

Investa Office Fund (ASX: IOF)

IOF Taxation Components

Distribution for the half year ended 30 June 2012

The distribution for Investa Office Fund (ASX: IOF) is 9.7 cents per stapled unit for the half year ended 30 June 2012 and will be dispatched to unitholders on Friday 31 August 2012. The distribution comprises an ordinary distribution of 7.8 cents per stapled unit and a special distribution of 1.9 cents per stapled unit.

Detailed below are the estimated tax components for Australian managed investment trust non-resident withholding tax purposes for the distribution for the half year ended 30 June 2012 for Investa Office Fund (comprising Prime Credit Property Trust (PCP) and Armstrong Jones Office Fund (AJO)).

	June 2012 Half Year (cents per unit)		
	PCP	AJO	IOF
Fund payment amount	2.0955	0.0000	2.0955
Interest income	0.8493	0.5868	1.4361
Tax deferred amount	0.0000	5.1132	5.1132
Foreign income	1.0552	0.0000	1.0552
Total Distribution	4.0000	5.7000	9.7000

Unitholders are reminded that IOF distributions are now paid on a half yearly basis.

In accordance with section 12-395 of Schedule 1 of the Taxation Administration Act 1953 (Cth), this distribution includes a 'fund payment' amount as shown above in respect of the income year ended 30 June 2012.

Australian resident unitholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions will be provided in the annual tax statement which will be sent to unitholders on Friday 31 August 2012 along with the distribution mailing mentioned above.

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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. The Fund 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 AU\$2.5 billion with investments located in core CBD markets throughout Australia and select offshore markets in Europe. IOF's strategy is to reposition the portfolio to an Australian only focus.

About Investa Property Group

Investa Property Group is a fully integrated real estate company and one of the largest unlisted owners of commercial real estate in Australia. Since its inception in 2000, Investa has grown to control real estate assets of approximately AU\$8.4 billion.

Investa owns and/or manages over 45 office buildings in premier locations throughout Australia and controls over 10% of all Premium and A-grade office space in the Sydney CBD. Investa accommodates a range of leading companies across its high-quality office portfolio, including Deutsche Bank, Telstra, Westpac, Allens, Coca-Cola Amatil, Vodafone Hutchinson Australia and numerous State and Federal government departments.

Investa is one of the world leaders in real estate sustainability and has been recognized with numerous highly coveted industry awards; including the 10th Australian Sustainability Award – Award for Environment and three NSW Government 2011 Green Globe Awards, including the Premier's Award for Sustainability Excellence.

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