



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

22 December, 2004

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

Dear Madam

**Notice under Sections 708A(5)(e) and 1012DA(5)(e)
Issue of Securities Without a Disclosure Document**

Investa Property Group (**IPG**) seeks to rely on sections 708A(5) and 1012DA(5) of the Corporations Act 2001 (**Act**) and gives notice under sections 708A(5)(e) and 1012DA(5)(e) of the Act of the following details:

- on 21 December, 2004 IPG issued 29,126,213 fully paid ordinary stapled securities (**Securities**);
- IPG issued the Securities without disclosure to investors under Part 6D.2 of the Act or Product Disclosure Statement being prepared;
- as a disclosing entity, IPG is subject to regular reporting and disclosure obligations;
- as at the date of this notice, IPG has complied with:
 - the provisions of Chapter 2M of the Act as they apply to IPG; and
 - section 674 of the Act; and
- as at the date of this notice there is no information to be disclosed that is "excluded information" within the meaning of sections 708A(7) and 1012DA(7) of the Act.

Yours faithfully

Brian McGarry
Company Secretary

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