



**INVESTA**  
Property Group

11 November, 2004

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

Investa Properties Limited  
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Sydney NSW 2000  
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Sydney NSW 2001  
Tel: 02 8226 9300

Dear Madam

**Re: Leasing Update – Investa Property Group  
(Delta Office Portfolio)**

Investa Property Group is pleased to announce the execution of approximately 13,500m<sup>2</sup> of new leases and renewals within the Delta Office Portfolio.

**Centennial Plaza C (300 Elizabeth Street, Sydney)**

National Australia Bank has agreed to a 12 month extension over 6,508m<sup>2</sup>, expiring in October 2005. The current rent of \$360pm<sup>2</sup>/pa net will be maintained.

Terms have been agreed with the Commonwealth Department of Immigration and Multicultural and Indigenous Affairs (DIMIA) for a 7 year 3 month lease over 3,904m<sup>2</sup> on Levels 5, 7 & 8 from 1 December, 2004.

**Kindersley House (26 O'Connell & 33 Bligh Street, Sydney)**

6 leases have been agreed, totalling 1,016m<sup>2</sup> in area. The largest of these deals is GTech who signed a lease over 382m<sup>2</sup> on Level 6 in 26 O'Connell Street for 3 years. Commencing gross rental for these new leases ranges from \$300 to \$360pm<sup>2</sup>/pa.

**31 Market Street, Sydney**

6 leases have been signed totalling 2,132m<sup>2</sup> in area. Two of the larger deals include the relocation of Australian Performance Finance from Level 19 (326.5m<sup>2</sup>) to 736m<sup>2</sup> on Level 34, for 10 years, commencing 1<sup>st</sup> March, 2005.

The Stevedoring Employees Retirement Fund (SERF) has signed a new lease over 618m<sup>2</sup> on Level 16 for 7 years from 15 October, 2004 commencing gross rental is \$489/m<sup>2</sup>.

These deals, plus Allens Arthur Robinson (2,200m<sup>2</sup>) at QV.1 and Bain International (1,400m<sup>2</sup>) at 126 Phillip Street, Sydney, bring the financial year to date total leasing activity figure for Investa Property Group to 57,500m<sup>2</sup>.

Please direct enquiries to Michael Cook (02) 8226 9413.

Yours faithfully

**Chris O'Donnell**  
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