Sydney Rail Station.

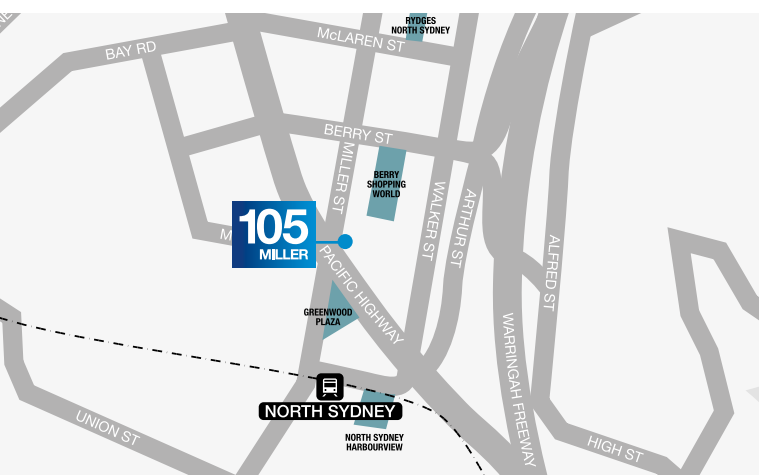
Key features

Property type	A-grade office
Ownership	100%
Year built	1957
Year refurbished	2000 & 2013
Lettable area (sqm)	26,905
Average Floor Plate (sqm)	1,880
Car spaces	132
Acquisition date	December 1998
Book value	\$193.5m
Occupancy level	100%
WALE	5.7 years
Average passing rent (face)	\$395/sqm pa net
Net Property Income (local currency)	\$10.9m
NABERS Energy rating	★★★★★
NABERS Water rating	★★★★☆

External valuation summary

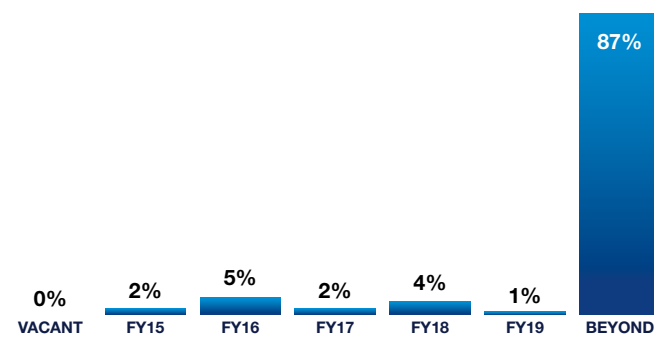
Value	\$193.5m
Date	June 2014
Cap rate	7.50%
Discount rate	9.00%
Value/lettable area	\$7,192/sqm

Major tenants	Area	% of NLA	Expiry
National Australia Bank	25,372sqm	94%	September 2020



Lease expiry profile

By income



99 Walker Street, North Sydney NSW



Positioned on the corner of Walker and Mount, 99 Walker Street is well located in the heart of North Sydney and offers 21 levels of office space over 16,200sqm. The office floors benefit from excellent natural light, attractively sized floor plates of approximately 800sqm and sweeping views of Sydney Harbour from the upper floors. The building was acquired in July 2013, and since acquisition Investa has leased 8,200sqm to Jemena and Coles, and repositioned the existing food court into a proposed supermarket.

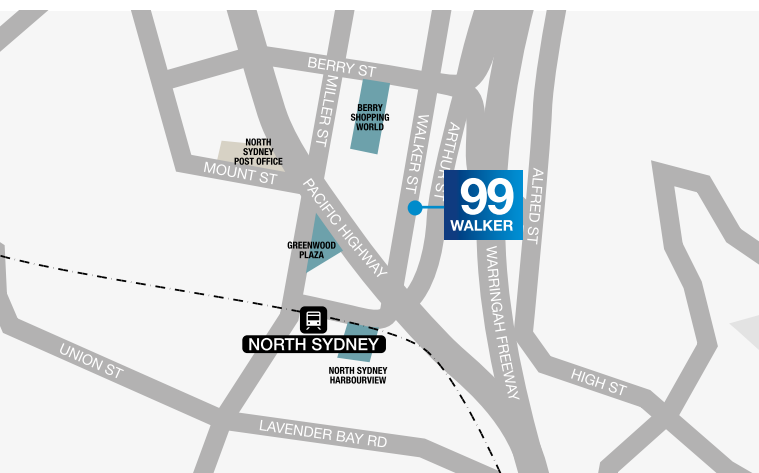
Key features

Property type	A-grade office
Ownership	100%
Year built	1988
Year refurbished	2007 & 2013
Lettable area (sqm)	19,376
Average Floor Plate (sqm)	800
Car spaces	263
Acquisition date	July 2013
Book value	\$143.0m
Occupancy level ¹	93%
WALE ¹	10.4 years
Average passing rent (face) ¹	\$578/sqm net
Net Property Income (local currency)	\$9.2m
NABERS Energy rating	★★★
NABERS Water rating	★★★

External valuation summary

Value	\$143.0m
Date	June 2014
Cap rate	7.25%
Discount rate	9.00%
Value/lettable area	\$7,380/sqm

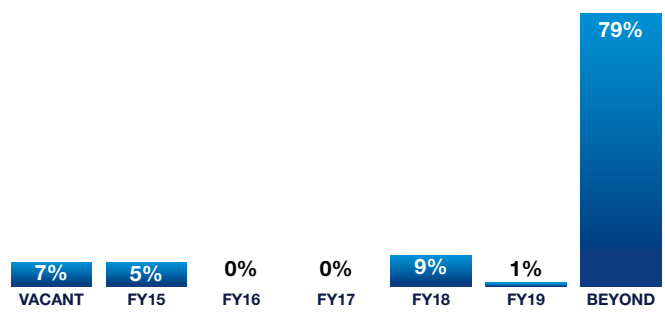
Major tenants	Area	% of NLA	Expiry
GE Capital Finance	6,268sqm	32%	June 2022
Jemena	5,606sqm	29%	February 2028
Coles	2,547sqm	13%	June 2035



1. Includes leasing post 30 June 2014 to Coles and Jemena

Lease expiry profile¹

By income



111 Pacific Highway, North Sydney



This 24 storey property has functional 960sqm floor plates and an attractive outlook with good natural light throughout. The property has twice been extensively refurbished to ensure that it continues to present a competitive commercial offering for high quality tenants.

