

INVESTA FOURTH COMMERCIAL TRUST

Investa Property Group is pleased to announce the launch of the Investa Fourth Commercial Trust.

Investa Fourth Commercial Trust is an unlisted commercial trust comprising 50% interests in three properties with a total value of \$55.8 million. The properties are:

- 30 Pirie Street, Adelaide, SA
- 80 Stirling Street, Perth, WA; and,
- Penrhyn House, Woden, ACT

The properties are located in established commercial office markets and include long term leases to the Commonwealth Government and Telstra. The Adelaide and Perth properties are fully leased to Telstra for an average term of approximately 9 years. The Canberra property is 100% leased to the Commonwealth of Australia until June 2009.

Fund Manager, Syndications, Mr Andrew Roy, said, "the acquisitions are expected to provide investors in the Trust with high yielding and secure income over the life of the syndicate, while offering an investment in well established commercial office markets".

The Adelaide and Perth properties were acquired from Telstra as part of the acquisition of a portfolio of commercial properties in September this year. Investa's Managing Director Chris O'Donnell, said, "This syndication further demonstrates the flexibility of a stapled security structure in delivering benefits to both IPG and external investors."

Initial distribution yields are forecast to be 9.50% growing to 10.25% by 2006. The tax-advantaged component of these distributions is forecast to be 100% over the forecast period.

Westpac Banking Corporation and UBS Warburg Australia, joint financial advisors to the transaction, will undertake the capital raising. Arthur Psaltis, Director, Property Advisory & Equity, Westpac Institutional Bank said, "the offer is ideal for investors, including many of Westpac's retail clients, seeking secure high yielding investment returns". Chris Monaghan, Executive Director, UBS Warburg Australia Limited, believes the offering is well placed in the current market. "The Trust represents a strong tax advantaged cash flow investment for investors seeking to diversify their portfolio away from the more volatile equities markets."

This syndicate offering continues Investa's expansion into the unlisted property syndication market; being the sixth such retail offering in the past 2 years. Following the completion of the offering Investa will have total syndicate funds under management of \$330million.

Investa Property Trust will hold a 50% interest in Penrhyn House, while the remaining 50% interests in the SA and WA properties will be syndicated in a further offering expected in the new year.

Should you require further information regarding this release, please contact either Chris O'Donnell, Managing Director on 02 8226 9301, or Andrew Roy, Fund Manager, Syndications on 02 8226 9333.