Footnotes for 5 year summary

1. Prior year balances have been recalculated where necessary for the 4:1 unit consolidation in 2012.

2. The Responsible Entity considers the non-AAS measure, Funds From Operation (FFO), an important indicator of underlying performance of IOF. FFO was adopted as the primary measure of the

underlying earnings from FY13 onwards. To calculate FFO, net profit attributable to unitholders is adjusted to exclude unrealised gains or losses, certain non-cash items such as the amortisation

of tenant incentives, fair value gains or losses on investments and other unrealised or one-off items. IOF's FFO calculation is based on Property Council of Australia definition of FFO. Refer to the

glossary for the complete definition.

3. The methodology for the calculation of the gearing ratio has been amended during the period to reflect a look-through debt balance that includes the Group's Australian dollar exposure after

hedging its US Private Placements (USPPs). The impact on the 30 June 2014 ratio is that the gearing ratio has increased from 31.5%, to 32.0% under the new methodology.

4. As at 31 August of each year.

5. The financial year 2012 normal distribution was 15.6 cents. A special distribution of 1.9 cents was paid following the sale of offshore assets.

6. Environmental intensity statistics cover reporting period 1 April 2015 – 31 March 2016 and have been assured by KPMG. The KPMG Assurance Statement, including selected performance data

and the relevant reporting criteria, can be found online at http://www.investa.com.au/iof-sustainability-assurance.

7. IOF assets joined the broader Investa waste and recycling program in FY13. This transition to new contracts includes provision for ongoing reporting.