

30 July 2003



INVESTA
Property Group

The Manager
Company Announcements
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Sydney NSW 2000

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Dear Madam

INVESTA PROPERTY GROUP Leasing Update

Investa Property Group is pleased to announce the following leasing outcomes within the Investa Property Trust.

The leasing deals, totalling some 4,409 m², across the portfolio, have enabled portfolio occupancy to be maintained at 97.7% as at 30 June 2003.

Leasing Activity

1 Market Street, Sydney

BT Australia has renegotiated its tenancy in the property, and has signed a three year lease extending to 30 April 2006 to occupy 1,343 m². The tenancies are a full floor (Level 12) of 1,098 m² and part Level 17 (245 m²), with gross rental of \$480 m² p.a. and \$520 m² p.a. respectively.

The Berkley Group has signed a 10 year lease for 435 m² over part Level 17, commencing 1 January 2004, at a commencing gross rental of \$480 m² p.a.

New Skies Pty Ltd has signed a three year lease for 328 m² on Level 22, commencing 1 October 2003, at a commencing gross rental of \$480 m² p.a.

255 Elizabeth Street, Sydney

The Department of Education and Training has exercised a five year option over 946 m² over the Ground Floor and Mezzanine. The new lease commences 30 September 2003. Current passing rent is \$532.40 m² p.a.

Georgia Services Pty Ltd has signed a lease over Suite A, for a term of seven years, commencing from 1 June 2003. The lease covers 195 m² with a commencing gross rental of \$333 m² p.a.

55 Market Street, Sydney

St George Bank has exercised an option over 400 m² (including the retail bank branch) for a four year lease commencing 10 October 2003. Passing rent on the premises is \$2,340 m² p.a.

60 Martin Place, Sydney

Roedoc Pty Ltd has leased the newly created ground floor shop. The seven year lease over the 60 m² shop extends until 15 June 2010, at a commencing gross rent of \$1,333 m² p.a.

110 George Street, Parramatta

NRMA Ltd signed a two year lease over a further pod at the Octagon. The lease, for an area of 339 m², extends to 30 April 2005.

Kings Row Office Park, Milton, Brisbane

Asian Pacific Finance has leased an area of 413 m² on Level 1 of Stage Three of the complex. The three year lease extends to 30 April 2006, at a commencing gross rent of \$300 m² p.a.

420 St Kilda Road, Melbourne

Australian Outback Travel has leased level 8 and part level 1, a total area of 1,451 m², on a three year lease to 28 February 2006, at a commencing net rent of \$205 m² p.a.

Centastaff has leased 142 m², on level 2 of the building, on a three year lease to 28 March 2006, at a commencing net rent of \$230 m² p.a.

Please address any questions to Andrew Junor on (02) 8226 9305 or Tony Dixon on (02) 8226 9405.

Yours faithfully



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