

27.02.2017

## Investa Office Fund (ASX:IOF)

### IOF Taxation Components

#### Distribution for the half year ended 31 December 2016

The distribution for Investa Office Fund (ASX: IOF) is 10.00 cents per stapled unit for the half year ended 31 December 2016 and will be dispatched to unitholders on Tuesday 28 February 2017.

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 31 December 2016 for Investa Office Fund (comprising Prime Credit Property Trust (PCP) and Armstrong Jones Office Fund (AJO)). Each of PCP and AJO is a managed investment trust for the year ending 30 June 2017.

<b>December 2016 Half Year (cents per unit)</b>			
	<b>PCP</b>	<b>AJO</b>	<b>IOF</b>
Net rental income	3.142363	4.992032	8.134395
Discounted capital gain	1.851660	0.000000	1.851660
Interest income	0.005977	0.007968	0.013945
Tax deferred amount	0.000000	0.000000	0.000000
Foreign income	0.000000	0.000000	0.000000
<b>Total Distribution</b>	<b>5.000000</b>	<b>5.000000</b>	<b>10.000000</b>

#### Calculation of Fund Payment amount

	<b>PCP</b>	<b>AJO</b>	<b>IOF</b>
Net rental income	3.142363	4.992032	8.134395
Discounted capital gain	1.851660	0.000000	1.851660
Add: Gross up for capital gains relating to disposals of taxable Australian property (TAP)	1.851660	0.000000	1.851660
Add: Non-TAP capital losses offset against capital gain relating to disposals of TAP (gross)	1.595738	0.000000	1.595738
<b>Total Fund Payment amount</b>	<b>8.441421</b>	<b>4.992032</b>	<b>13.433453</b>

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 ending 30 June 2017.

The portion of the fund payment in respect of the half year ended 31 December 2016 which is attributable to a fund payment from a clean building managed investment trust is zero cents per unit.

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 statements which are expected to be sent to unitholders at the end of August 2017.

**-ENDS-**

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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. 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 31 December 2016, IOF had total assets under management of AU\$3.8 billion with 22 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

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