

20 August 2003

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



INVESTA
Property Group

Investa Properties Limited
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Sydney NSW 2000
GPO Box 4180
Sydney NSW 2001
Tel: 02 8226 9300

Dear Madam

**Investa Property Group ("IPG")
Takeover Bid for Principal Office Fund ("POF")**

New Issue Announcement

Further to the Appendix 3B lodged on 3 June 2003 in relation to the takeover bid for POF, we wish to advise that the following stapled securities have been issued:

Date of entering securities into uncertificated holdings	No. of stapled securities issued
Up to 20 August 2003	106,169,755

The stapled securities will be issued fully paid and will rank equally in all respects with existing issued Investa stapled securities.

These stapled securities will be entitled to dividend/distribution earned from 1 July 2003.

The total number of securities issued in relation to the takeover bid for POF is now:

	No. of stapled securities issued
As at 20 August 2003	231,707,766

The total issued and quoted capital of IPG is now:

Class	Number
IPG	1,117,236,040

Yours faithfully

Brian McGarry
Company Secretary

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