

The Investor

Investa news –
from the inside.



SPRING/SUMMER 2020/21

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The Insider

The Insider
Spring/Summer 2020/21

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Reimagining our workplaces together



The sweeping impact of the COVID-19 pandemic has brought about unprecedented change.

As a nation, our resilience has been tested. Globally, social norms and routines have been disrupted.

Here in Australia, our family, friends and colleagues in Melbourne were particularly hard hit, dealing with some of the country's most stringent personal and business restrictions in order to combat high COVID-19 case numbers.

Finally, efforts have paid off. Victorians have achieved an extended period with no new cases. Domestic borders are re-opening, and more and more restrictions are being relaxed.

Throughout it all we have stayed connected through online platforms. New forms of community have emerged to bring us together, even when we were forced to stay apart.

Whilst the long-term implications of the COVID-19 pandemic and potential reshaping of civic life remain to be seen, one constant has emerged. That is the indelible human need for connection.

Gradually we are seeing increasing numbers of occupants returning to their workplaces as the need for a central hub for collaboration and innovation shines through.

Offices are instrumental in providing a physical reflection of a company's culture. They offer a place where employees can come together with a shared vision, to work on projects, celebrate successes and build relationships and networks.

In NSW, the public health order that required employers to allow their employees to work from home is no

longer in effect from December 14. Premier Gladys Berejiklian is hopeful that more businesses and organisations can consider having additional people in the workplace in a COVID-safe way.

The Sydney and Melbourne CBDs each contribute around 7 per cent of national GDP and collectively support one million jobs. Enabling a safe return to work for the thousands of CBD office workers is vital to Australia's economic recovery, as we come out the other side of the pandemic.

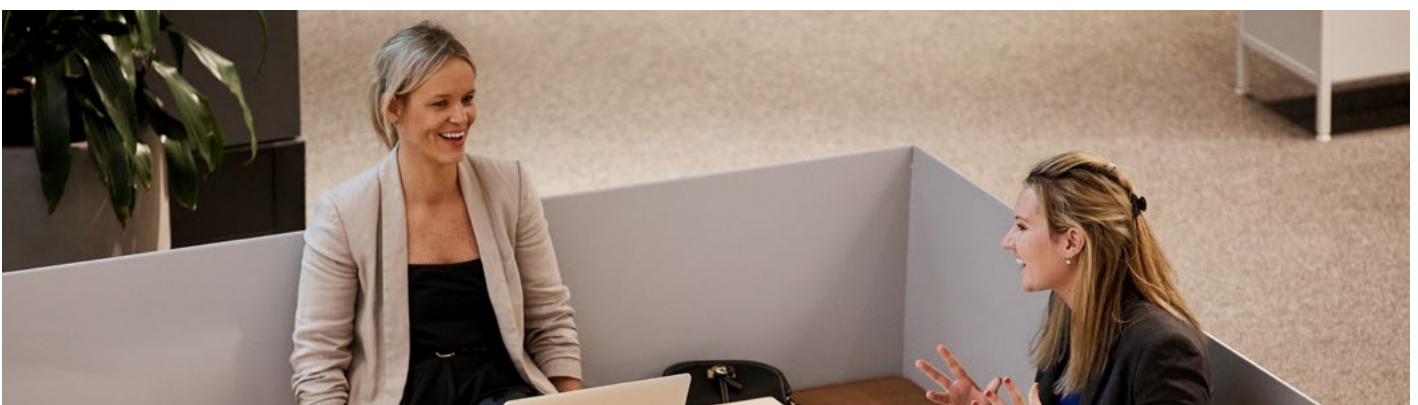
Investa is taking every necessary precaution to ensure the health and wellbeing of employees, occupants, visitors and contractors who frequent our buildings. A range of specialists from across our business have developed a comprehensive range of measures to facilitate a seamless return to the office for our tenants, including the creation of a handbook and a video.

Our COVID-19 Working Group continues to carefully monitor advice and guidance issued by Safe Work Australia, as well as state governments and health officials. Investa is well prepared for what comes next and remains focused on outperforming the expectations of our investors, clients, tenants and staff.

We welcome your feedback and look forward to seeing you in our buildings again soon.

