

Enabling
Australian
workplaces
to *thrive*.



More than ever,
businesses need places
that work for them *today*
and places which will
continue to work for their
unique and changing
needs *tomorrow*.

We understand what makes work work and we know what organisations with effective work cultures in inspired workplaces can achieve.

Combining our specialist expertise in office building management and development, we enhance the value of Australian workplaces for our tenants, investors and communities.



We're one of Australia's largest and most well known commercial real estate companies, committed to helping workplaces to thrive.

We manage and develop office buildings in Australia's major business districts. Buildings designed for the way people work today – and the way we want to work in the future.

We are strategic property partners with our tenants. Together, we help fulfil the potential of their employees every day they come to work, by providing services and working environments that put people first.

Ultimately, this creates outstanding investment opportunities that achieve attractive returns for our investors. All supported by proactive financial, leasing, operational and environmental management.

We think of our buildings as communities as well as assets. Communities that enable Australian work life to thrive. Underpinning everything we do is a simple, yet ambitious vision: to create Australia's most valued working places.



200+

team members
across Australia



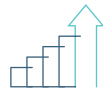
\$11 billion

assets owned
or managed



37 properties

owned or managed
throughout Australia



800+

businesses we provide
working spaces for

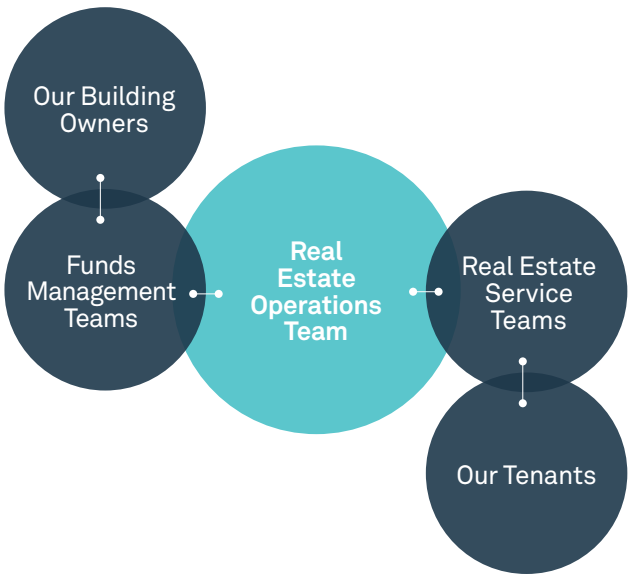


A truly connected culture focused on delivering a great experience for our tenants and investors.

At the heart of Investa is our end-to-end management service, which along with our processes and people sets us apart.

This integrated management approach means we can look after buildings from acquisition and development through to day-to-day operations and financial management. Asset, facilities and property management teams work together with project management, technical services, sustainability and development. The result is market-leading performance, service continuity and the ability to refurbish or redevelop sites in a way that creates real value – all while collaborating with tenants to deliver high quality, sustainable workplaces.

Our customer centric approach

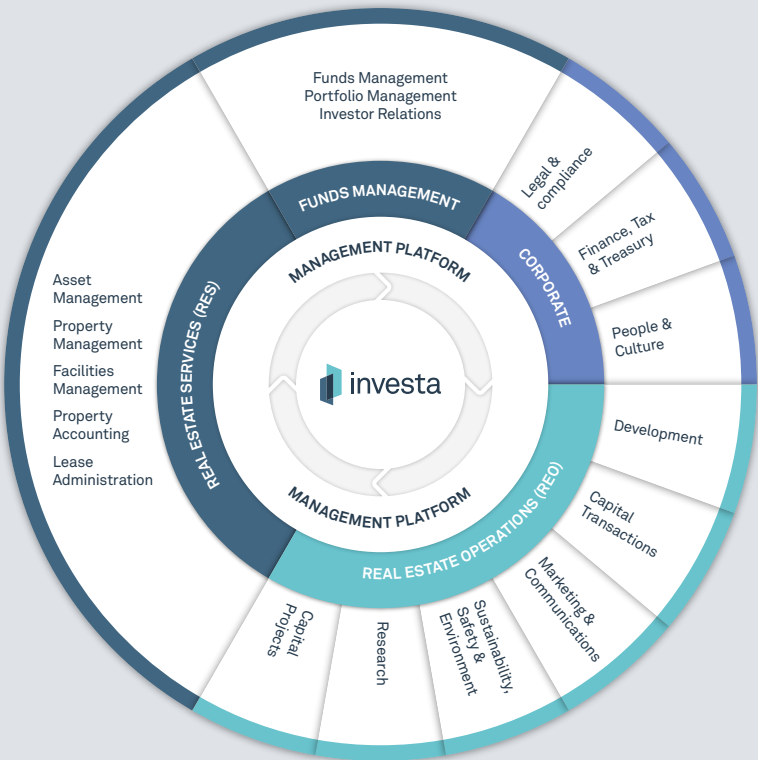


Our Structure

Our open, flat structure is built on great leadership and a clear vision – underpinned by great people with likeminded values. We have a genuinely connected culture, focused on delivering a great experience for our tenants and investors.

