

### Current Performance (%)

	1 m	3 m	1 yr	3 yr	Since Inception
REIF	5.9	-4.9	-21.5	7.2	15.0
Index <sup>1</sup>	4.2	-1.7	-23.6	6.7	12.9

### Portfolio Volatility (12 month rolling)

REIF	22.1%
S&P / ASX 300 Property Trust Accumulation Index	23.3%

### Distribution\*, Unit Price and NAV per Unit

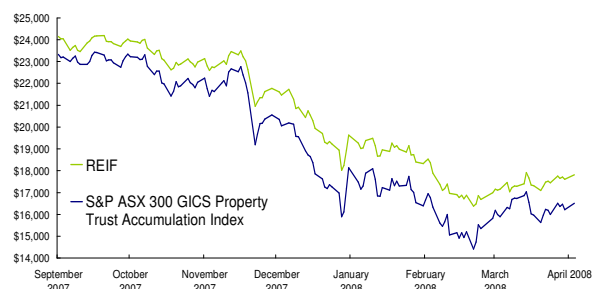
	Dist (¢)	Buy (\$)	NAV (\$)	Yield (%)
31 Dec	3.966	1.6061	1.5990	9.9%
31 Mar	3.966	1.1386	1.1335	14.0%
30 April	-*	1.1635	1.1583	13.6%

\* Distributions are paid quarterly

### Fund Debt

Amount	\$26.0M
LVR	24.9% <sup>2</sup>
Amount Hedged	100%
Average Duration	1.4yr
Swap Rate	6.45%

### Quarterly Performance (Dist. Reinvested)



### Funds Under Management

REIF	\$80.4M	
Comprising:		
LPT Index	\$20.9M	26.1%
LPT Active	\$26.0M	32.3%
LPT Active Plus	\$2.4M	3.0%
Unlisted	\$25.0M	31.1%
Cash	\$6.1M	7.5%

### Top 5 LPT Positions

Westfield	11.8%
GPT Group	5.0%
Stockland	4.3%
Macquarie Office	3.4%
Dexus Prop Group	3.4%
Portfolio Balance	72.2%

### Performance & Market Commentary

- REIF delivered a strong return of 5.9% for the month of April, outperforming the ASX300 Property Accumulation Index by 1.8%. The Index rose by 4.1%, the second positive monthly return since Sep-07.
- In looking at the best and worst performing A-REITs in the Index, the small cap stocks (such as the Rubicon vehicles) were the clear winners whilst some of the perceived safe havens were the laggards.
- Volatility in the sector has subsided as evident by investor's returning to the riskier end of the A-REIT market. Whilst the A-REIT market did look oversold, the current rebound should be perceived with caution as further pain could come before sustainable gains.
- The Active portfolio returned a solid 8.8% during the month. The main contributors to the portfolio's performance were: (a) MCW +1.5%; (b) CER +1.5%; and (c) MDT +1.4% whilst the main detractor's were: (a) APZ -0.3%; (b) GJT -0.2%; and (c) RNY -0.1%.
- During April, we further reduced the Fund's debt. We are also in the process of reducing our allocation to the unlisted property sector from 31.1% to 20.0%. We expect this to be finalised by the end of this month.
- With the A-REIT market falling by 21% since the Centro collapse, many investment opportunities have been made available, with a majority of the A-REITs trading at yields of more than 10%. On this basis, the proceeds from the unlisted portfolio sell-down will be reinvested into the Active LPT portfolio. This investment rotation is further supported by our expectation that the unlisted sector will see a de-rating in valuations over the next 12 months.

<sup>1</sup> S&P / ASX 300 Property Trust Accumulation

<sup>2</sup> Includes cash reserves of \$5.9M.