



# TR PROPERTY INVESTMENT Trust

(TR Property Investment Trust plc) *Closed-ended investment trust*

LONG ONLY PAN EUROPEAN EQUITY AND UK DIRECT PROPERTY

## Manager Commentary – by Chris Turner

European Real Estate enjoyed a second positive month - outperforming both North American and Asian Real Estate markets again. The principal driver for performance was a series of better than expected final results on the Continent especially from companies in France, Sweden and the Netherlands. UK stocks declined slightly as good final results from Liberty and Hammerson were also accompanied by warnings that their NAVs would be falling further in the first half of 2008. Overall, the Benchmark rose 3.52% in Sterling terms, the NAV rose 2.56% and share price increased by 3.25%. There is now good two way sentiment in the Sector. Optimists are pointing to the opportunities provided by the sell-off in both direct and indirect markets and the continued stability of tenant demand. Pessimists believe that the full impact of the credit crisis will eventually lead to greater problems in both finance and rental markets and that we are merely in the lull before the storm. In terms of activity, we were net investors for around £5m over the month, adding to holdings in Unibail, Icade and Prologis European. The largest sale was in Sponda, the Finnish office owner. At the end of the month the Trust had net cash of £4m.

## Fund Performance to 29 Feb 2008

	1 Month	YTD	1 Year	3 Year	5 Year	10 Year	NAV per share	Ordinary Share Price
Ord. Price (total return)	+3.25%	+10.12%	-20.02%	+50.61%	+253.16%	+422.59%	218.11p	190.50p
Ord. Price (capital only)	+3.25%	+10.12%	-21.93%	+41.64%	+215.50%	+307.49%		
NAV (price only)	+2.56%	+5.06%	-21.29%	+46.50%	+190.54%	+317.84%		
EPRA European Property Index (price only)	+3.52%	+5.07%	-23.47%	+28.75%	+124.78%	+100.26%	Yield 2.47%	Discount 12.66%

Note: Price is month-end mid-price. Source: Datastream, Bloomberg. Refer to the monthly newsletter - Page 32 for monthly / annual return history vs benchmark.

## Geographic Allocation % (Look-Through)

Austria	0.3
Belgium	1.2
Central Europe	3.2
Denmark	0.1
Finland	0.8
France	18.8
Germany	3.8
Greece	0.5
Italy	2.8
Netherlands	2.8
Portugal	0.1
Russia	0.5
Spain	1.5
Sweden	7.6
Switzerland	0.6
UK	55.0
USA	0.1
Other	0.3
<b>Total</b>	<b>100.0</b>

## Asset Allocation %

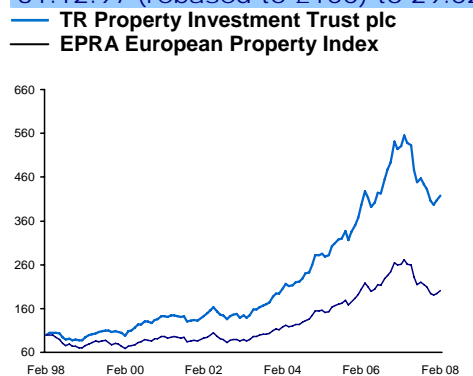
UK Shares	46.6
Continental Shares	39.6
UK Direct Property	13.1
Cash	0.7
<b>Total</b>	<b>100.0</b>

## Sector Allocation %

Offices	39.7
Retail	36.8
Industrial	13.5
Residential	6.3
Other	3.7
<b>Total</b>	<b>100.0</b>

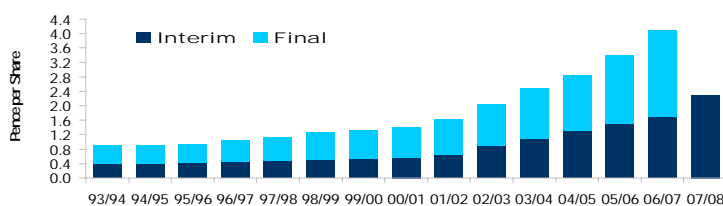
Note: figures above shown on a look-through basis.

## NAV per share Price Performance 31.12.97 (rebased to £100) to 29.02.08



Note: Prior to September 2001 the benchmark index was FTSE Real Estate Index. Prior to 01/04/07: S&P Citigroup European Property Index Source: Northern Trust IFAS (Ireland) Ltd, Bloomberg, S&P, EPRA.

## Dividend History\*



\*Dividends paid for March/Sep month ends are announced, November/May, paid January/July. Source = BNP Paribas.

## Top 10 Holdings % of net assets

Land Securities	12.5
Unibail	11.6
British Land	6.2
Big Yellow Group	3.9
Segro	3.8
Fonciere De Regions	3.2
Hammerson	3.2
Castellum	3.0
St Modwen	2.9
Great Portland Estates	2.4

## 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.

## Gross Total Assets (Mn) £596.4

<b>Gearing (net)</b>	-0.8%
<b>Established</b>	1905
<b>Managed at TRC</b>	Since 1 October 2004
<b>Dealing</b>	Daily (Stockmarket)
<b>NAV Frequency</b>	Daily
<b>Legal Status</b>	UK Investment Trust
<b>Listing</b>	London Stock Exchange FTSE 250 Index January, July
<b>Dividends</b>	
<b>Charges</b>	
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

## Investment Manager

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<b>Administrator</b>
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<b>Registrar</b>
Computershare Investor Services plc

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