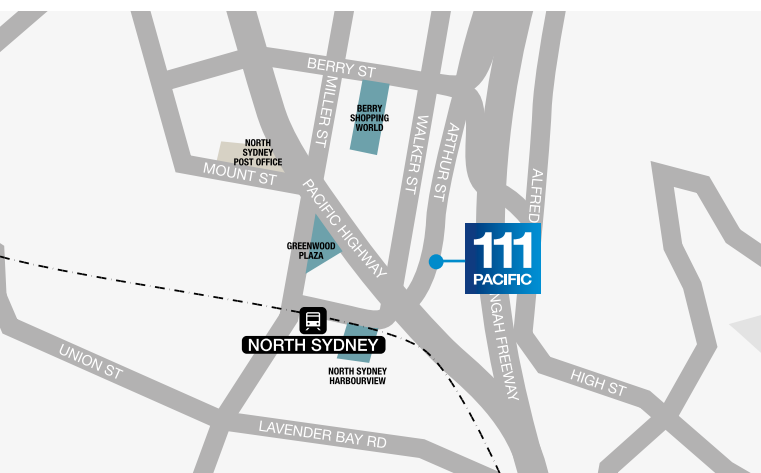
Key features

Property type	A-grade office
Ownership	100%
Year built	1974
Year refurbished	1993 & 2006
Lettable area (sqm)	18,684
Average Floor Plate (sqm)	960
Car spaces	164
Acquisition date	May 2004
Book value	\$139.8m
Occupancy level	92%
WALE	3.4 years
Average passing rent (face)	\$528/sqm pa net
Net Property Income (local currency)	\$8.5m
NABERS Energy rating	★★★★★
NABERS Water rating	★★★★☆

External valuation summary

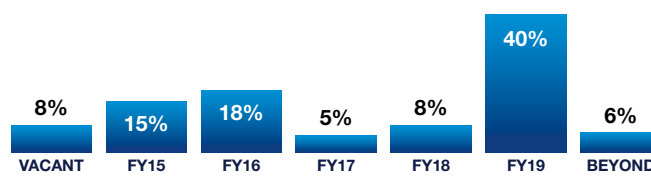
Value	\$139.0m
Date	December 2013
Cap rate	7.75%
Discount rate	9.25%
Value/lettable area	\$7,439/sqm

Major tenants	Area	% of NLA	Expiry
Transfield Services	6,353sqm	34%	July 2018
Nextgen	1,211sqm	7%	June 2016
Jemena	981sqm	5%	July 2015



Lease expiry profile

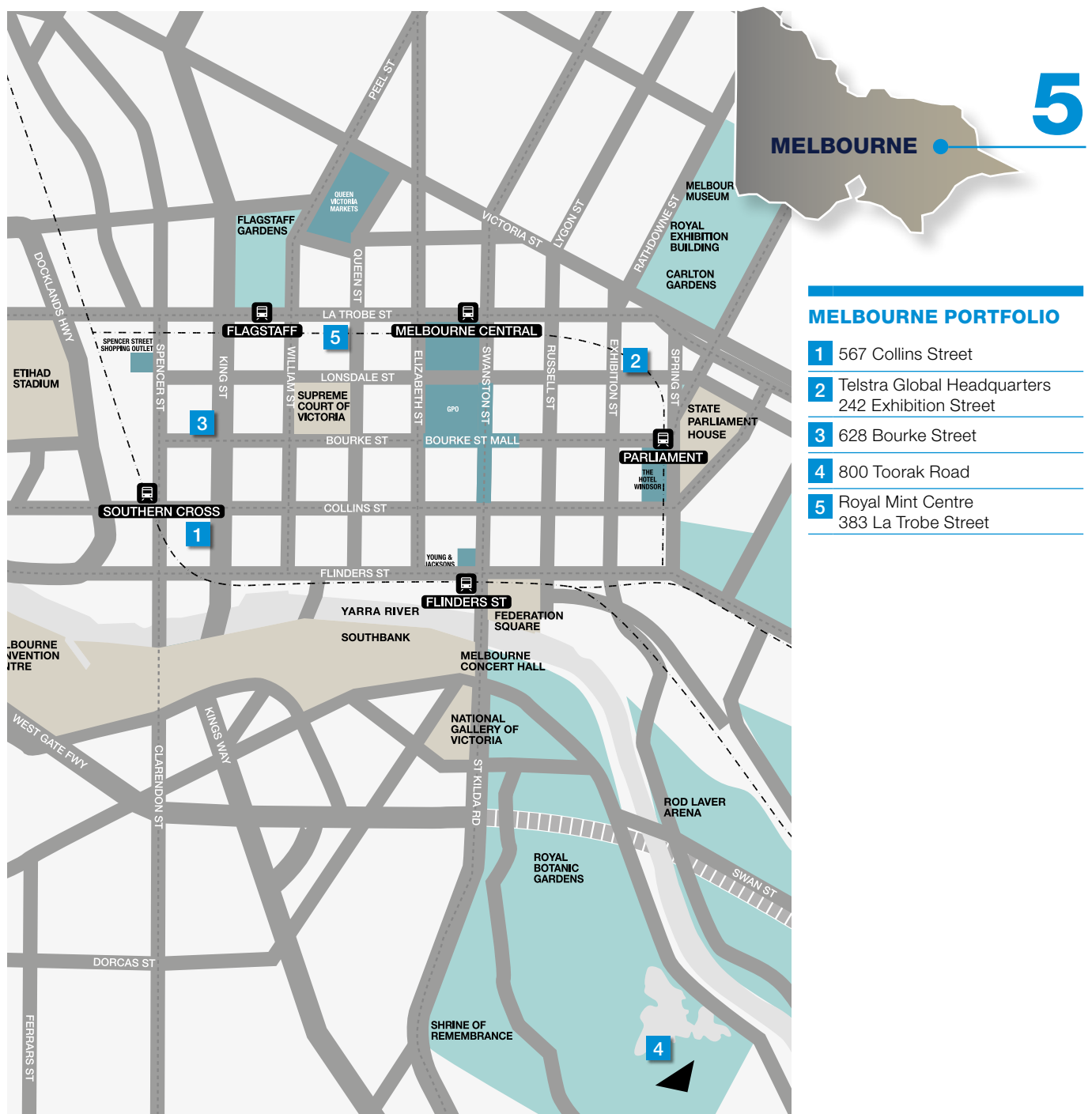
By income



Portfolio overview

Melbourne portfolio

The Melbourne market has also experienced a return to positive tenant demand during the year; however fundamentals are not yet as advanced as in Sydney due to new supply additions, which have resulted in a slight increase in vacancy during the year. Nonetheless rents have stabilised and we forecast that the outlook for rental growth will improve from here – despite further new office developments that will possibly drive a marginal increase in vacancy. Looking ahead the level of supply under construction is beginning to reduce and conditions beyond FY15 look to be conducive to rental growth.



Total lettable area

142,293sqm

Occupancy

100%Weighted average
lease expiry**7.2yrs**

Book value

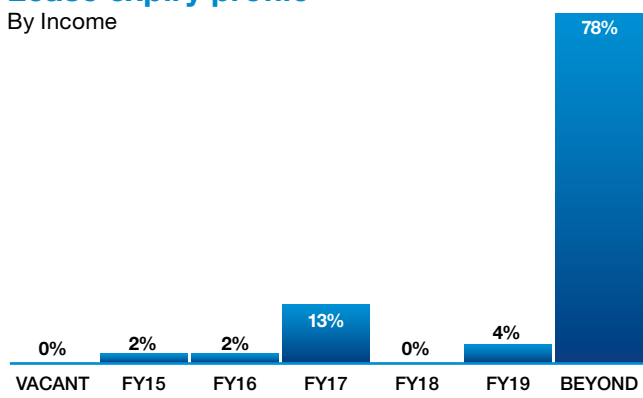
\$604.9m

MELBOURNE OUTLOOK



Lease expiry profile

By Income



567 Collins Street, Melbourne VIC



Currently under construction and scheduled for completion in mid-2015, this building will provide 55,000sqm of premium grade office space on Collins Street at the gateway to Docklands.

