

Appendix 4E

Preliminary final report Period ending 31 December 2003

Name of entity

INVESTA PROPERTY GROUP

ABN

54 084 407 241

Half yearly
(tick)



Preliminary
final (tick)

Half year/financial year ended ('current
period')

31 DECEMBER 2003

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	Up	130%	to	372,626
2.2 Profit from ordinary activities after tax attributable to securityholders	Up	75%	to	102,687
2.3 Net Profit after tax attributable to securityholders	Up	75%	to	102,687
2.4 Dividends (distributions)				
		Amount per security		Franked amount per security
Dividends paid/payable				
• September 2003		4.05¢		0.25¢
• December 2003 (to be paid on February 20 2004)		4.10¢		0.15¢

2.5 Record date for determining entitlements to the dividend, (in the case of a trust, distribution) *(see item 15.2)*

23 January 2004

2.6 A brief explanation of any of the figures in 2.1 to 2.4 necessary to enable the figures to be understood.

Increases primarily due to:

- Acquisition of Principal Office Fund
- Recognition of a full six months results on acquisitions made in prior periods

REFER TO THE ATTACHED FINANCIAL REPORT FOR FURTHER DETAIL



Brian McGarry
Company Secretary

29th January 2004

Date