



Limited assurance report to Investa Listed Funds Management Limited on Selected Performance Data for Investa Office Fund

We were engaged by Investa Listed Funds Management Limited (Investa) to undertake a limited assurance engagement on Selected Performance Data for the period 1 April 2013 to 31 March 2014 (the Reporting Period) for the Investa Office Fund (IOF) property portfolio.

Selected Performance Data is identified below.

Selected Performance Data		
Indicator	Unit of Measure	
Electricity	Metered Electricity Consumption <i>(Megawatt Hours)</i>	34,617 MWh
	Net Lettable Area <i>(NLA in square metres)</i>	411,045 m ²
	Consumption Intensity <i>(Metered Electricity Consumption/ NLA)</i>	84 kWh/m ²
Natural Gas	Metered Natural Gas Consumption <i>(Gigajoules)</i>	24,702 GJ
	Net Lettable Area <i>(NLA in square metres)</i>	322,211 m ²
	Consumption Intensity <i>(Metered Natural Gas Consumption/ NLA)</i>	77 MJ/m ²
Water	Metered Water Consumption <i>(Kilolitres)</i>	284,508 kL
	Net Lettable Area <i>(NLA in square metres)</i>	411,045 m ²
	Consumption Intensity <i>(Metered Water Consumption/ NLA)</i>	692 L/m ²
Emissions	Scope 1 & 2 Emissions from Natural Gas and Electricity Consumption <i>(Kilograms of carbon dioxide-equivalents per NLA in square metres)</i>	78 kg CO ₂ -e/m ²

Management’s responsibility for the Performance Data

The management of IOF are responsible for the preparation of the Selected Performance Data in accordance with IOF’s internal sustainability reporting guidelines, “Rules for reporting volume statistics” and “Rules for reporting intensity statistics” (IOF’s Reporting Guidelines), available



at www.investa.com.au/iof-sustainability-assurance. This responsibility includes establishing and maintaining internal controls relevant to the identification of stakeholders and material issues; the preparation and presentation of the Selected Performance Data that is free from material misstatement whether due to fraud or error; and for establishing and maintaining appropriate performance management and internal control systems from which the Selected Performance Data is derived.

Assurance practitioner's responsibility

Our responsibility is to carry out a limited assurance engagement and to express a conclusion based on the work performed. We conducted our engagement in accordance with Australian Standard on Assurance Engagements ASAE 3000 *Assurance Engagements other than Audits or Reviews of Historical Financial Information* and ASAE 3410 *Assurance on Greenhouse Gas Statements*, issued by the Australian Auditing and Assurance Standards Board.

These standards require that we comply with applicable ethical requirements, including independence requirements, and plan and perform the engagement to obtain limited assurance about whether the Selected Performance Data are prepared in accordance with IOF's internal reporting guidelines relevant to the Selected Performance Data as described in IOF's Reporting Guidelines.

Summary of the Work Performed

Our limited assurance engagement consisted of making inquiries, primarily of persons responsible for the preparation of the Selected Performance Data, and applying analytical and other evidence gathering procedures, as appropriate. These procedures included:

- Inquiries of management to gain an understanding of IOF's processes for determining the material issues for IOF's key stakeholder groups;
- Interviews with relevant staff at corporate and business unit level responsible for providing the information comprising the Selected Performance Data;
- Inquiries about the design and implementation of the systems and methods used to collect and process the information reported, including the aggregation of source data into the Selected Performance Data;
- Comparing the Selected Performance Data to corresponding information in the relevant underlying sources to determine whether all the relevant information contained in such underlying sources has been included in the Selected Performance Data and prepared in accordance with IOF's Reporting Guidelines; and
- Reading the information presented in the IOF's Annual Review Report to determine whether it is in line with our knowledge of, and experience with, the sustainability performance of IOF.

A limited assurance engagement is substantially less in scope than a reasonable assurance engagement or an audit conducted in accordance with Australian Auditing and Assurance Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit or a reasonable assurance engagement. Accordingly, we do not express a reasonable assurance or audit opinion.



Conclusion

Based on the procedures performed, as described above, nothing has come to our attention that causes us to believe that, for the Reporting Period, the Selected Performance Data as identified in this assurance report and included in IOF's 2014 Annual Review Report is not presented, in all material respects, in accordance with IOF's Reporting Guidelines.

A handwritten signature in black ink, appearing to read 'KPMG'.

KPMG

Sydney, 2 September 2014