



INVESTA
Property Group

Investa Properties Limited
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7 June 2004

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

Dear Madam

**INVESTA PROPERTY GROUP
WINS ENVIRONMENTAL AWARD**

Investa Property Group has been recognised for its environmental leadership by being awarded the 2004 Banksia Environment Award for Leadership in Socially Responsible Investment.

This award was announced yesterday, 6 June 2004, as part of the Banksia Environmental Foundation Awards.

Yours faithfully

Brian McGarry
Company Secretary

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INVESTA PROPERTY GROUP WINS ENVIRONMENTAL AWARD

Recognised for Leadership in Socially Responsible Investment

Sydney, 6 June, 2004: Investa Property Group ("Investa") has been recognised for its environmental leadership by being awarded the 2004 Banksia Environmental Award for Leadership in Socially Responsible Investment.

The Banksia Environmental Foundation Awards, Australia's best-known and most prestigious environmental awards, recognises those who are making an extraordinary effort to protect our environment. The theme for the 2004 Awards is "Innovation In the Year of the Built Environment".

Investa's General Manager Asset Management, Andrew Junor, says the Award demonstrates the compatibility of growth, bottom line success and social responsibility.

"Investa is committed to embodying sustainability practices in all its activities, so it is especially pleasing to have received this Award when its theme is innovation in the built environment," Mr Junor said.

"Rather than seeing sustainability and business goals as being opposites, Investa sees sustainability as a business driver delivering greater shareholder value.

"The underlying benefit is that it is a pathway to accessing efficiency gains and innovation in how our business is conducted.

"This includes encouraging and empowering people to be aware of greater opportunities to add value in their approach to business. In so doing the value to our business relationships is being reinforced by being seen as a responsible corporate partner.

"For Investa, sustainability makes good business sense. In the past three years, not only has Investa made achievements in sustainability that are real, measurable, and of benefit to our clients, tenants and employees, but over that time, Investa Property Group has delivered shareholder returns of 10.9% a year, exceeding the commercial property index," he said.

During 2003 Investa created what is believed to be the most comprehensive integrated environmental management plan in the Australian property industry. This includes centrally monitoring and managing energy, waste and water consumption, with electronic metering systems installed on key sites.

Supported by this comprehensive infrastructure, Investa is delivering upon its environmental performance targets, including reducing carbon dioxide emissions by 7% (4,700 tonnes), water consumption by 15% (47,000 kilolitres) and waste to landfill by 15% (3,000 cubic metres). Delivering on these targets is expected to save an estimated \$400,000 in operating costs in the 2004 financial year.

Mr Junor said that looking ahead, all of Investa's new commercial projects are designed to exceed a 4-Star Australian Building Greenhouse Rating, clear recognition of environmental performance being demand driver of many businesses from both a social and financial bottom-line perspective.

"Reflecting the depth of our investment process and environmental reporting, the Investa Commercial Property Fund became the first wholesale property fund to receive formal independent recognition of its Social and Responsible Investment (SRI) credentials," Mr Junor said.

By taking a whole of business approach to sustainability, Investa Property Group has established itself as one of the leading enterprises in its sector on a global basis, being ranked among the top four real estate companies in the world for sustainability according to Sustainable Asset Management ("SAM").

"We consider the 2004 Banksia Award of *Leadership in Socially Responsible Investment* a tremendous achievement that further reflects the value of our entrenched commitment to sustainability," he said.

Media Enquiries:

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ABOUT INVESTA PROPERTY GROUP

Investa Property Group (IPG) is a fully integrated property investment company, listed in the Top 60 of companies on the Australian Stock Exchange.

It operates solely in Australia and is the largest commercial property investment specialist on the ASX, with a market capitalisation of \$2.9 billion and assets under management of over \$5.1 billion. Investa's business platform includes investment, funds management, corporate property services, property and facilities management, and residential and commercial development.

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