

Investa Property Group

REA Real Estate

Company	
Country	Australia
Number of Employees	733
Web	www.investa.com.au

Share	
Market cap (mil)	3'417
Currency	AUD
High 52 week	2.4
Low 52 week	1.9
Last Price	2.2

Key Data	2005	2006E
Sales (mil)	957	567
EPS	0.16	0.16
P/E Ratio	13.83	13.83

Source: Bloomberg / August 21, 2006

Sales in	
Alcohol	No
Armaments	No
Firearms	No
Tobacco	No
Gambling	No

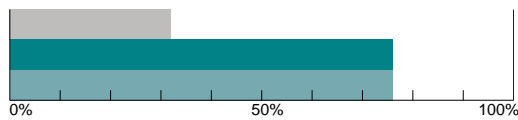
Source: ISS, SAM Research

Company Description

Investa Property Group (IPG) is a property trust which manages a portfolio of commercial and office properties located throughout six of Australia's eight capital cities. The Group also is involved in corporate property services, development management and property funds management making them an industry leader in providing holistic property solutions. Since the inception of IPG in 2000, they have quadrupled in size and are now Australia's largest listed owner of commercial property. As at 31 December 2005 the funds under management added up to AU\$6.2 billion representing 56 properties across the commercial office and investment portfolio as well as funds managed on behalf of over 4000 retail and wholesale investors. The portfolio owned by IPG itself represents 35 properties with a value of AU\$3.5 billion. In addition the group also manages tenancy requirements of Westpac Banking Corporation and Suncorp-Metway under the Corporate Property Services division.

Sustainability Scores

Total Score

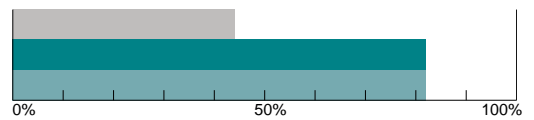


Legend:
 ■ DJSI sector average on a global basis
 ■ Investa Property Group
 ■ Best company on a global basis within DJSI sector

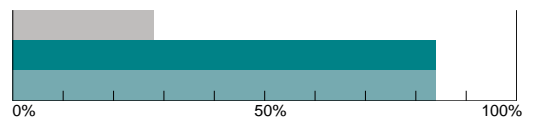
Sustainability Performance

Over the past years, Investa Property Group (IPG) continuously improved its sustainability performance and now leads the real estate industry in terms of sustainability. The sharp increase in energy costs and growing concerns about water scarcity have made operational energy and water use in buildings a distinctive factor for their attractiveness. With a significant increase in energy efficiency in their buildings and continued reduction of water consumption IPG moves exactly in line with a key environmental driving force in the industry. In order to offer carbon neutral space it is also focusing on renewable electricity or carbon credits to offset emissions. Furthermore social integration plays a growing role in IPG's sustainability objectives, especially in the planning and development of new buildings. Aspects like high accessibility for disabled people and appropriate access to shops and community facilities are among the issues addressed in this context.

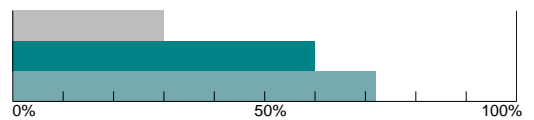
Economic Dimension



Environmental Dimension



Social Dimension



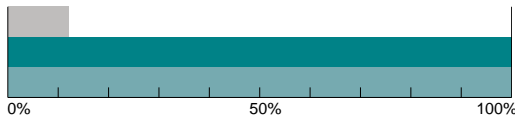
Industry Driving Forces

The real estate sector comprises developers, maintainers and managers of and investors in residential or commercial buildings. Only few operate on a global or at least regionally diversified scale; most of its members operate locally or within a well-defined region. Global challenges are impacting the sector nevertheless. The sharp increase in energy costs for all usages has made the amount of operational energy used in buildings a distinctive factor for their attractiveness. Buildings with low energy intensity reduce the impact of energy costs and energy price volatility. A similar trend, albeit at a lower level, can be expected with regard to water efficiency and green house gas emissions. Developing and maintenance costs can furthermore be impacted by the level of acceptance of buildings by the local community. Social integration of buildings and its constant monitoring will have to become part of the services offered by the sector.

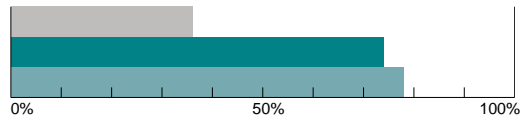
Company Performance for selected Criteria

Economic

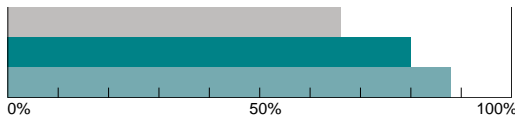
CO2 Neutral Buildings



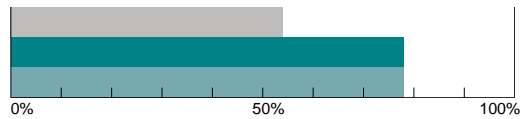
Risk & Crisis Management



Corporate Governance

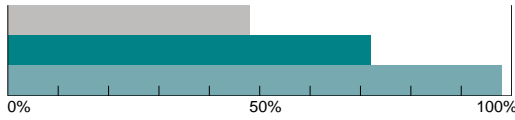


Codes of Conduct/Compliance/Corruption & Bribery

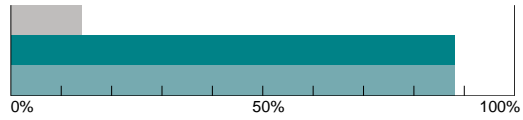


Environmental

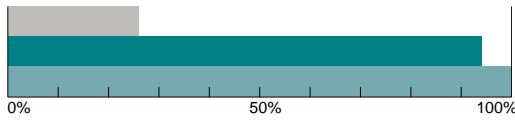
Environmental Policy/Management



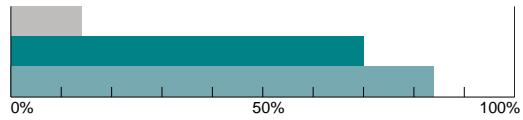
Resource Conservation and Efficiency



Building Materials

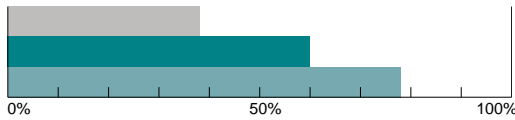


Environmental Performance (Eco-Efficiency)

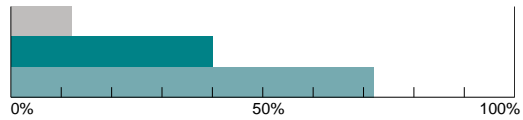


Social

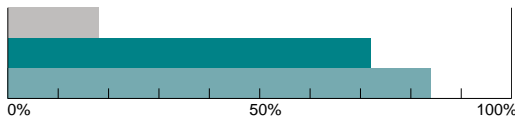
Standards for Suppliers



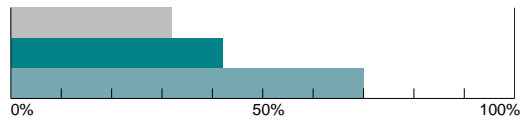
Human Capital Development



Social Integration



Talent Attraction & Retention



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For information on assessment criteria, visit www.sustainability-indexes.com

"Corporate Sustainability is a business approach to create long term shareholder value by embracing opportunities and managing risks deriving from economic, environmental and social developments."

