

21 December 2001

The Manager
Company Announcements
Australian Stock Exchange Limited
20 Bridge Street
Sydney NSW 2000

Dear Sir

**Investa Property Group
Rental Review
73 Miller Street, North Sydney**

We wish to advise that the Health Administration Corporation (HAC) has disputed the validity of the rental review on its lease at 73 Miller Street, North Sydney, following which this company has taken action in the Supreme Court of New South Wales to enforce the HAC's obligation to pay the reviewed rent pursuant to the relevant provisions of the lease.

The rental was reviewed by the company with effect from July 2001. Preliminary directions hearings in the Court proceedings have taken place but at this stage no date for hearing has yet been set. Accordingly, no determination of the dispute is expected prior to recommencement of the Court term in February 2002. It is expected that the Court will allocate a date for the hearing sometime in the first half of next year.

This company remains confident of its position in this matter as to the validity of the rental review notice, the appropriateness of the new level of rent, and the company's compliance with the relevant provisions of the lease.

For further information please contact Chris O'Donnell, Brian McGarry or Andrew Junor on 02 8226 9300.

Yours faithfully

Brian McGarry
Company Secretary
Tel: (02) 8226 9303
Fas: (02) 8226 9499
Email: bmcgarry@investa.com.au