The building will be anchored by Leighton Contractors, Jemena, Corrs Chambers Westgarth and Virgin Active and is targeted to achieve 5-star NABERS and Green Star Ratings.

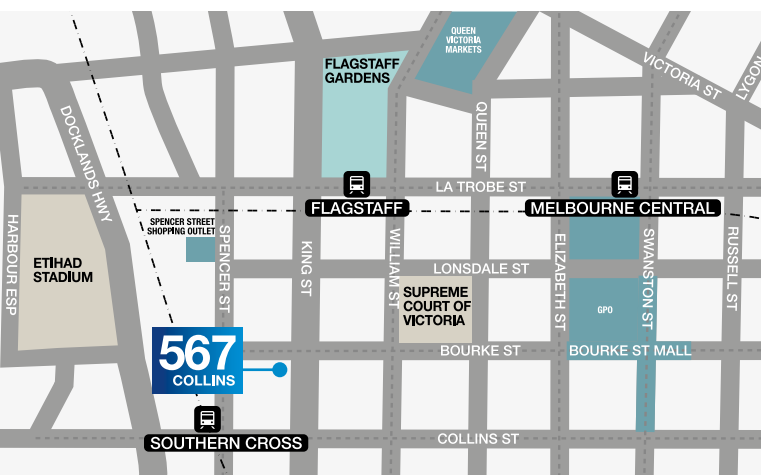
Key features

Property type	Premium grade office
Ownership	50%
Year built	N/A
Year refurbished	N/A
Lettable area (sqm)	54,676
Average Floor Plate (sqm)	2,000 – 2,500
Car spaces	162
Acquisition date	March 2013
Book value	\$113.0m
Occupancy level ¹	73%
WALE ¹	10.0
Average passing rent (face)	N/A
Net Property Income (local currency)	N/A
Target NABERS Energy rating ²	★★★★★
Target NABERS Water rating ²	★★★★★

External valuation summary

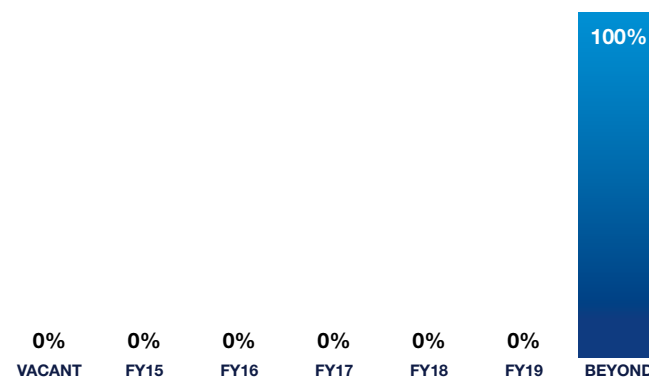
Value as complete (50% ownership)	\$250.7m
Date	June 2014
Cap rate	6.25%
Discount rate	8.50%
Value/lettable area	9,156sqm

Major tenants	Area	% of NLA	Lease Term
Leighton Contractors	12,701sqm	23%	10 yrs
Jemena	12,000sqm	22%	13 yrs
Corrs Chambers Westgarth	8,617sqm	16%	12 yrs



Lease expiry profile

By income



1. Vacant space at completion subject to a 4 year rental guarantee
 2. Target rating of 5-Star NABERS and Green Star

Telstra Global Headquarters, 242 Exhibition Street, Melbourne VIC



Located in the north-eastern sector of the Melbourne CBD, this A-grade building with 65,914sqm of NLA includes 43 levels of office space – most floors with excellent views – and a ground floor retail precinct. The building is close to major transport links including Parliament Station, trams and buses. It's also an easy walk to parks, hotels, restaurants, cafés and leading retail areas.

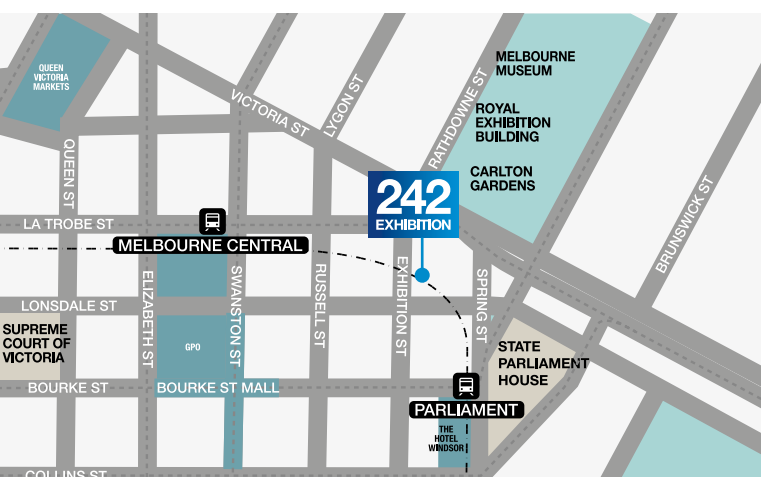
Key features

Property type	A-grade office
Ownership	50%
Year built	1992
Year refurbished	2010
Lettable area (sqm)	65,914
Average Floor Plate (sqm)	1,470
Car spaces	346
Acquisition date	April 2012
Book value	\$233.8m
Occupancy level	100%
WALE	5.8 years
Average passing rent (face)	\$484/sqm pa net
Net Property Income (local currency)	\$16.4m
NABERS Energy rating	★★★★☆
NABERS Water rating	★★★★★

External valuation summary

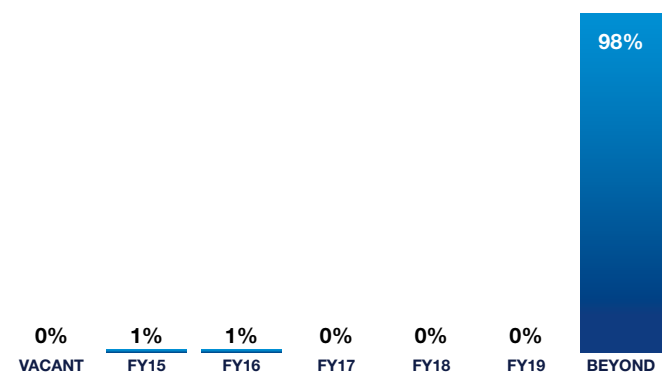
Value (50% ownership)	\$233.8m
Date	May 2013
Cap rate	6.85%
Discount rate	8.75%
Value/lettable area	\$7,093/sqm

Major tenants	Area	% of NLA	Expiry
Telstra	63,946sqm	97%	May 2020



Lease expiry profile

By income



800 Toorak Road, Melbourne VIC



800 Toorak Road is a 42,000sqm office building featuring a central atrium, conference centre, extensive staff dining facilities and a gymnasium.

The building is 100% leased to Coles with a WALE of 15.5 years following the lease extension during FY14 from 2016 to 2030. The resultant valuation uplift of 22% over FY14 also reflects the addition of a 1,200 bay car park currently under construction.

