

Appendix 4E

Preliminary final report Period ending 30 June 2004

Name of entity

INVESTA PROPERTY GROUP

ABN	Half yearly (tick)	Preliminary final (tick)	Half year/financial year ended ('current period')
54 084 407 241	<input type="checkbox"/>	<input checked="" type="checkbox"/>	30 JUNE 2004

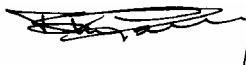
For announcement to the market

Extracts from this report for announcement to the market (see note 1).

\$A'000

2.1 Revenues from ordinary activities (<i>item 1.1</i>)	up	55%	to	639,375
2.2 Profit (loss) from ordinary activities after tax (before amortisation of goodwill) attributable to members (<i>item 1.20</i>)	up	69%	to	222,829
2.3 Profit (loss) from ordinary activities after tax attributable to members (<i>item 1.23</i>)	up	68%	to	215,378
2.4 Dividends (distributions)		Amount per security		Franked amount per security
Final dividend (<i>Preliminary final report only - item 15.4</i>)		4.20¢ *		*
Interim dividend (<i>Half yearly report only - item 15.6</i>)				

* The total distribution of 4.20 cents includes a Company dividend of 0.25 cents, which is fully franked and a Trust distribution of 3.95 cents. Details of the tax advantaged component of the Trust's 2003/04 distribution will be sent to securityholders in August 2004.

2.5 Record date for determining entitlements to the dividend, (in the case of a trust, distribution) (<i>see item 15.2</i>)	5.00pm on 7 July 2004
<p>2.6 A brief explanation of any of the figures in 2.1 to 2.4 necessary to enable the figures to be understood.</p> <ul style="list-style-type: none"> ➤ Refer to the attached Combined Financial Statements for a full explanation of the figures. ➤ A summary of how the Group is managing the transition to IFRS and what the likely impact will be, is contained in Note 35 to the attached Combined Financial Statements. 	
REFER TO THE ATTACHED FINANCIAL REPORT FOR FURTHER DETAILS	
	
Brian McGarry Company Secretary	Date: July 29th, 2004