

TR PROPERTY Investment Trust

(TR Property Investment Trust plc)

LONG ONLY PAN EUROPEAN EQUITY AND UK DIRECT PROPERTY

*Closed-ended investment trust

Fund Performance to 31 August 2006

		1 Month	YTD	1 Year	3 Year	5 Year	10 Year
NAV per share	Ordinary Share Price						
220.78	201.25						
Yield	Discount						
1.69%	8.85%						
	Ordinary Price (total return)	-0.6%	+24.4%	+30.1%	+194.4%	+281.3%	+700.7%
	Ordinary Price (capital only)	-0.6%	+23.1%	+27.6%	+175.2%	+234.0%	+502.9%
	NAV (price only)	-0.5%	+20.7%	+32.2%	+153.3%	+197.7%	+479.5%
	S&P Euro Property Index (price only)	-0.6%	+16.7%	+24.6%	+111.4%	+128.1%	+211.0%

Note: Price is month-end mid price. Source: Datastream, Bloomberg.

Asset Allocation

UK Shares	56%
Continental Shares	37%
UK Direct Property	7%
Total	100%

Geographic Allocation

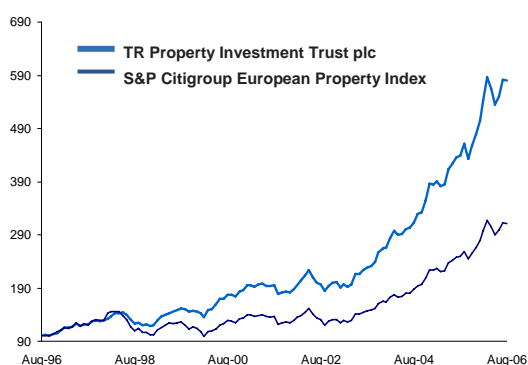
Austria	0.2%
Belgium	1.5%
Central Europe	2.5%
Denmark	0.1%
Finland	0.6%
France	16.4%
Germany	2.4%
Greece	0.4%
Italy	3.6%
Netherlands	2.7%
Portugal	0.1%
Spain	4.5%
Sweden	6.4%
Switzerland	0.5%
UK	56.7%
USA	1.2%
Other	0.2%
Total	100.0%

Sector Allocation

Offices	34.9%
Retail	38.5%
Industrial	13.5%
Residential	8.9%
Other	4.2%
Total	100.0%

Note: above figures are shown on a look-through basis.

NAV per share Performance 31.08.96 (rebased to £100) to 31.08.06



Note: Prior to Sept 2001 the benchmark index was FTSE Real Estate Index. Source: Bloomberg, S&P's.

Top Ten Holdings*

Land Securities	14.6%
British Land	9.7%
Hammerson	6.6%
Big Yellow Group	5.4%
Slough Estates	5.2%
Rodamco Europe	4.9%
Unibail	4.1%
Liberty International	3.8%
Castellum	3.3%
St Modwen	3.0%

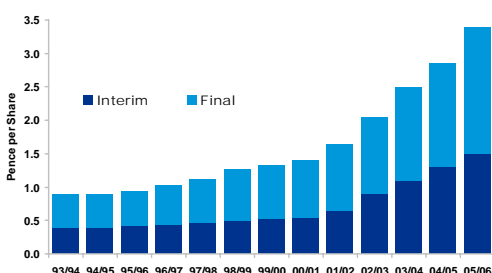
* % of net assets

Adviser Commentary

In a very quiet period for news and trading activity, Pan European real estate stocks retreated modestly (in Sterling) in August. Our NAV fell 0.45% and this compared to a fall of 0.61% in our benchmark index. The share price fell by 0.62% over the month. The month started with 0.25% base rate increases from both the MPC and the EBC, and these acted to sober down investors after the strong run in July. The UK 5 year swap rate rose 20 basis points to 5.3% initially, but ended the month at 5.08% as immediate inflationary fears subsided somewhat. Holiday lethargy was obvious over much of the month and price movements were generally modest. The best country performance was France with an increase of 4%, while Denmark took the wooden spoon with a fall of 9%. Luckily we hold no Danish stocks at present. In the UK, the London specialist office investment companies all advanced again by 5% to 7% on rising hopes for rental growth in the coming year. There were no significant changes in the portfolio over the month. Net debt was £104m at the end of August giving a balance sheet gearing of 13.7%.

Chris Turner

Dividend History



Fund Objective

The investment objective of the trust is to maximise total returns by investing in Pan European equities and UK direct property, focusing on long term capital and income growth.

Charges

Initial Charge	nil
Management Fee	0.70% of net assets p.a. up to £450m and 0.4% thereafter
Performance Fee	15% of outperformance of benchmark plus 2% hurdle

Gross Total Assets (Mn)	£863.4
Gearing	13.7%
Established	1905
Managed at TRC	since 1 October 2004
Dealing	Daily (Stockmarket)
NAV Frequency	Daily
Legal Status	UK Investment Trust
Listing	London Stock Exchange FTSE 250 Index
Dividends	January, July



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Prices Available From

Bloomberg TRY LN
Datastream TRY
FT (Investment Companies) TRPROP
ISIN GB0009064097

Reuters (TRCHL) TRY.L
Sedol (LSE) 0906409



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