Key features

Property type	B-grade office
Ownership	50%
Year built	1986
Year refurbished	N/A
Lettable area (sqm)	41,878
Average Floor Plate (sqm)	6,560
Car spaces	1,236
Acquisition date	June 1997
Book value	\$80.5m
Occupancy level	100%
WALE	15.5 years
Average passing rent (face)	\$231/sqm pa net
Net Property Income (local currency)	\$5.7m
NABERS Energy rating ¹	Not rated
NABERS Water rating ¹	Not rated

External valuation summary

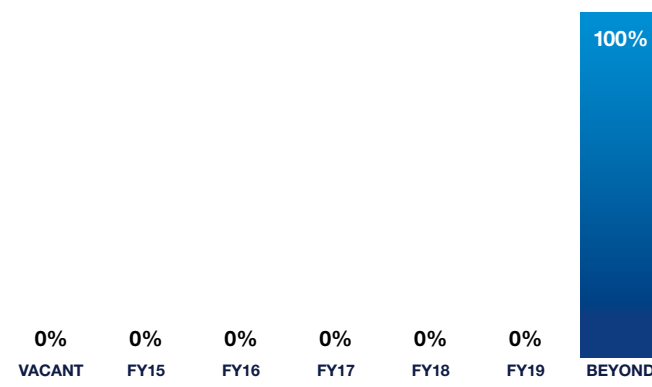
Value (50% ownership)	\$80.5m
Date	June 2014
Cap rate	7.25%
Discount rate	9.00%
Value/lettable area	\$3,845/sqm

Major tenants	Area	% of NLA	Expiry
Coles	41,878sqm	100%	December 2029



Lease expiry profile

By income



1. Data not reported as management control for the building is assigned to the tenant under the terms of the lease.

Royal Mint Centre, 383 La Trobe Street, Melbourne VIC



The Royal Mint Centre offers dual benefits of being positioned in the legal precinct and on one of only two streets leading to Docklands. Modern office space, secure parking and controlled access all add to this property's appeal. 383 La Trobe offers four levels of office accommodation and basement car parking for over 500 vehicles.

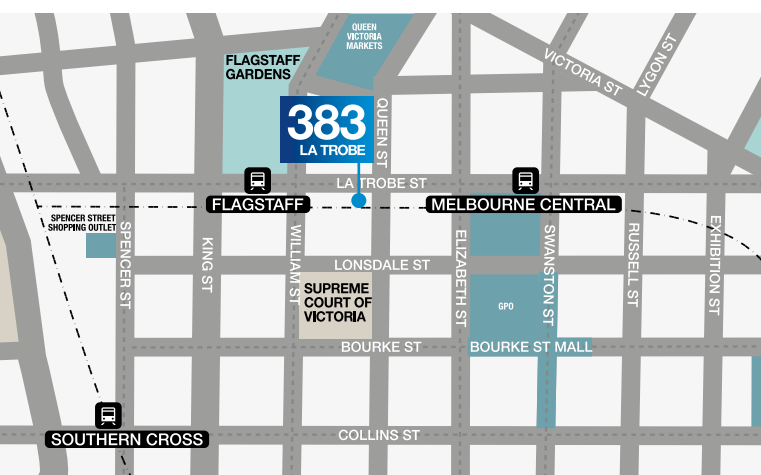
Key features

Property type	B-grade office
Ownership	100%
Year built	1988
Year refurbished	N/A
Lettable area (sqm)	9,679
Average Floor Plate (sqm)	2,300
Car spaces	529
Acquisition date	February 1994
Book value	\$53.8m
Occupancy level	100%
WALE	3.0 years
Average passing rent (face)	\$361/sqm pa gross
Net Property Income (local currency)	\$4.6m
NABERS Energy rating	★★★
NABERS Water rating	★★★

External valuation summary

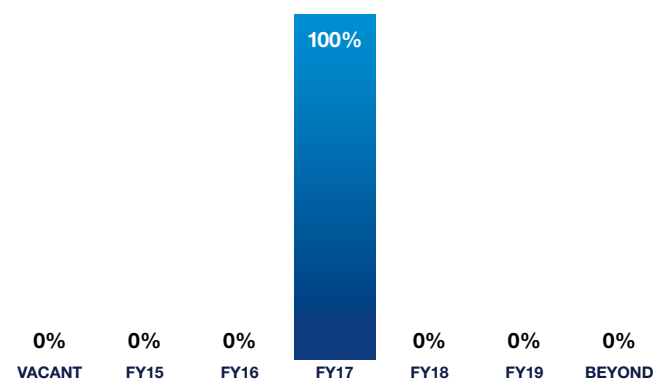
Value	\$53.9m
Date	December 2013
Cap rate	8.25%
Discount rate	8.75%
Value/lettable area	\$5,564/sqm

Major tenants	Area	% of NLA	Expiry
Australian Federal Police	9,679sqm	100%	June 2017



