



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

4 August 2003

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

Dear Madam

Investa Properties Limited (**Investa**) advises that it has today extended the period of its off-market takeover offer for units in Principal Office Fund to expire at 7.00pm on 18 August 2003.

Investa's voting power in POF is 30.44%. Investa's voting power in POF at the date when the first of its off-market offers was dispatched was 8.4%.

The Offer is for seven Investa Securities and \$5.22 in cash for every twelve POF units.

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

Attachments: 1. Notice of Variation
 2. Letter to POF Unitholders



INVESTA PROPERTIES LIMITED
(ABN 54 084 407 241)

OFF-MARKET BID FOR PRINCIPAL OFFICE FUND

NOTICE OF VARIATION EXTENDING OFFER PERIOD

TO: BT Funds Management Limited (ABN 63 002 916 458)

AND TO: Each person to whom Investa Properties Limited has made an off-market takeover offer dated 20 June 2003.

Investa Properties Limited gives notice that it varies its off-market offer for units in the Principal Office Fund dated 20 June 2003 (**Offer**) by extending the end of the offer period from 7pm (Sydney time) on 4 August 2003 to 7pm (Sydney time) on 18 August 2003.

This notice of variation has been approved by a resolution passed at a meeting of the directors of Investa Properties Limited held on 4 August 2003.

This Notice of Variation is dated 4 August 2003.

Signed for an on behalf of Investa Properties Limited

A handwritten signature in black ink, appearing to read 'I K Payne'.

I K Payne
Director

A handwritten signature in black ink, appearing to read 'C O'Donnell'.

C O'Donnell
Director

A copy of this Notice of Variation was lodged with the Australian Securities and Investments Commission on 4 August 2003. The Commission takes no responsibility for the contents of this Notice of Variation .



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4 August 2003

Dear POF Unitholder

OFF-MARKET BID FOR PRINCIPAL OFFICE FUND

Investa Properties Limited has extended its off-market takeover bid for units in the Principal Office Fund dated 20 June 2003 so that the offer now expires at 7.00pm (Sydney time) on 18 August 2003.

Please find enclosed a Notice of Variation to this effect. For your assistance, we have enclosed an Acceptance and Transfer form and a reply paid envelope.

Yours faithfully

INVESTA PROPERTIES LIMITED

Brian McGarry
Company Secretary