



**INVESTA**  
Property Group

Investa Properties Limited  
ABN 54 084 407 241  
Level 17, 135 King Street  
Sydney NSW 2000  
GPO Box 4180  
Sydney NSW 2001  
Tel: 02 8226 9300

14 July 2003

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

Dear Madam

**INVESTA PROPERTIES LIMITED – OFF-MARKET TAKEOVER BID  
FOR PRINCIPAL OFFICE FUND**

Investa Properties Limited (**Investa**) advises that it has today given to BT Funds Management Limited, the responsible entity of Principal Office Fund, a notice pursuant to subsection 630(3) of the Corporations Act advising as to the status of conditions in relation to Investa's takeover offer for Principal Office Fund dated 20 June 2003.

For further information please contact Chris O'Donnell on (02) 8226 9301 or Andrew Junor on (02) 8226 9305.

Yours faithfully

**Brian McGarry**  
**Company Secretary**

Tel: (02) 8226 9300  
Fax: (02) 8226 9499  
Email: [bmcgarry@investa.com.au](mailto:bmcgarry@investa.com.au)

14 July 2003

Mr Richard Willcock  
Director - BT Funds Management Limited  
Level 27  
60 Martin Place  
Sydney NSW 2000



**INVESTA**  
Property Group

Investa Properties Limited  
ABN 54 084 407 241  
Level 17, 135 King Street  
Sydney NSW 2000  
GPO Box 4180  
Sydney NSW 2001  
Tel: 02 8226 9300

Dear Sir

**INVESTA PROPERTY LIMITED – OFF-MARKET TAKEOVER BID  
FOR PRINCIPAL OFFICE FUND**

Pursuant to subsection 630(3) of the Corporations Act, we enclose a notice relating to the status of the defeating conditions of Investa's off-market takeover offers for Principal Office Fund.

Yours faithfully

**Brian McGarry**  
Company Secretary

**TO:** Mr Richard Willcock  
Director - BT Funds Management Limited  
Level 27  
60 Martin Place  
Sydney NSW 2000



**INVESTA**  
Property Group

Investa Properties Limited  
ABN 54 084 407 241  
Level 17, 135 King Street  
Sydney NSW 2000  
GPO Box 4180  
Sydney NSW 2001  
Tel: 02 8226 9300

**CORPORATIONS ACT 2001 (Cth)**  
**Subsection 630(3) – Notice of Status of Defeating Conditions**

Investa Properties Limited ABN 54 084 407 241 (**Investa**) gives notice pursuant to subsection 630(3) of the Corporations Act 2001 (Cth) and paragraph 11.15 of its off-market takeover offers to acquire all the fully paid ordinary units in Principal Office Fund dated 20 June 2003 (**Offers**) that:

the Offers are free from all defeating conditions;

so far as Investa knows:

the defeating condition contained in paragraph 11.10(h) of its Offers has been fulfilled;

none of the other defeating conditions contained in section 11.10 of its Offers have been fulfilled as at the date this notice is given,

and, in any event, the Offers and any contracts resulting from the acceptance of the Offers were freed of those defeating conditions on 8 July 2003;

Investa's voting power in Principal Office Fund is 9.7%.

Dated: 14 July 2003

---

**Brian McGarry**  
**Company Secretary**

cc: Manager of Principal Office Fund  
Principal Real Estate Investors (Australia) Limited  
Level 13 Chifley Tower  
2 Chifley Square  
SYDNEY NSW 2000