Kind regards,

Jonathan Callaghan,
Chief Executive Officer, Investa



Investa Office Management welcomes Oxford Properties as new co-owner

Investa is delighted to confirm that Oxford Properties has purchased a 50% interest in Investa from MIRA Real Estate, part of Macquarie Group.



From Left to Right: Peter Menegazzo, Chief Investment Officer, Penny Ransom, Head of Investment Management and Jonathan Callaghan, Chief Executive Officer pictured in the newly refurbished 388 George St lobby

Oxford will co-own Investa alongside Investa Commercial Property Fund Holdings Limited, which retains its current 50% interest.

Oxford is a leading global property company with more than C\$60 billion in assets under management. Oxford entered the Australian real estate market with its acquisition of Investa Office Fund (IOF) in December 2018 and alongside Investa, established Oxford Investa Property Partners (OIPP), to manage the \$2.2 billion OIPP portfolio. As an experienced

global, real estate investor, Oxford brings a number of benefits to the Investa Platform including aligned systems and processes, complementary sustainability practices and opportunities to partner on new technology opportunities.

By leveraging the synergies and common objectives of the two companies, Investa is well placed to scale and diversify its operations and deliver on its strategic priorities of growth, performance, innovation and people and culture.



Delivering Parkline Place, 252 Pitt Street, Sydney



An artist's impression of
Pitt Street Station entrance



An artist's impression of Castlereagh Street entrance

Investa joins forces with Oxford to deliver Parkline Place, 252 Pitt Street, Sydney.

Oxford, a leading global real estate owner and manager, is Sydney Metro's integrated station development at 252 Pitt Street, Sydney. Investa has been appointed as Oxford's Australian property partner, providing end-to-end development management services for the project. Located adjacent to Hyde Park and walking distance to the popular Pitt Street shopping and dining precinct, it will incorporate ~ 65,000sqm of new office and retail space and create a vibrant new commercial hub on the corner of Pitt and Park streets.

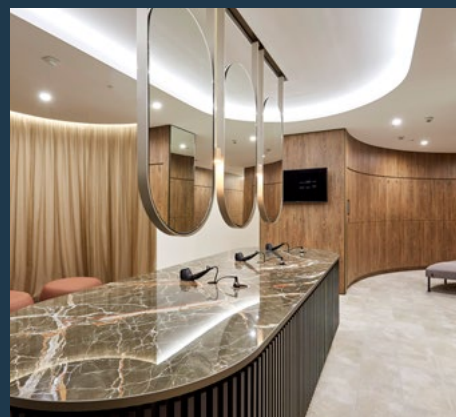
Key Facts:

- A 39-storey premium office building and retail plaza designed by world-renowned architects Foster + Partners in collaboration with Cox Architecture.
- Will be constructed above the northern entry to the new Pitt Street metro station due to be completed in 2024.
- Large floor plates of 1,480sqm - 2,317sqm.
- Premium EOT facilities, landscaped terraces, a sky lobby and two levels of high quality food and beverage retail.
- Includes leading smart building and sustainability features:
 - Targeting 6 Star Green Star Design and As Built Rating
 - WELL Gold rating (minimum) under the WELL core standard
 - Targeting 5.5 Star NABERS Base Building Energy rating in Operation
 - Targeting 3.5 Star NABERS Water rating (Whole building)



388 George Street, Sydney now complete

Oxford Investa Property Partners (OIPP) and joint owners Brookfield Properties completed the \$200 million 388 George Street, Sydney redevelopment in November 2020.



The transformational refurbishment of the existing A-Grade office tower has made outstanding use of the building's existing infrastructure, with interconnecting stairs added, enhancing connectivity and collaboration for occupants.

Constructed by Multiplex and located on Sydney's most prominent intersection, the corner of George and King Streets, 388 George Street delivers 38,364 square metres of A-Grade commercial office space and 2,680 square metres of prime retail space to the CBD core.

Upgrade works also included new ceilings, carpets, bathrooms, lift floor lobbies and on-floor amenities. The building also features new state-of-the-art EOT facilities that prioritise user experience and are located on Level One instead of in the basement, with a dedicated lift providing exclusive, direct connectivity from

basement level cycle parking. A range of convenient services for tenants will be on offer including luxury towels, ironing and grooming stations and parking for 366 bikes. The mixed use pavilion, will add an important new landmark to the CBD core, a ground floor premium retail space, four stories of commercial office space and a rooftop terrace that is earmarked to be a rooftop bar.