Lease expiry profile

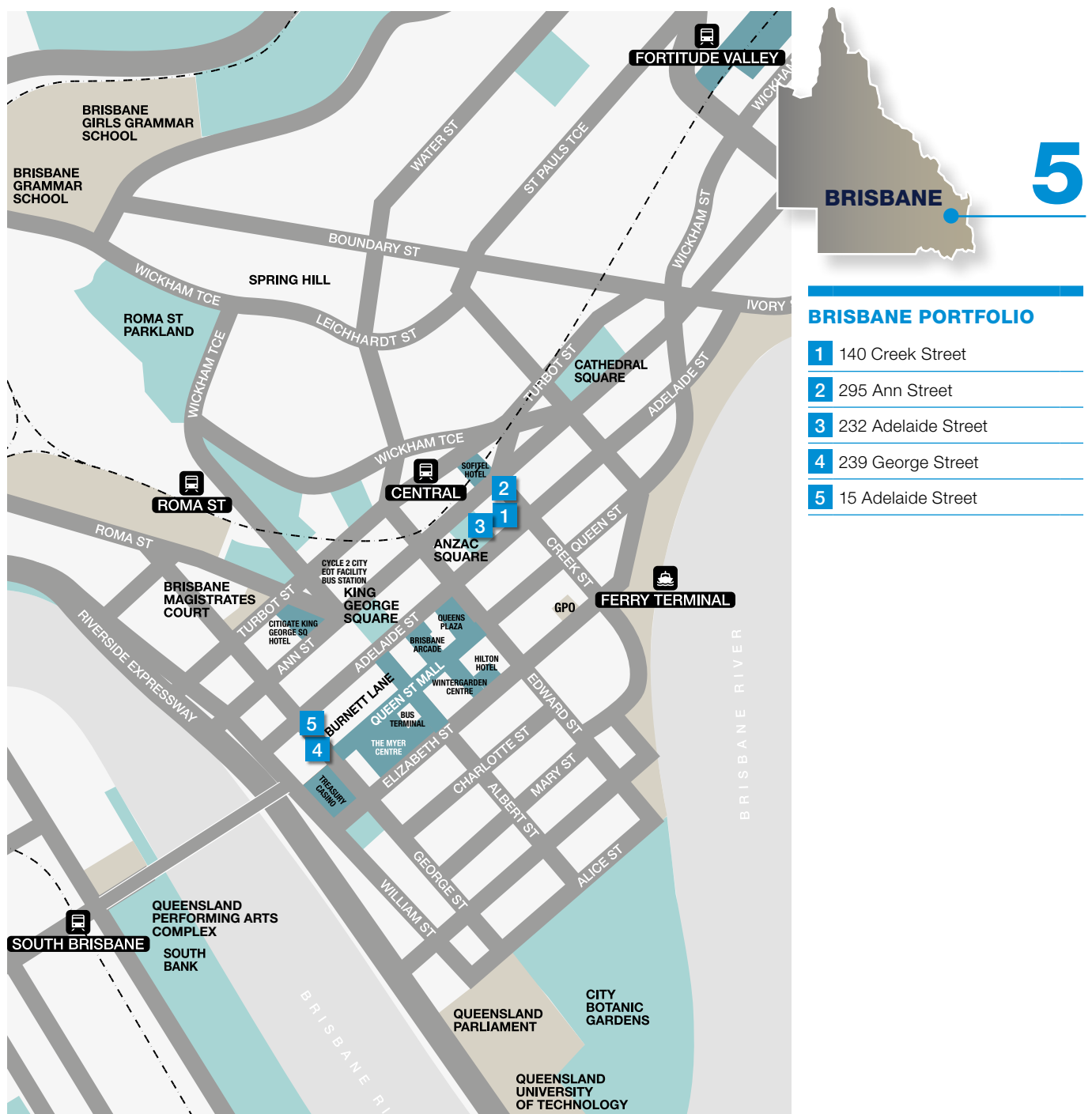
By income



Portfolio overview

Brisbane portfolio

The Brisbane office market has been impacted significantly over the past 12 months following large scale job cuts from the state government and the resource sector. High quality assets in good locations with efficient floor plates are outperforming secondary assets, which are feeling the impact of vacancy rates above 20%. We expect leasing conditions will remain difficult despite an anticipated improvement in demand into 2015.



Total lettable area

88,764sqmWeighted average
lease expiry**4.1yrs**

Occupancy

78%

Book value

\$476.1m

BRISBANE OUTLOOK

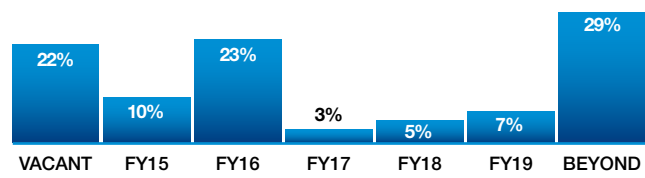
**Forecast return
to positive tenant
demand**

**Likely stabilisation
of incentives in
line with improving
occupancy**

**Well located
assets with
efficient floor
plates expected
to out-perform**

Lease expiry profile

By Income



140 Creek Street, Brisbane QLD



140 Creek Street is a 25 level modern A-grade office building located in the heart of Brisbane's corporate landscape. The building has large floor plates of 1,175sqm with good natural light throughout, and benefits from a 5.0-star NABERS Energy rating.

140 Creek Street is currently being transformed through a comprehensive capital works programme that includes refurbishing the ground floor lobby and 9 floors, and upgrading the services and amenities to meet the requirements of modern occupiers.

Key features

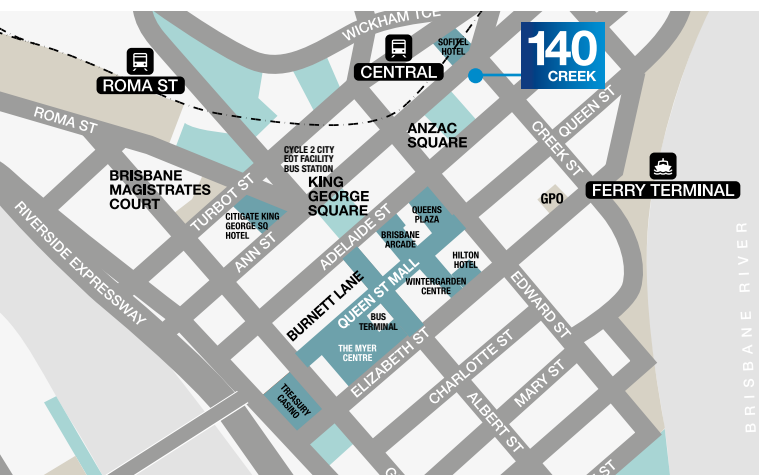
Property type	A-grade office
Ownership	100%
Year built	1995
Year refurbished	2005 & 2014
Lettable area (sqm)	28,162
Average Floor Plate (sqm)	1,175
Car spaces	159
Acquisition date	May 1998
Book value	\$173.0m
Occupancy level	61%
WALE	4.9 years
Average passing rent (face)	\$673/sqm pa gross
Net Property Income (local currency)	\$10.9m
NABERS Energy rating	★★★★★
NABERS Water rating	★★★★★

External valuation summary

Value	\$167.0m
Date	December 2013
Cap rate	7.75%
Discount rate	9.25%
Value/lettable area	\$5,930/sqm

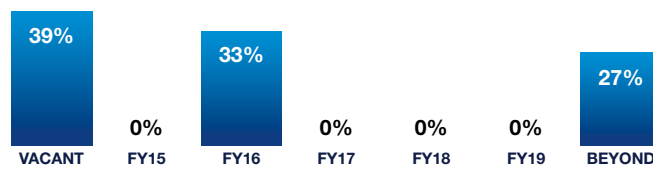
Major tenants

Area	% of NLA	Expiry
State of Queensland	8,819sqm	31%
Centrelink	7,286sqm	26%
		December 2022



Lease expiry profile

By income



295 Ann Street, Brisbane QLD



295 Ann Street is a quality, A-grade office building leased to Queensland Rail until 2020. The property was last refurbished in 2010 and has achieved a 5.0-star NABERS energy rating.

Conveniently located within easy walking distance to Brisbane GPO, Central Station as well as bus routes in and out of the city, 295 Ann Street is surrounded by extensive amenity including cafes and restaurants.

Key features

Property type	A-grade office
Ownership	100%
Year built	1974
Year refurbished	2010
Lettable area (sqm)	20,281
Average Floor Plate (sqm)	1,220
Car spaces	85
Acquisition date	May 1998
Book value	\$114.6m
Occupancy level	83%
WALE	4.8 years
Average passing rent (face)	\$602/sqm pa gross
Net Property Income (local currency)	\$6.8m
NABERS Energy rating ¹	★★★★★
NABERS Water rating ¹	★★★★☆

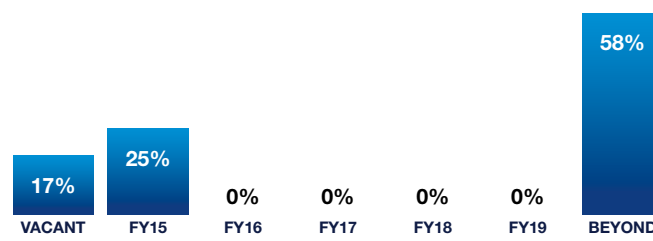
External valuation summary

Value	\$116.0m
Date	December 2013
Cap rate	8.00%
Discount rate	9.25%
Value/lettable area	\$5,720/sqm

Major tenants	Area	% of NLA	Expiry
Queensland Rail	16,541sqm	82%	November 2020 ²

Lease expiry profile

By income



1. NABERS Rating applies to both 295 Ann Street and 232 Adelaide Street
2. Exercised 30 June 2015 break over 4,900sqm

232 Adelaide Street, Brisbane QLD



Built in 1937, 232 Adelaide Street is positioned next to ANZAC Square and in close proximity to retail amenities, cafés and restaurants. Offering refurbished office space, this building is conveniently located within easy walking distance to the Brisbane GPO, Central Station and bus routes in and out of the city.

