



INVESTA
Property Group

Investa Properties Limited
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14th October, 2004

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

Dear Madam

Investa Property Group Leasing Update

Investa Property Group is pleased to announce the execution of approximately 25,000m² of long term leases and renewals and 15,400m² of short term renewals since the end of the financial year. This takes the Group's leasing activity for the calendar year to 112,600m². Some of the more significant deals include:

420 St Kilda Road, Melbourne

Salmat has renewed its lease over 1,051m² on Level 6 from 1st April for 6 years. Salmat has also signed a new lease over 1,051m² on Level 9 commencing 1st July, being coterminous with its lease on Level 6. Commencing rental for both leases is \$190pm²/pa net.

64 Northbourne Avenue, Canberra

DEWR has renewed its lease over 3,206m² on Levels 1, 2 and Part Level 3 commencing 1st August for 7.3 years. Commencing rental is \$305pm²/pa gross.

United KFPW has renewed its lease over 2,557m² on Levels 3-5 for 5 years from 1st August. Commencing rental is \$315pm²/pa gross.

1 Market Street, Sydney

Columbia Tristar Pictures has renewed its lease over 1533m² for 6 years from 1st January 2004. Commencing rental is \$545pm²/pa gross.

Four other leases have been signed totalling 515m². The average lease term is 4 years with an average commencing rental of \$500pm²/pa gross.

55 Market Street, Sydney

A major financial institution has renewed the lease on Levels 10 and 11 and Part Level 3 for a further ten year term commencing in the September Quarter in 2005. In addition, it has also executed a new lease over Levels 2 and 4, taking its long term commitment to 4993m².

The Australian Securities and Investment Commission has renewed its lease on level 8 over 404m² for 3 years from 1st July 2004. The new rental is \$495pm²/pa gross.

Birdland Records has signed a new lease over 138m² in Shops 3 & 4 for 5 years from 1st July 2004. Commencing rental is \$465pm²/pa gross.

73 Miller Street, Sydney

Open Telecommunications has renewed its lease over 1,382m² on Level 2 for a further 5 years, from 1st October. Commencing rental is \$360pm²/pa net

Ozam Corporation has renewed its lease for 5 years over 347m² in Shop 2 from 1st August, 2004. Commencing rental is \$420pm²/pa net.

400 George Street, Sydney

True Alliance has signed a new lease in Shop 8 over 427m² for 7 years from 11th October 2004.

33 Bligh Street, Sydney (Kindersley House)

Lifestyle Changes has signed a new lease over 382m² on Level 10 for 3 years from 1st October 2004. Commencing rental is \$323pm²/pa gross.

A further 5 leases totalling 485m² have been signed for this property. The average term is 1.5 years with an average commencing rental of \$310pm²/pa gross.

589 Collins Street, Melbourne

Freight Australia has signed a new lease over 1,851m² on Level 1 for 6.5 years, from 1st July, 2004.

The Victorian Government has signed a lease over 1,851m² on Level 2 for 2 years from 1st July, 2004

250 St Georges Terrace (QV1), Perth

Chevron Texaco has signed a new lease over Level 30 (1,697m²) for 5 years from 1st July 2004. Wilson & Atkinson Lawyers have renewed its lease over 411m² on Level 2 for 5 years from 1st July, APRA has signed a new lease over 267m² on Level 9 for 5 years from 1st October 2004. Link Project Services has renewed its lease over 91m² on Level 8 for 2 years from 1st December 2004.

Short term renewal – 589 Collins Street, Melbourne

The Victorian Government has extended its lease over 15,423 square metres for a period of 6 months to a new expiry date of 30 June 2006.

Please address any questions to Campbell Hanan on (02) 8226 9434 or Michael Cook on (02) 8226 9413.

Yours faithfully



Brian McGarry

Company Secretary

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