The redevelopment project created over 250 jobs during its construction. Complexities faced throughout construction included the intricate and extensive use of glass on the project with the largest piece of glass used measuring 7 metres by 3 metres and weighing 2.4 tonnes. The glazed doors found at the entry to the foyer are the first structural glazed revolving doors in Australia.



Investa's unique occupant experience app Insite is up and running



'Unlock your Building' campaign
at 126 Phillip Street

Seamlessly integrating building services, operations and amenities, the Insite app went live in the first quarter of 2020, with an 'Unlock your Building' campaign, which saw occupants gather in lobbies across Sydney to participate in an upbeat launch day.

Insite has been invaluable in keeping Investa's occupants connected this year, allowing them to access a whole range of fun and unique activities, from any location. Some of the initiatives hosted via Insite included:

RUOK Day 2020

To mark RUOK day 2020, Investa's Insite platform launched a 10-module **Mental Health Masterclass** hosted by Nick Bracks, actor and mental health advocate.

Nick was joined by world-leaders in the fields of psychology, memory, mindfulness, fitness, meditation and advocacy, in partnership with leading Mental Health Organisation's such as One in Five. The workshops make it possible for everyone to access essential mental health educational tools from world-leading experts anytime, anywhere.

Digital Wellbeing Program

50+ dynamic workouts and eight wellbeing workshops were the antidote to home-bound routines, with users accessing sessions remotely via Insite.

#HappyatHome Giveaway Series

Investa's #HappyatHome Giveaway Series kept Investa's building communities connected and comforted with valuable prizes won



1 Market Street

weekly, designed to complement their new work from home regime. The campaign resulted in over 300 new Insite users signing up.

Mothers' Day Competition

Insite users got to spoil their mums with give-aways including beautiful bouquets of florals, luxurious Leif hand products, French Linens by Carlotta and Gee and hampers.



135 King Street

National Reconciliation Week

Investa is proud to encourage reflection, respect and reconciliation for the traditional owners of all Australian lands. The community enjoyed a moving and informative keynote by AFL player and Indigenous advocate, Nev Jetta.

Book of the Month

In partnership with our valued tenant Pan MacMillan, a bi-monthly book giveaway has been launched on Insite.

Men's Health Week

Investa enjoyed celebrating Men's Health Week via Insite with two keynote speakers; Leon Cameron, GWS Giants Coach and Corey 'Homicide' Williams Ex NBL player and now commentator.



Investa is ready to welcome its tenants back to the workplace

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As part of our response we have implemented a range of new protocols and procedures across our portfolio of buildings to ensure the safety of our occupants, contractors and their workplace visitors.

In response to a gradual easing of restrictions across states, we are now focused on supporting our retailers, occupants and tenants as they start to return to the office.

Katrina Newcombe,
National Head of Asset Services.

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With COVID-19 case numbers in decline across Australia, Investa is ready to welcome our tenants and occupants back to their workplace.

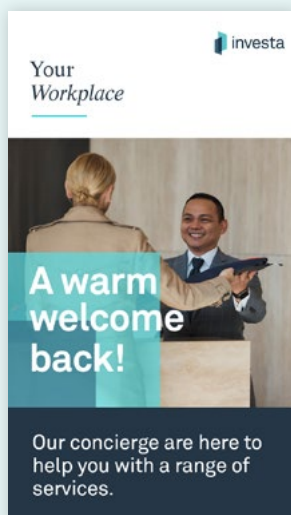
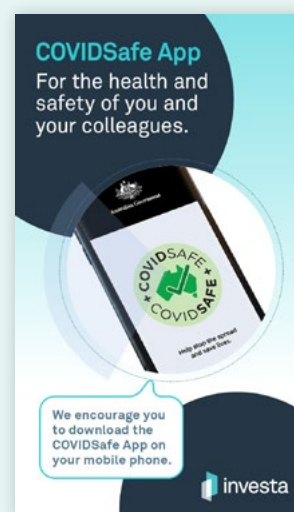
Throughout the pandemic we have taken significant measures to adapt our operations and ensure our buildings are COVID-Safe.

