



**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

17 May 2005

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

Dear Madam

### **126 Phillip Street, Sydney - Leasing Update**

Investa Property Group is pleased to announce that Heads of Agreement have been executed with prominent financial services groups, Nomura Australia Limited, Pacific Equity Partners and The Plenary Group at 126 Phillip Street, Sydney.

Nomura will lease approximately 700 square metres on Level 33, Pacific Equity Partners will lease approximately 700 square metres on Level 31 and the Plenary Group will lease 207 square metres on Level 18.

"Securing Nomura, Pacific Equity Partners and the Plenary Group represents a further step toward completion of the leasing of 126 Phillip Street," said Investa Portfolio Manager, Michael Cook. "This will bring the pre commitment level to almost 90% in advance of practical completion which is expected to occur in the third quarter of 2005. Fit out works are presently well advanced in Deutsche Bank's new Australian Head Office, as well as the Bain International tenancy".

Please address any questions to Michael Cook (02) 8226 9413, or 0408 696 722 or Elizabeth Hattersley on (02) 8226 9339.

Yours faithfully

**Chris O'Donnell**

Managing Director

Tel: (02) 8226 9301

Fax: (02) 8226 9499

Email: [bmcgarry@investa.com.au](mailto:bmcgarry@investa.com.au)