Our Capabilities

Our broad range of capabilities combines strategic, operational, environmental and technological services and solutions.



Our management approach and specialist expertise of our people enable our funds to outperform the market for our investors.

Our high-performing funds provide institutional and retail investors at home and offshore with real estate investment opportunities across Australia's office sector.

We have more than \$9 billion of funds under management, supported by our integrated management platform and active approach to asset management. Together, these create the framework that's helped our funds outperform the market for our investors.

Our own people manage most assets directly. That way we can maximise operational performance, refurbish or redevelop buildings to create value and work closely with tenants to provide better accommodation solutions.



Investa Office Fund (IOF)

Investa Office Fund (IOF) is an ASX-listed real estate investment trust which is included in the S&P/ASX100 index. The fund is a leading owner of investment grade office buildings and receives rental income from a tenant register comprised predominately of Government and blue chip tenants. The fund has a strategic focus on delivering attractive risk-adjusted returns to its unitholders from its portfolio of 20 high quality assets, located in the key CBD office markets of Australia.

IOF ranked 3rd amongst Australian office funds and 13th globally, with its Global Real Estate Sustainability Benchmark (GRESB) Green Star rating in 2016.

Investa Commercial Property Fund (ICPF)

Investa Commercial Property Fund (ICPF) is a core prime office fund for institutional investors and has more than \$4.7 billion in assets under management. ICPF aims to achieve optimal total returns by implementing a low risk investment approach, focusing on premium-grade offices in the major Australian CBD markets.

ICPF was the top performing fund in the Mercer / IPD Australia Unlisted Wholesale Property Fund Index in FY17. The fund also ranked 2nd amongst non-listed Australian office funds and in the top 2.5% globally, with its Global Real Estate Sustainability Benchmark (GRESB) Green Star rating in 2016.

20
assets

15
assets

\$3.8 billion
assets under
management

\$4.7 billion
assets under
management

Our unique connected culture informs how we act and respond. It empowers us to make smart decisions and sets the bar for how we measure success.

We're Australian office specialists

Few understand today's modern workplace and how it's evolving as well as we do. We use this knowledge to increase the value of our strategic property partnerships with investors, tenants and communities.

We're united by our connected culture

Our unique connected culture informs how we act and respond. It empowers us to make smart decisions and sets the bar for how we measure success. It also ensures we hold each other accountable against our vision to create Australia's most valued working places. For our partners, this means staying relevant, making things easy, tailoring experiences, being open and honest, solving problems smartly and building long term relationships.

Sustainability

The way we do things is what makes us different and that's why sustainability is a top priority. Through our sophisticated environmental, social and governance (ESG) platform, we measure and benchmark our ESG performance, from both an investment and operational perspective. We protect and enhance the health, safety and wellbeing of our staff, tenants and contractors and actively minimise resource use, pollution and waste.

Only by considering our impacts across all of our stakeholder groups, can we responsibly acquire, manage and operate commercial real estate environments that help Australian work life thrive and create value for our investors.

We're real estate service providers

Because we manage our assets via our integrated service platform, we're able to deliver a consistent, tailored experience. One that's built on genuine partnerships across asset and leasing management, property management, facilities and project management, development, sustainability and safety.

Responsible investment management

We aim to provide superior returns to our investors without sacrificing the environment or the highest standards of conduct. Our funds are overseen by independent boards and our robust governance framework underpins all aspects of our operation. We actively adopt responsible investment principles and transparent reporting practices across our entire operation.

Signatory of:





**New South Wales
(Head office)**

GPO Box 4180
Sydney NSW 2001

Victoria

Level 4, Podium Building
120 Collins Street
Melbourne VIC 3000

Queensland

Level 12
259 Queen Street
Brisbane QLD 4000

General enquiries

T +61 2 8226 9300
F +61 2 9844 9300
enquiries@investa.com.au
investa.com.au