The health and wellbeing of our employees, tenants and visitors to

our buildings has been at the centre of every decision made by Investa.

To make it easier for our tenants we have created a variety of guiding collateral, as well as an [educational video](#) to support their Return to Work plans.

COVID-19 Safety & Return to Work Digital media and print collateral



Green shoots emerging in Sydney CBD office leasing market

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Many businesses are adapting well to this unprecedented environment, some are bunkering down, while others are preparing for a new post-COVID world.

Michael Cook,
Group Executive Property.

”

Sydney's office leasing market is showing its resilience with some major tenants on the move.

Investa has announced a number of important leasing transactions in its CBD buildings.

420 George Street, co-owned by Investa Commercial Property Fund (ICPF) and joint owner Mercer Alternatives, recently finalised a circa 7,000 square metre lease.

The transaction with global premier infrastructure firm, AECOM was one of the largest leasing transactions to be undertaken in Sydney this year.

Elsewhere, Sixty Martin Place, the premium asset completed by the ICPF-Gwynvill joint venture in September 2019, is almost fully occupied with tenants settling into their new work home over the last 12 months.

Demonstrating that there are still leasing deals to be done in the current market, Investa's leasing team in conjunction with Sarah Ballhausen of SB Property Consulting finalised a number of recent transactions.

Leading global diversified financial services firm, Jefferies (Australia) moved in to 958sqm on Level 22 at Sixty Martin Place. Joining Jefferies on Level 22 is Asian focussed financial services group, PAG Australia.

Recently Sixty Martin Place also welcomed Mercury Private Wealth Management, occupying Level 17 alongside internationally acclaimed investment firm, Fidelity International.

Elsewhere at Investa's award-winning Foster designed building, Deutsche Bank Place, leading global specialist law firm, HFW has taken an entire floor of 1,444sqm.





Investa Commercial Property Fund raises \$800 million in 2020



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The Fund's high quality asset base, coupled with its pipeline of quality development assets provides the opportunity to continue to deliver strong risk-adjusted returns as we come out of the pandemic.

Brendan Looby,
Fund Manager, ICPF.

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Investa Commercial Property Fund (ICPF) has successfully raised almost \$800 million of new equity in 2020, exceeding its initial \$500 million target.

The Fund owns some of Australia's highest profile assets, including Deutsche Bank Place, 126 Phillip Street, Sydney, 60 Martin Place, Sydney and 120 Collins Street, Melbourne.

Commenting on the raising, Brendan Looby, Fund Manager, ICPF said: “The ability to gain exposure to a portfolio of assets of this calibre has been a major factor in attracting this new capital and demonstrates the ongoing appeal of the Australian office sector.

Asset values have remained resilient during the pandemic, demonstrating the benefits of investing in a high quality, CBD focused core office fund.

The Fund's high quality asset base, coupled with its pipeline of quality development assets provides the opportunity to continue to deliver strong risk-adjusted returns as we come out of the pandemic.” said Mr Looby.

ICPF has delivered strong returns to its investors and continues to be the top performing wholesale office fund on the MSCI/Mercer Index over 3, 5 and 7 year horizons.

Penny Ransom, Head of Investment Management, Investa said:

“The Australian economy has performed better than expected during the pandemic and is in a stronger position than most other western economies. Capital continues to be allocated to the sector and major transactions are occurring, demonstrating liquidity in the sector.

Tenants continue to tell us they're looking forward to their workforce returning to the office in the coming months, as there is no better place to collaborate, innovate and build company culture, than in a workplace that is tailored to your operation and your people.”

The Fund's portfolio of 15 office assets is valued at ~\$6 billion and is 96% occupied, with a weighted average lease expiry of ~5 years and gearing of ~12.5%.

**1** innovation
institute

Innovation Institute kicks off data literacy program



Investa is continuing to focus on building its innovation culture and capability across the business through its Innovation Institute. This year more than 80 participants have signed up to participate in the virtual program, with representatives from Sydney, Melbourne and Brisbane working together in cross-functional teams.

The internal training academy focuses on up-skilling participants in the fundamentals of data literacy, combining online theory modules with tailored masterclasses and experiential learning.

At the end, program participants should feel more empowered to use data to solve problems.