Key features

Property type	B-grade office
Ownership	100%
Year built	1937
Year refurbished	2005
Lettable area (sqm)	4,459
Average Floor Plate (sqm)	540
Car spaces	16
Acquisition date	May 1998
Book value	\$16.5m
Occupancy level	100%
WALE	4.3 years
Average passing rent (face)	\$547/sqm pa gross
Net Property Income (local currency)	\$1.2m
NABERS Energy rating ¹	★★★★★
NABERS Water rating ¹	★★★★★

External valuation summary

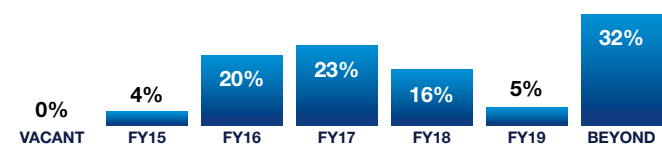
Value	\$16.4m
Date	December 2013
Cap rate	8.50%
Discount rate	9.50%
Value/lettable area	\$3,678/sqm

Major tenants	Area	% of NLA	Expiry
ILSC	1,384sqm	31%	June 2023
Markfire	394sqm	9%	August 2016
Bureau Probert Architects	391sqm	9%	July 2016



Lease expiry profile

By income



1. NABERS Rating applies to both 295 Ann Street and 232 Adelaide Street

239 George Street, Brisbane QLD



239 George Street is prominently located in the heart of the legal and government precincts of Brisbane. In close proximity to major transport and retail hubs, the building offers quality office space with good natural light over 24,000sqm of NLA. It incorporates ground floor retail and 30 levels of office accommodation.

Key features

Property type	B-grade office
Ownership	100%
Year built	1976
Year refurbished	2006
Lettable area (sqm)	24,315
Average Floor Plate (sqm)	750
Car spaces	21
Acquisition date	July 1998
Book value	\$124.0m
Occupancy level	93%
WALE	2.8 years
Average passing rent (face)	\$606/sqm pa gross
Net Property Income (local currency)	\$9.4m
NABERS Energy rating ¹	★★★★☆
NABERS Water rating ¹	★★★★

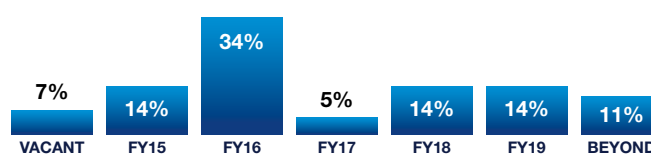
External valuation summary

Value	\$122.5m
Date	June 2013
Cap rate	8.50%
Discount rate	9.25%
Value/lettable area	\$5,038/sqm

Major tenants	Area	% of NLA	Expiry
The State of Queensland	3,495sqm	14%	October 2015
Cullen Services	1,174sqm	5%	May 2019
Kalaf	924sqm	4%	July 2015

Lease expiry profile

By income



1. NABERS ratings applies to both 239 George Street and 15 Adelaide Street

15 Adelaide Street, Brisbane QLD



15 Adelaide Street is a quality, 19 level office building located in the Brisbane CBD's legal precinct. The building has approximately 11,600sqm of NLA and benefits from abundant natural light. The recently refurbished ground floor presents a stylish, corporate entrance surrounded by a wealth of amenity including cafés, bars and shopping and is well serviced by public transport.

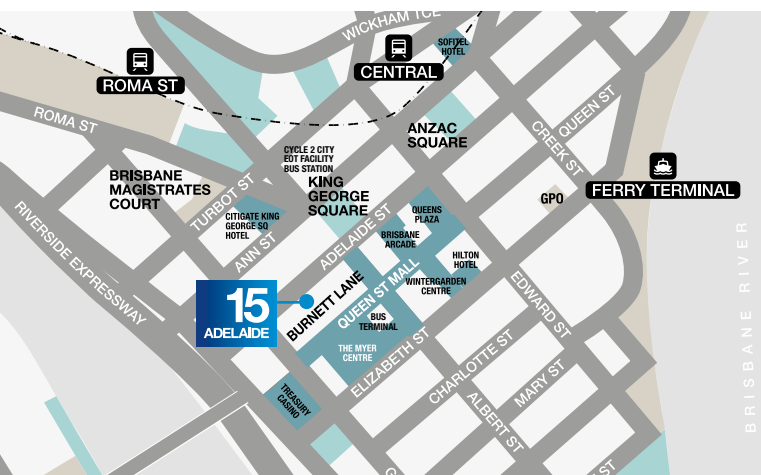
Key features

Property type	B-grade office
Ownership	100%
Year built	1982
Year refurbished	2008
Lettable area (sqm)	11,547
Average Floor Plate (sqm)	740
Car spaces	145
Acquisition date	July 1998
Book value	\$48.0m
Occupancy level	72%
WALE	4.3 years
Average passing rent (face)	\$565/sqm pa gross
Net Property Income (local currency)	\$3.5m
NABERS Energy rating ¹	★★★★☆
NABERS Water rating ¹	★★★★

External valuation summary

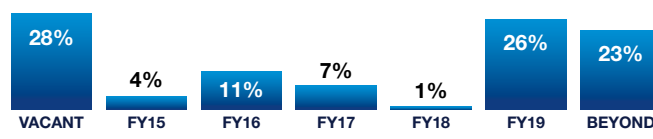
Value	\$48.0m
Date	June 2014
Cap rate	8.75%
Discount rate	9.25%
Value/lettable area	\$4,157/sqm

Major tenants	Area	% of NLA	Expiry
Commonwealth of Australia	2,167sqm	19%	March 2019
BP Services	1,298sqm	11%	June 2021



