

30.08.2017

Investa Office Fund (ASX:IOF)

IOF Taxation Components

Distribution for the half year ended 30 June 2017

The distribution for Investa Office Fund (ASX: IOF) is 10.2 cents per stapled security for the half year ended 30 June 2017 and will be dispatched to unitholders on Thursday 31 August 2017.

Securities in IOF constitute an investment in two unit trusts, Prime Credit Property Trust (**PCP**) and Armstrong Jones Office Fund (**AJO**). Each of PCP and AJO is a withholding Managed Investment Trust and has chosen to be an Attribution Managed Investment Trust for the year ended 30 June 2017.

Investa Listed Funds Management Limited, the Responsible Entity for PCP and AJO, gives the following notice in respect of the distribution period for the purposes of Subdivision 12-H and Subdivision 12A-A of Schedule 1 of the Taxation Administration Act 1953 (**TAA**):

Distribution period from 1 January 2017 to 30 June 2017 (cents per unit)

Component Description	Note (see below)	PCP	AJO	IOF
Interest income	1	0.029830	0.014335	0.044165
Unfranked dividend income	1	0.000000	0.000000	0.000000
Royalty income	1	0.000000	0.000000	0.000000
Other taxable Australian income		3.314860	3.825616	7.140476
Discounted capital gains		2.352157	0.000000	2.352157
Other non-assessable amounts		0.003153	0.660049	0.663202
Total Cash Distribution		5.700000	4.500000	10.200000

Calculation of Fund Payment Amount

Other taxable Australian income		3.314860	3.825616	7.140476
Discounted capital gains		2.352157	0.000000	2.352157
Add: Gross up for capital gains relating to disposals of taxable Australian property (TAP)		2.352157	0.000000	2.352157
Add: Non-TAP capital losses offset against capital gains relating to disposals of TAP (gross)		1.060632	0.000000	1.060632
Total Fund Payment Amount	2	9.079806	3.825616	12.905422

Please note:

1. In accordance with section 12A-15 of Schedule 1 of the TAA, this distribution includes Australian interest, unfranked dividend and royalty income amounts as shown above.
2. In accordance with section 12-395 of Schedule 1 of the TAA, this distribution includes the fund payment amount shown above, which has been determined in accordance with section 12A-110 of Schedule 1 of the TAA.

The portion of the distribution which is attributable to a fund payment from a clean building Managed Investment Trust is NIL cents per unit.

The fund payment amount and the Australian interest, unfranked dividend and royalty income amounts relate to the income year ended 30 June 2017.

Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. The taxation components of distributions paid and / or attributed in respect of the year ended 30 June 2017 will be shown on the Attribution Managed Investment Trust Member Annual Statement (AMMA Statement) for the year which will be sent to unitholders on Thursday 31 August 2017 along with the distribution mailing referred to above.

-ENDS-

About Investa Office Fund

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. As at 30 June 2017, IOF had total assets under management of AU\$3.8 billion with 20 investments located in CBD markets throughout Australia. 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.

Fund Enquiries

Penny Ransom

Fund Manager

Investa Office Fund

T +61 2 8226 9405

M +61 434 561 592

E PRansom@investa.com.au

Nicole Quagliata

Assistant Fund Manager

Investa Office Fund

T +61 2 8226 9361

M +61 428 445 120

E NQuagliata@investa.com.au

Media Enquiries

Emily Lee-Waldo

General Manager, Marketing &

Communications

T +61 2 8226 9378

M +61 416 022 711

E ELee-Waldo@investa.com.au

**The first
choice in
Australian
office.**