“Investa’s Innovation Institute has an ambitious mission this year - to educate our people to read, work with, analyse and argue with data in property. We’re excited to see a strong culture of data literacy forming already, as our people learn data skills aligned with individual roles and career aspirations, in a fun and practical way,” said program managers Anna Bland and Lorna Nolan.

Topics that have already been covered in the masterclasses include:

- The ‘Decision Intelligence Framework’
- Structured Decision Making
- Data Handling
- Analytics

“

We have flexed our creative muscles to come up with a highly agile course for 2020 that caters to all levels, ensuring that Investa’s employees will be at the forefront when it comes to application of core concepts and adoption of new technologies.

Joanna Marsh,
GM Innovation & Strategic Projects.

”



Investa employees encouraged to visit bushfire impacted communities this Spring/Summer season

At Investa, a strong culture of inclusion, empowerment and support is central to everything we do and is what drives our People and Culture team to continually think outside the box.

Learn more about working at [Investa careers.investa.com.au/](https://investa.careers.investa.com.au/)

The devastation caused by the Black Summer bushfire season when unprecedented bushfires swept across the country last year is still front of mind for Investa and its employees.

To support impacted communities, Investa is offering all staff an extra day of annual leave to encourage them to visit a bushfire impacted region.

"We made a commitment to do this at the start of this year because the single biggest way we can help support the economic recovery of impacted communities is by visiting and spending our money with locally owned and operated businesses. This helps local business to survive and thrive, which in turn helps local families and communities to rebuild," said Amy Wild, Group Executive People & Culture.

Over 10% of Investa's workforce has taken advantage of the initiative already.

"This is amazing given we have been restricted from travelling for so much of this year," said Amy.

This is one of a number of initiatives undertaken by Investa to support those in bushfire impacted communities.

Collectively, Investa raised close to \$28,000, which was donated to a wide range of different charities and organisations supporting the cause.

Investa launched a fundraising campaign on behalf of the Vinnie's Bushfire Appeal, leveraging the collective influence of its broad and diverse network of supporters, to collect close to \$8,000 for the worthy cause.



Investa's Vinnies Bushfire Appeal fundraising drive at 259 Queen Street, Brisbane



Investa's Barrack Place awarded the title of 2020 Australian Development of the Year

Investa's Barrack Place, developed by Investa for Oxford Investa Property Partners (OIPP), achieved phenomenal success at the 2020 Property Council of Australia's Innovation & Excellence Awards.

Located at 151 Clarence Street in Sydney, Barrack Place won the 2020 State Development of the Year Award in September, before achieving triple success at the national awards in October, winning the Rider Levett Bucknall Australian Development of the Year, the Colliers International Award for Best Office Development and the Landcom Award for Best Sustainable Development – New Buildings.

"We are extremely proud to receive these three prestigious awards", said Shen Chiu, National Director of Commercial Development. "It marks a real milestone for Investa and a culmination of the team's significant achievements over the past seven years, as the end-to-end developer of this landmark Sydney CBD commercial development."

"I would like to personally thank all of the partners who have supported us on the journey, most notably our owners Oxford Properties Group, fund managers (OIPP), architect Architectus, builder Built., multidisciplinary engineer & pre-commit tenant Arup, project manager TSA Management and quantity surveyor Rider Levett Bucknall."



Investa has come up trumps in a number of other award categories



Investa's Innovation team

It has been a bumper award season for Investa.

In June, we were delighted to be announced as winners in two categories at the 2020 RICS Awards Australia; the Property Funds Management and Facilities Management team of the year categories. Both awards were in recognition of Investa's work on the premier development Sixty Martin Place, Sydney.

In October, Investa was announced as the winner of the Best Internal

Innovation across all industry sectors in the 2020 AFR BOSS Most Innovative Companies list for its data, AI and decision intelligence project 360AI. A rigorous process was used to assess more than 600 organisations from across Australia and New Zealand, with Investa ranking in second position in the Property, Construction and Transport category.

Elsewhere Investa was thrilled to be announced as an Employer of Choice in the Australian Business Awards 2020.

Finally, Marketing Manager Alex Tyler was announced as the winner in the Emerging Marketer of the Year category at the Australian Marketing Institute's 2020 national awards.