



INVESTA
Property Group

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

Dear Madam

INVESTA PROPERTY GROUP RATED BY STANDARD & POORS

Following the successful acquisition of the Principal Office Fund, Investa Property Group has been rated by Standard & Poors ("S&P"). Attached is an announcement by S&P of the ratings assigned to Investa Property Group.

Yours faithfully

Brian McGarry
Company Secretary

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STANDARD & POOR'S

Press Release

Investa Property Group Rated 'BBB+/A-2', Outlook Positive; Principal Office Fund Long-Term Rating Lowered to 'BBB+'

Melbourne, Nov. 25, 2003—Standard & Poor's Ratings Services today assigned its 'BBB+/A-2' corporate credit ratings to Investa Property Group (IPG) following its successful takeover of Principal Office Fund (POF) in October 2003. The outlook is positive. At the same time, POF's long-term corporate credit rating and debt issues were lowered to 'BBB+' from 'A-', and removed from CreditWatch, where they were placed on May 27, 2003. POF's 'A-2' short-term rating was also affirmed. The corporate credit ratings on POF now reflect the ratings on IPG.

The ratings on IPG reflect the group's strong market position as Australia's largest office sector-specific property trust; the group's high quality core portfolio of premium and high A-Grade office buildings; a well-spread lease maturity profile; and strong asset, tenant, and geographic diversity. These positive factors are offset by the group's high gearing (debt to total assets) post the October 2003 acquisition of POF (although gearing is expected to reduce in the near term); its inherent exposure to cyclical office space demand; and modest exposure to property development risk and lower grade office buildings. IPG is a stapled security, comprising the units of Investa Property Trust (BBB+/Positive/A-2) and Investa Properties Ltd.

"The positive outlook on IPG reflects the expectation of a significant reduction in debt in the near term to bring gearing back to the manager's 30% target level," said Standard & Poor's credit analyst Paul Draffin, associate director, Corporate & Infrastructure Finance Ratings. "Accordingly, significant progress in reducing debt levels and the successful integration of the POF assets could see the group's long-term rating raised to 'A-' within the next 6 months-12 months. The rating also anticipates that IPG's portfolio will continue to be underpinned by a high proportion of premium and high quality A-Grade office assets in the medium term."

Importantly also, POF's unsecured medium-term note (MTN) holders are not considered to be materially disadvantaged by the amount of secured debt within the IPG group. POF's MTN holders would rank ahead of IPG debtholders in a liquidation of POF.

About Standard & Poor's

Standard & Poor's is the world's foremost provider of independent credit ratings, indices, risk evaluation, investment research, data and valuations. With 5000 employees located in 20 countries, Standard & Poor's is an essential part of the world's financial infrastructure and provides investors with the independent benchmarks they need to feel more confident about their investment and financial decisions. In Australia, we have been voted INSTO 'Rating Agency of the Year' for the third year running. For more information, visit www.standardandpoors.com.au.

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