

30 June 2010

[name]
[Address1]
[Address2]
[Address3]
[Address4]

Dear Unitholder

**Investa Diversified Office Fund ('IDOF')
Warning to unitholders**

Investa Funds Management Limited as responsible entity for the Investa Diversified Office Fund is aware that Mr David Tweed, through his company Direct Share Purchasing Corporation Pty Ltd ('DSPC'), may launch an unsolicited offer for IDOF units.

Investa does not endorse any unsolicited offer by DSPC or any other company.

The Corporations Act allows anyone to inspect the unitholder register of a registered scheme and, subject to certain limitations, to contact unitholders in relation to their units. Investa has received a request from DSPC for a copy of the IDOF unitholder register and as such is obliged by law to provide a copy of it to DSPC. Investa suspects that DSPC will use the information in IDOF's register to make an unsolicited offer to IDOF unitholders to purchase their units.

Unsolicited offers by Mr Tweed's company generally target ASX listed entities offering:

- above market value, but paying the consideration over a number of years in instalments. This means shareholders were taxed on the full consideration in the year they agreed to sell their shares, even though they didn't receive their money in full for some time; or
- below market value, even though shareholders could trade at market value on the ASX.

In this case, it appears that Mr Tweed's company is targeting an unlisted entity like IDOF, but the same principles apply except in the case of IDOF, unitholders cannot currently redeem their investment.

Unitholders who receive any unsolicited offer are urged to read the document carefully and obtain professional advice before deciding whether or not to accept the offer.

Please note that the advice in this note has been prepared without taking into account the objectives, financial situation or needs of particular unitholders. Before acting on this advice, unitholders should consider whether it is appropriate to their particular circumstances.

Please contact our Client Services Team on (02) 8226 9342 or clientservices@investa.com.au if you have any further questions.

Yours sincerely



Grant Nichols
Fund Manager – Investa Diversified Office Fund
Investa Funds Management Limited