Lease expiry profile

By income



1. NABERS ratings applies to both 239 George Street and 15 Adelaide Street

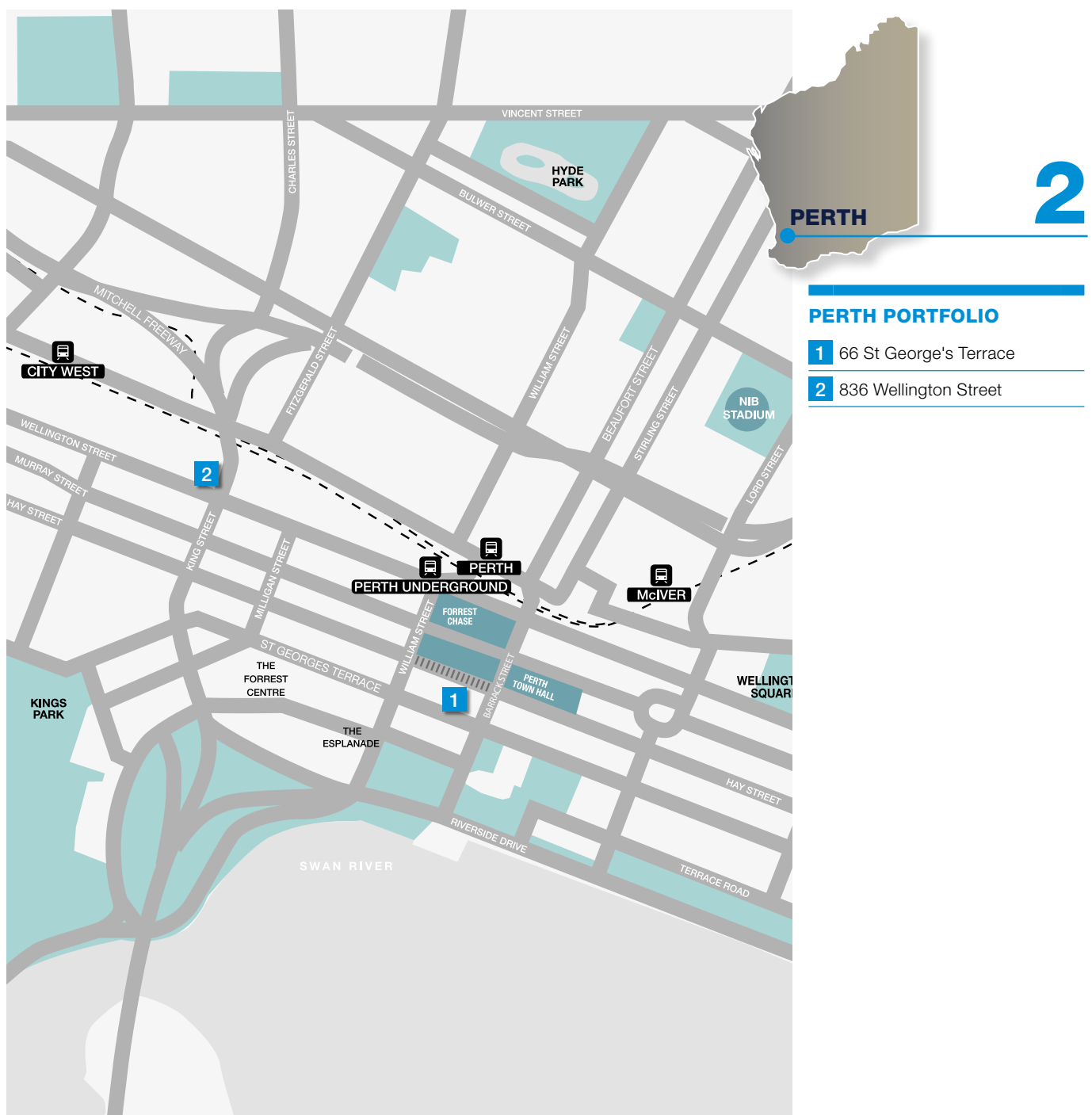


View from 15 Adelaide Street, Brisbane

Portfolio overview

Perth portfolio

Perth has endured a challenging 12 months as the economy re-weights away from mining investment. Sub-lease space spiked early in the year as resources and engineering firms reduced their occupancy requirements, although this trend has abated in recent quarters. New supply additions are expected during 2015, and while much of this space is already pre-committed by tenants, it is likely that short-term the vacancy rate will rise. Further ahead the positive outlook for iron ore and LNG global demand should drive improving demand fundamentals reducing the vacancy rate over medium-term horizon.



Total lettable area

23,413sqm

Occupancy

96%Weighted average
lease expiry**3.8yrs**

Book value

\$169.5m

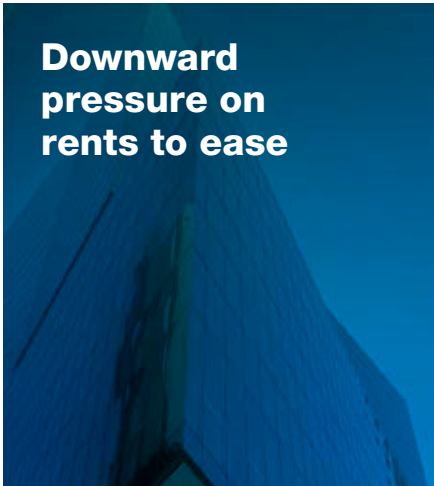
PERTH OUTLOOK



**Economic growth
will remain strong
due to surging
resource export
volumes**



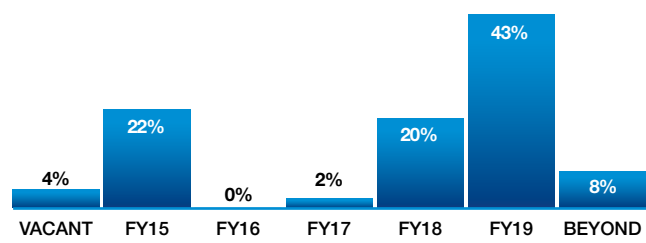
**Expect demand
conditions will
stabilise over the
course of the year**



**Downward
pressure on
rents to ease**

Lease expiry profile

By Income



66 St George's Terrace, Perth WA



Located on the north side of St George's Terrace, this A-grade building was completed in 1990 and boasts a central CBD address between William and Barrack Street. It has 11 levels of attractively sized floor plates and a side core providing an abundance of natural light. The property also includes two retail tenancies, 66 car bays and ample storage.

Key features

Property type	A-grade office
Ownership	100%
Year built	1990
Year refurbished	N/A
Lettable area (sqm)	11,440
Average Floor Plate (sqm)	1,000
Car spaces	66
Acquisition date	August 2012
Book value	\$92.0m
Occupancy level	92%
WALE	3.2 years
Average passing rent (face)	\$664/sqm pa net
Net Property Income (local currency)	\$7.3m
NABERS Energy rating	★★★★☆
NABERS Water rating	★★★★☆

External valuation summary

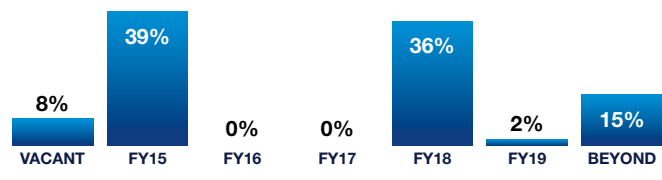
Value	\$89.5m
Date	June 2013
Cap rate	8.25%
Discount rate	9.75%
Value/lettable area	\$7,823/sqm

Major tenants	Area	% of NLA	Expiry
ASIC	2,377sqm	21%	June 2015
Suncorp	2,323sqm	20%	February 2015
Subsea 7	2,014sqm	18%	February 2018



Lease expiry profile

By income



836 Wellington Street, Perth WA



Completed in 2009, Wellington Central offers large, efficient floorplates with a central core configuration providing superior accommodation for tenants and secure on-site parking for over 138 vehicles.

Wellington Central features 11,629sqm of office accommodation over eight levels and offers the best of green technology within the West Perth commercial precinct.

