

# TR PROPERTY INVESTMENT Trust

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

LONG ONLY PAN EUROPEAN EQUITY AND UK DIRECT PROPERTY

## Adviser Commentary – by Chris Turner

A busy month with early weakness dissipating against the background of reduced volatility. The feature of property share markets was Hammerson which rose 12.7% over the month on bid speculation. Overall the NAV increased by 4.5% outperforming the benchmark which advanced by 3.4%. The share price rose 5.1%. During the month we bought back 7.35m shares, or just over 2% of the share capital at the prevailing discount, making a gain of some £2.5m for shareholders funds. These repurchases were matched by a range of sales, including some more Hammerson and the entire holding in Riofisa, and these sales plus the NAV growth left month-end gearing just below the 10% level. The NAV performance for the month includes the result of our semi annual direct property revaluation. The overall gain was some £7m or 10% in the six months, with the best performance coming from our Slough office block thanks to the progress with lettings.

As announced on 21 March, the Trust is changing benchmark providers. From the start of April 2007 the performance will be measured against the EPRA/FTSE/NAREIT European Property Index in Sterling. Further details about this change can be seen in the announcement on the Trust's website under the "News and Press" heading, and further details about EPRA can be found on their website – www.epra.com.

### Fund Performance to 30 Mar 2007

	1 Month	YTD	1 Year	3 Year	5 Year	10 Year	NAV per share	Ordinary Share Price
<b>Ord. Price (total return)</b>	+5.12%	+0.00%	+24.57%	+187.28%	+349.65%	+847.48%	289.68	256.50
<b>Ord. Price (capital only)</b>	+5.12%	+0.00%	+22.43%	+167.52%	+296.87%	+619.90%		
<b>NAV (price only)</b>	+4.54%	+2.65%	+29.85%	+156.20%	+270.91%	+557.92%		
<b>S&amp;P Euro Property Index (price only)</b>	+3.43%	+2.39%	+24.46%	+122.14%	+185.00%	+247.22%	<b>Yield</b> 1.40%	<b>Discount</b> 11.45%

Note: Price is month-end mid-price. Source: Datastream, Bloomberg. Refer to the monthly newsletter - Page 25 for monthly / annual return history vs benchmark.

### Geographic Allocation (See-Through)

Austria	0.2%
Belgium	1.4%
Central Europe	2.7%
Denmark	0.1%
Finland	0.8%
France	16.6%
Germany	4.2%
Greece	0.4%
Italy	3.5%
Netherlands	2.3%
Portugal	0.1%
Spain	1.3%
Sweden	6.9%
Switzerland	0.5%
UK	57.5%
USA	1.3%
Other	0.3%
<b>Total</b>	<b>100.0%</b>

### Asset Allocation

UK Shares	55.2%
Continental Shares	38.0%
UK Direct Property	6.8%
<b>Total</b>	<b>100.0%</b>

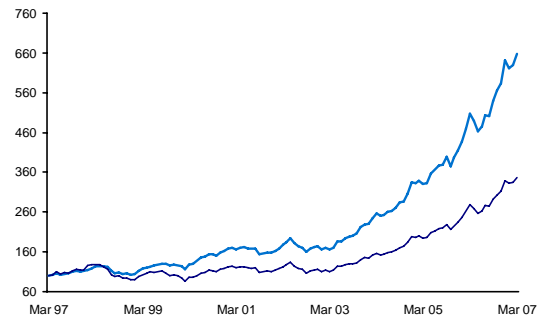
### Sector Allocation

Offices	38.0%
Retail	35.8%
Industrial	13.8%
Residential	8.4%
Other	4.0%
<b>Total</b>	<b>100%</b>

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

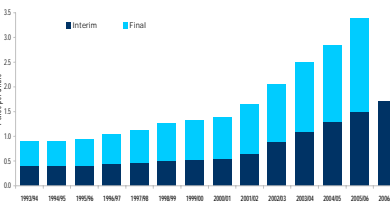
### NAV per share Price Performance 30.03.97 (rebased to £100) to 30.03.07

— TR Property Investment Trust plc  
— S&P Citigroup European Property Index



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

### Dividend History\*



### Top 10 Holdings % of gross assets

Land Securities	12.0%
British Land	7.8%
Hammerson	4.9%
Slough Estates	4.5%
Unibail	4.5%
Big Yellow Group	4.1%
Rodamco Europe	4.0%
Fonciere De Regions	3.1%
St. Modwen	3.0%
Castellum	3.0%

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

### 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)

£1,080.6
<b>Gearing</b> 9.3%
<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
<b>Dividends</b> January, July

### Dividends 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

### Investment Manager

Thames River Capital LLP

### Stockbroker

Cenkos Securities plc

### Administrator

BNP Paribas  
c/o Nicola Williamson, TRC  
Tel: +44 (0) 207 360 1335  
Email: nwilliamson@thamesriver.co.uk

### Registrar

Computershare Investor Services plc

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Potential investors should follow the links below for information on any current side letters relating to the schemes.  
<http://www.thamesriver.co.uk/downloads/disclosures.htm> <http://www.nevskycapital.com/downloads/disclosures.htm>

### Notice to Investors:

Please note the following Paying Agents/Representatives have been appointed by Traditional Funds plc in accordance with local requirements. Local language versions of the prospectus and simplified prospectus are available from their offices:

For further information please contact:  
Nicola Williamson on +44 (0)20 7360 1335 or [nwilliamson@thamesriver.co.uk](mailto:nwilliamson@thamesriver.co.uk)

Prices available from:

Bloomberg	TRY LN
Datastream	TRY
FT (Mex ID)	TRPROP
ISIN	GB0009064097

Lipper	71000704
Reuters (TRY.L)	TBC
Sedol	0906409
S&P	090640
Telekurs	TBC

