

10 May 2010

Investa Fifth Commercial Trust
Distribution components for non-resident withholding tax purposes

Australian Resident Unitholders

Australian resident unitholders:

- should not rely on this notice for the purposes of completing income tax returns; and
- will be provided with tax components of their distributions for the year ended 30 June 2010 in the 2010 annual tax statement. This will be sent to unitholders in August 2010.

Distribution Components for Non-Resident Withholding Tax Purposes

The following estimated tax components are provided for the purposes of subdivision 12-H of Schedule 1 of *Taxation Administration Act 1953* (Cth) ("the Act"). These numbers are estimates only and should not be used for any other purpose.

Investa Fifth Commercial Trust
Distribution components for non-resident withholding tax purposes

Tax Component	Cents per unit (estimated)			
	Quarter Ended 30 Sep 2009	Quarter Ended 31 Dec 2009	Quarter Ended 31 Mar 2010	Quarter Ended 30 Jun 2010
Capital gains – discounted amount	0.0000	0.0000	0.0000	
Capital gains – concession amount	0.0000	0.0000	0.0000	
Sub-total 'grossed-up' amount	0.0000	0.0000	0.0000	
Capital gains – 'other'	0.0000	0.0000	0.0000	
Sub-total capital gains	0.0000	0.0000	0.0000	
Other income	0.0000	0.0000	0.0000	
Fund payment	0.0000	0.0000	0.0000	
Interest income	0.0000	0.0000	0.0000	
Tax deferred income	0.0000	0.0000	1.7500	
Total distribution	0.0000	0.0000	1.7500	

For the purpose of section 12-395 of Schedule 1 of the Act:

- these distributions include a 'fund payment' as shown above;
- these distributions relate to the income tax year ended 30 June 2010; and
- Investa Fifth Commercial Trust is a managed investment trust for the year ended 30 June 2010.

Please contact Investa's Client Services team on 02 8226 9342 if you require further information.