

12 September 2003

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



**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

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:

<b>Date of entering securities into uncertificated holdings</b>	<b>No. of stapled securities issued</b>
Up to 11 September 2003	3,315,655

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:

	<b>No. of stapled securities issued</b>
As at 11 September 2003	472,342,371

The total issued and quoted capital of IPG is now:

<b>Class</b>	<b>Number</b>
IPG	1,367,143,963

Yours faithfully

**Brian McGarry**  
**Company Secretary**

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