



**Investa Properties Limited**  
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22 December 2006

Dear Unitholder

**RE: Final Notice to Investa North Sydney Property Trust (Trust) Unitholders**

As anticipated in our letter of 29 September 2006, we advise that the Trust was wound up on 18 December 2006 and that the final accounts have been audited. The final distribution of 0.3058 cents per unit will be paid to Unitholders on 22 December 2006.

The annual tax statement which you will need for the preparation of your 2007 tax return is attached. A tax guide will be posted on our website at [www.investa.com.au](http://www.investa.com.au) in August 2007. If you have any questions regarding tax matters these should be referred to your accountant or tax advisor.

We also take this opportunity to advise that our retail syndicate, the Investa Diversified Office Fund is currently open for investment. Information regarding this Trust and our Financial Services Guide are enclosed. If you are interested in investing in this Trust, please contact Jason Weate on (02) 8226 9462 to obtain a Product Disclosure Statement.

Yours sincerely,

A handwritten signature in black ink, appearing to read "W. Grounds".

**William W. Grounds**  
Group Executive, External Funds