

# Appendix 4D

## Half year report Period ending 31 December 2004

Name of entity

**INVESTA PROPERTY GROUP**


ABN	Half yearly (tick)	Preliminary final (tick)	Half year ended ('current period')
<b>54 084 407 241</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>31 DECEMBER 2004</b> (previous corresponding period 31 December 2003)

### Results 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	11%	to \$414,904
2.2 Profit from ordinary activities after tax attributable to members	up	12%	to \$114,576
2.3 Net Profit attributable to members	up	12%	to \$114,576
<b>2.4 Dividends (distributions)</b>	Amount per security		Franked amount per security
Distributions paid and payable:			
• September 2004 quarter	4.125¢ *		Nil *
• December 2004 quarter (to be paid 21 Feb 2005)	4.125¢ *		Nil *

\* The distributions were paid solely out of income from the Investa Property Trust. Details of the tax advantaged component of the Trust's 2004/05 distribution will be sent to securityholders in August 2005.

<b>2.5 Record date for determining entitlements to the dividend</b> , (in the case of a trust, distribution) <i>(see item 15.2)</i>	5.00pm on 31 December 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"> <li>Refer to the attached Combined Financial Statements for a full explanation of the figures.</li> <li>Refer to Note 15 to the Combined Financial Statements for an explanation of how the Group is managing the transition to IFRS and what the material impacts are expected to be.</li> </ul>	
<p><b>3</b> Net tangible assets per security as at 31 December 2004 was \$1.80 (31 December 2003: \$1.81)</p>	
<p>6 A distribution reinvestment plan is available to securityholders who hold more than 250 securities in IPG. Instructions to commence or change securityholder participation in the DRP for the quarter ended 31 December 2004 were required by 14 January 2005.</p>	
<b>REFER TO THE ATTACHED FINANCIAL REPORT FOR FURTHER DETAILS</b>	
	
<p><b>Brian McGarry</b> Company Secretary</p>	<p><b>Date: 3 February 2005</b></p>