



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

3 September 2003

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

Dear Madam

**Investa Property Group
Form 6021 – Notice of compulsory acquisition following take over bid**

We attach a copy of Investa Properties Limited's notice of compulsory acquisition following the close of our take over bid for Principal Office Fund.

Yours faithfully

Brian McGarry
Company Secretary

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

2nd September 2003

Dear Unitholder

OFFER FOR YOUR PRINCIPAL OFFICE FUND UNITS

According to our records we did not receive from you an acceptance of our offer for all of your units in Principal Office Fund (**POF**) prior to its close. Notwithstanding this, under the compulsory acquisition provisions of the Corporations Act (Part 6A.1), you are still entitled to receive the offer consideration paid to accepting unitholders. Attached is a compulsory acquisition notice giving further details for your consideration.

On completion of the compulsory acquisition procedures Investa Properties Limited (**Investa**) will pay the consideration for your units, being 7 IPG securities and \$5.70 cash for every 12 POF units, to POF. You will then be entitled to receive the consideration from POF.

If you have any questions or require further information please call 1300 302 124 (callers within Australia) or 61 2 9240 7463 (callers outside Australia).

Yours faithfully

INVESTA PROPERTIES LIMITED

A handwritten signature in black ink, appearing to read "O'Donnell", written in a cursive style.

Chris O'Donnell
Managing Director

Encl.

ASIC registered agent number
lodging party or agent name
office level building name or PO Box no
street number & name
suburb/city
telephone
facsimile
DX number
Reference

	ASS. <input type="checkbox"/> REQ-A CASH. <input type="checkbox"/> REQ-P PROC. <input type="checkbox"/>

Australian Securities & Investments Commission

form **6021**

Notice of
**compulsory acquisition
following takeover bid**

Corporations Act 2001
661B(1)(a)

To

Securities of Principal Office Fund ARSN 092 874 087 (**POF**)

1. Under an off market bid offers (**takeover offers**) were made by Investa Properties Limited ABN 54 084 407 241 (**Bidder**) in respect of the acquisition of units in POF (**securities**). The offers closed on 1 September 2003 at 7.00pm Sydney time.
2. You are, or are entitled to be, registered as the holder of securities in respect of which an offer was made, but have not accepted the takeover offer.
3. The Bidder hereby gives you notice under subsection 661B(1) of the Corporations Act 2001 (the Act) that the Bidder has become entitled pursuant to subsection 661A(1) of the Act to compulsorily acquire your securities and desires to acquire those securities.
4. Under section 661D of the Act, you have the right, by notice in writing given to the Bidder within one month after this notice is lodged with the Australian Securities & Investments Commission (**ASIC**), to ask the Bidder for a written statement of the names and addresses of everyone else the Bidder has given this notice to.
5. Under section 661E of the Act, you have the right, within one month after being given this notice or within 14 days after being given a statement requested under section 661D of the Act (as referred to in paragraph 4 of this notice), whichever is the later, to apply to the Court for an order that the securities not be compulsorily acquired.
6. The Bidder is entitled and bound to acquire the securities on the terms that applied under the takeover bid immediately before the close of the takeover offer.
7. Unless on application made by you under section 661E of the Act within one month after being given this notice (as referred to in paragraph 5 of the notice) or within 14 days after being given a statement under section 661D of the Act (as referred to in paragraph 4 of this notice), whichever is the later, the Court otherwise orders, the Bidder must comply with paragraph 6 of this notice.

Signature

print name: Christopher J O'Donnell Capacity: Managing Director

sign here:



Date: 2/09/2003