



INVESTA
Property Group

Investa Properties Limited
ABN 54 084 407 241
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Sydney NSW 2000
GPO Box 4180
Sydney NSW 2001
Tel: 02 8226 9300

29 January 2004

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

Dear Madam

INVESTA PROPERTY GROUP HALF YEAR END RESULTS 31 DECEMBER 2003

IPG today announced its half year financial results delivering a strong operating and financial result. Distributions per security were up to 8.15 cents per security which is a 5.8% increase over the previous corresponding period and earnings were up 3.5% to 8.35 cents per security.

IPG also confirmed it was on track to deliver full year distribution of 16.50 cents per security as disclosed in the Bidder's Statement lodged with ASIC on 2 June 2003.

Further details are set out in the attached Media and ASX Announcement. The Financial Statements for Investa Property Group, Investa Property Trust and Investa Properties Limited are also attached together with Appendix 4E and a Summary Distribution Statement.

Yours faithfully

Brian McGarry
Company Secretary

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