

Current Performance (%)

	1 m	3 m	1 yr	3 yr	Since Inception
REIF	-5.2	-3.9	6.7	17.9	25.5
Index ¹	-6.4	-4.7	5.2	18.6	23.2

Portfolio Volatility (12 month rolling)

REIF	7.6%
S&P / ASX 300 Property Trust Accumulation Index	8.3%

Distribution, Unit Price and NAV per Unit

	Dist (¢)	Buy (\$)	NAV (\$)	Yield (%)
30 June	3.900	1.8768	1.8684	8.4%
30 Sept	3.966	1.8790	1.8706	8.5%
31 Oct	N/a	1.8258	1.8176	8.7%
30 Nov	N/a	1.7072	1.6995	9.3%

* Distributions are paid quarterly

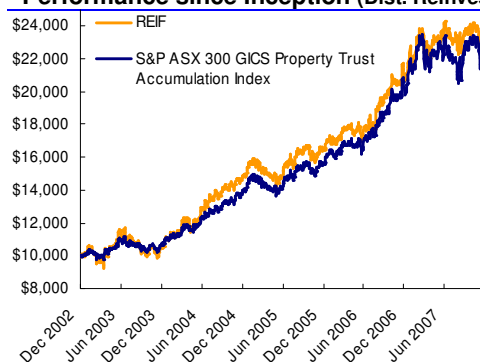
Performance & Market Commentary

- During November, REIF outperformed the S&P ASX 300 Property Trust Accumulation Index on a relative basis by 1.20%. This relative out performance has continued over a 3 month, 1 year and since inception periods.
- Market volatility has caused REIF to be an attractive counter cyclical opportunity. REIF has an exceptional forecast yield of 9.3% for those investors wishing to top up their investment.
- The Australian property market remains heavily influenced by offshore developments given that the domestic LPT's are circa 40% exposed offshore.
- While the offshore exposure reflects the international expansion of our domestic LPT market, it does expose market valuations to offshore fluctuations. Negative market sentiment continues following the fall out of the US sub-prime market.
- Despite the volatility in the market, the earning capacity of REIF is unchanged. Income is predominately sourced form rent, which results in a lower volatility than the market. As mentioned in our previous monthly reports, the Fund's strong defensive stance is particularly advantageous in the current volatile market.
- Yields from traditional LPT's have firmed favourably. To secure these yields, REIF

Fund Debt

Amount	\$37.0M
LVR	31.8%
Amount Hedged	75.8%
Average Duration	1.8yr
Swap Rate	6.5%

Performance since Inception (Dist. Reinvested)



Funds Under Management

REIF	\$116.4M	
Comprising;		
LPT Index	\$33.6M	28.8%
LPT Active	\$46.7M	40.1%
LPT Active Plus	\$1.3M	1.1%
Unlisted	\$34.5M	29.7%
Cash	\$0.3M	0.3%

Top 5 LPT Positions

Westfield	12.4%
GPT Group	5.4%
DB RREEF Trust	3.6%
Macquarie Office	3.6%
Stockland	3.5%
Portfolio Balance	71.5%

- is divesting its investment in the Becton Industrial Fund and investing through its active / active plus portfolios that deliver traditional LPT returns.
- REIF's investment in the Park Hyatt through the PH Group is proving to be advantageous. This asset is being marketed for sale with Newspaper reports of a potential sale circa \$180 million. This is significantly higher than our expectations, which when realised will positively impact on REIF's performance.
- During November, the best performing sub-sectors were Diversified Property (+3.5%), Real Estate Managers and Developers (+2.7%) and Office (+0.8%). Industrial (-3.0%) and Retail (-1.5%) were the two worst performing sectors.
- The best performing LPT's were Stockland (+0.7%) and CPA (+0.6%) Trusts with a large exposure to offshore earnings were generally the worst performers of the month. Reckson NY (-26.2%), Centro Properties Group (-21.6%) and Valad (-15.3%) were the major underperformers.

¹ S&P / ASX 300 Property Trust Accumulation Index