Key features

Property type	A-grade office
Ownership	100%
Year built	2009
Year refurbished	N/A
Lettable area (sqm)	11,973
Average Floor Plate (sqm)	2,250
Car spaces	138
Acquisition date	September 2007
Book value	\$77.5m
Occupancy level	100%
WALE	4.7 years
Average passing rent (face)	\$471/sqm pa net
Net Property Income (local currency)	\$6.0m
NABERS Energy rating	★★★★★
NABERS Water rating	★★★★★

External valuation summary

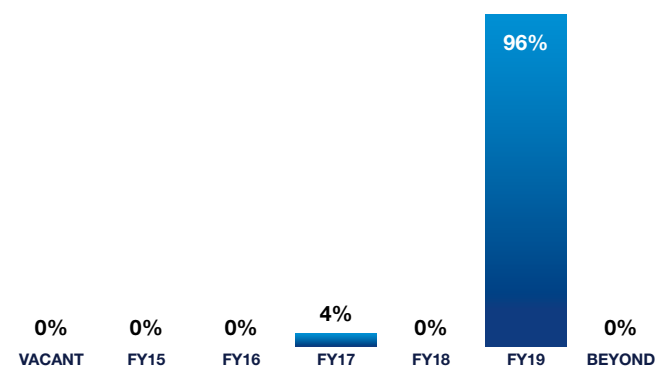
Value	\$77.5m
Date	June 2013
Cap rate	8.50%
Discount rate	10.50%
Value/lettable area	\$6,473/sqm

Major tenants	Area	% of NLA	Expiry
Commonwealth of Australia	11,629sqm	97%	April 2019



Lease expiry profile

By income



Portfolio overview

Canberra portfolio

New or refurbished assets in Canberra continue to perform relatively well as older B-grade stock struggles to compete. Demand, which is traditionally driven by the Government sector, has been weak, and it may take some time for leasing activity to recover to average levels. Nonetheless, supply under construction is lower than it has been for some time, and therefore any reasonable market recovery will see the vacancy rate begin to trend down over the next few years.



1

Total lettable area

14,132sqm

Occupancy

95%

Weighted average
lease expiry

11.7yrs

Book value

\$79.0m

CANBERRA OUTLOOK

Government led demand expected to recover during the last half of 2015

Short-term demand expected to remain weak, particularly in the B-grade market

Downward pressure on effective rents likely until demand recovers

Times Square, 16-18 Mort Street, Canberra ACT



Times Square is situated in the heart of the Canberra CBD, adjacent to the main shopping precinct and commercial thoroughfare. The building consists of two levels of underground parking and six levels of office comprising large 2,200sqm floor plates. The office component of the building is leased to Telstra until 2024 after being comprehensively refurbished in 2013.

Key features

Property type	A-grade office
Ownership	100%
Year built	1992
Year refurbished	2013
Lettable area (sqm)	14,132
Average Floor Plate (sqm)	2,200
Car spaces	160
Acquisition date	March 2001
Book value	\$79.0m
Occupancy level	95%
WALE	11.7 years
Average passing rent (face)	\$385/sqm pa net
Net Property Income (local currency)	\$2.4m
NABERS Energy rating ¹	Not rated
NABERS Water rating ¹	Not rated

External valuation summary

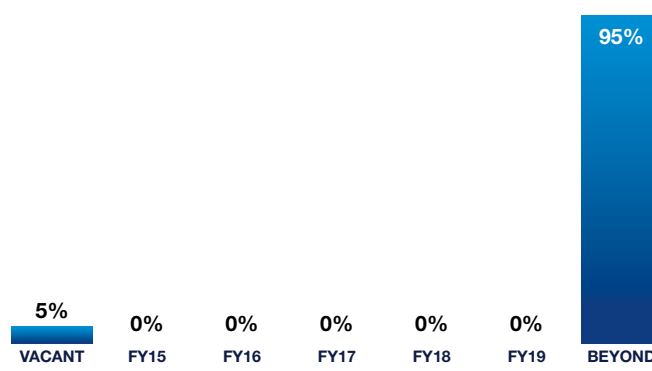
Value	\$79.0m
Date	June 2014
Cap rate	7.00%
Discount rate	8.75%
Value/lettable area	\$5,590/sqm

Major tenants	Area	% of NLA	Expiry
Telstra	13,440sqm	95%	February 2026



Lease expiry profile

By income



1. Could not be rated due to insufficient occupancy immediately following building refurbishment.

Bastion Tower, Avenue des Artes, Brussels, Belgium



Bastion Tower is a landmark property in Brussels, located in the prestigious 'European quarter' with the European Commission and NATO headquarters only a short walk away. The 25 storey, fully refurbished building is one of only five high-rise office towers in Brussels. The building attracts quality tenants including international law firms, financial institutions and EU organisations.

Key features

Property type	A-grade office
Ownership	50%
Year built	1967
Year refurbished	1997
Lettable area (sqm)	31,682
Average Floor Plate (sqm)	1,230
Car spaces	490
Acquisition date	November 2007
Book value	€55.0m
Occupancy level	81%
WALE	7.1 years
Average passing rent (face)	€333/sqm pa net
Net Property Income (local currency)	€2.3m

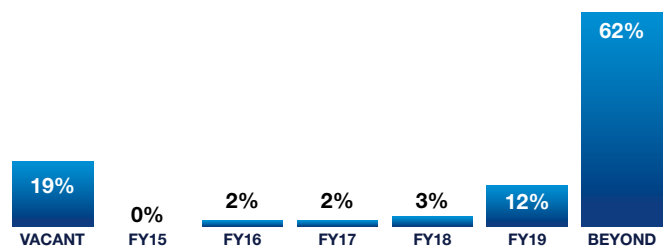
External valuation summary


Value (50% ownership)	€57.4m
Date	June 2014
Cap rate	6.65%
Discount rate	8.88%
Value/lettable area	€3,624/sqm

Major tenants	Area	% of NLA	Expiry
Freshfields	7,627sqm	24%	December 2024
Servcorp Brussels	2,580sqm	8%	February 2019
Dexia Holding	2,532sqm	8%	September 2021

Lease expiry profile

By income





Disclaimer

This document has been prepared by Investa Listed Funds Management Limited as responsible entity for the Prime Credit Property Trust and Armstrong Jones Office Fund (Investa). While reasonable care has been taken in the preparation of this document to ensure that the information is accurate and complete, Investa makes no representation or warranty (express or implied) in respect of this document including as to the accuracy or completeness of any statement in it including, without limitation, any forecasts. In preparing this document, Investa may use and rely upon information from sources generally regarded as authoritative and reputable, but the information obtained from these sources may not have been independently verified by Investa.

This document has been prepared for the purpose of providing general information (current at the time of publication, unless otherwise indicated) only. The information contained in this document is also based on present circumstances, market conditions and beliefs which may change. It is not intended to provide, and should not be relied upon for investment, financial, accounting, legal or tax advice.

To the maximum extent permitted by law, Investa accepts no responsibility or liability whatsoever for any expense, loss or damage arising out of or in any way connected with the use of all or part of this document nor will Investa bear any responsibility or liability as to the fairness, accuracy, adequacy, completeness or correctness of the information in this document or provided in connection with it.

If you have any questions about IOF's reporting or questions in relation to your unitholding, please call the unitholder information line on +1300 851 394.

Further information about the Fund can be accessed and downloaded at investa.com.au/IOF

> investa.com.au/IOF

INVESTA LISTED FUNDS MANAGEMENT LIMITED

Level 6, Deutsche Bank Place
126 Phillip Street
Sydney NSW 2000
T +61 2 8226 9300
F +61 2 9844 9300

ACN 149 175 655 AFSL 401414

The first choice in Australian Office

INVESTA 