

Current Performance (%)

	1 m	3 m	1 yr	3 yr	Since Inception
REIF	-2.4	-19.6	-21.9	5.6	14.0
Index ¹	0.0	-19.1	-29.7	5.2	11.9

Portfolio Volatility (12 month rolling)

REIF	20.6%
S&P / ASX 300 Property Trust Accumulation Index	22.8%

Distribution*, Unit Price and NAV per Unit

	Dist (¢)	Buy (\$)	NAV (\$)	Yield (%)
31 Dec	3.966	1.6061	1.5990	9.9%
31 Jan	*	1.2966	1.2908	12.2%
29 Feb	*	1.1813	1.1760	13.5%
31 Mar	3.966	1.1386	1.1335	14.0%

* Distributions are paid quarterly

Fund Debt

Amount	\$27.0M
LVR	26%
Amount Hedged	100% ²
Average Duration	1.5yr
Swap Rate	6.45%

Quarterly Performance (Dist. Reinvested)



Funds Under Management

REIF	\$77.7M	
Comprising;		
LPT Index	\$19.1M	24.6%
LPT Active	\$23.6M	30.4%
LPT Active Plus	\$1.1M	1.3%
Unlisted	\$25.0M	32.2%
Cash	\$8.9M	11.5%

Top 5 LPT Positions

Westfield	11.6%
GPT Group	4.6%
Stockland	3.4%
Dexus Prop Group	3.2%
Macquarie Office	3.0%
Portfolio Balance	74.2%

Performance & Market Commentary

- During March, the LPT sector posted a flat return compared with REIF's -2.4%. The decline is attributable to the Active portfolio, which fell -4.9%.
- The Active portfolio has a bias towards traditional LPT's, which despite strong fundamentals, have been generally oversold. REIF has refined its active portfolio through proactive selling of selected stapled securities and highly geared / overseas LPT's. This is reflected in the maintenance of the level of our distribution and lower than market portfolio volatility.
- The Active portfolio has an underlying IRR of 20% and yield of 11%, representing a premium of 27% and 47%, respectively over the Index. These are solid fundamentals.
- LPT leaders outperformed the LPT index by 1.6%. REIF remains underweight LPT leaders, due to their relative pricing to market fundamentals, overseas exposure and development activities. Although

our preferred staples remain Westfield and Stockland that are well positioned to participate in the opportunities emerging in the market.

- REIF is under-gearred, with a strong cash position. This is being further strengthened through the part redemption of our unlisted portfolio whose prices are unaffected by share market conditions. In all, we are well placed to reinvest to capture share market improvements.
- The March distribution will be paid 7 April. Our distribution forecast is unchanged at 3.966cpu. This represents a distribution yield of 14%.
- All investors are asked to contact us on 1800 648 328, at any time, with queries regarding our strategies and market conditions.

¹ S&P / ASX 300 Property Trust Accumulation

² Includes cash reserves of \$8.9M.