



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

29 July 2003

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

Dear Madam

Re: Investa Property Group

In accordance with section 647(3) of the Corporations Act, please find enclosed a copy of the Second Supplementary Bidder's Statement as lodged today with BT Funds Management Limited and the Australian Securities and Investments Commission.

Yours faithfully

Brian McGarry

Company Secretary

Tel: (02) 8226 9300

Fax: (02) 8226 9499

Email: bmcgarry@investa.com.au

INVESTA PROPERTY GROUP

Second Supplementary Bidder's Statement

**Offer by Investa Properties Limited (ABN 54 084 407 241) as
Responsible Entity of Investa Property Trust (ARSN 088 705 882)**

to acquire all of the units in

Principal Office Fund

(ARSN 092 874 087)

This is an important document.

**This document contains the Second Supplementary Bidder's Statement dated
29 July 2003 of Investa Properties Limited.**

**If you are in any doubt about how to deal with the offer of Investa Properties
Limited you should consult your financial or other professional advisor**

SUPPLEMENTARY BIDDER'S STATEMENT

This is a supplementary bidder's statement under section 643 of the Corporations Act 2001 (Cth). It supplements and should be read together with:

- the bidder's statement dated 2 June 2003 (**Bidder's Statement**) given by Investa Properties Limited (**Investa**) to BT Funds Management Limited (**BTFML**) (as responsible entity of Principal Office Fund); and
- the supplementary bidder's statement dated 13 June 2003 given by Investa to BTFML.

This document will prevail in the event of any inconsistency with those documents. Terms defined in the Bidder's Statement have the same meaning where used in this document.

This document was lodged with ASIC on and is dated 29 July 2003. ASIC takes no responsibility for the contents of this document.

RELEASE OF INVESTA'S PRELIMINARY FINAL REPORT

On 29 July 2003 Investa released to ASX its Preliminary Final Report for the year ended 30 June 2003 (**Report**).

There are no material differences between the matters disclosed in the statement of financial performance in the Report and the matters disclosed in the proforma forecast profit and loss statement for year ended 30 June 2003 which is included in the Bidder's Statement.

There are no material differences between the matters disclosed in the proforma statement of financial position of the Investa Property Group as at 31 December 2002 as disclosed in the Bidder's Statement and the matters disclosed in the statement of financial position of Investa Property Group in the Report.

This supplementary bidder's statement has been approved by a unanimous resolution passed by the Directors of Investa Properties Limited on 29 July 2003.

Dated: 29 July 2003