



# 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

November saw another solid performance from Pan European real estate stocks aided by strong investment flows into specialist mutual funds. The Trust's NAV rose by 3.3% while the benchmark rose 3.28%. The share price increased by 6.67% as the discount to NAV dropped from 9.7% to 6.8%. For the first time the Trust's gross assets exceed £1 billion. UK property shares slightly underperformed rising by 2.5%. Good interim results from both Land Securities and British Land were anticipated and neither share gained much ground. Liberty fell 3.50% in reaction to a surprise £330m share placing and to fears that Xmas retail sales would be poor. In contrast, Hammerson, Slough and Big Yellow rose by between 6% and 7.5%. On the Continent the best performance came from Italian property shares which rose by over 10% on news that the Italian government is considering the introduction of REITs in mid 2007. In France the merger of Fonciere des Regions and Bail was completed in early November, and the combined company has entered our top ten investments. The Trust's interim figures were released on November 22 and a copy of the announcement is available on the website. The printed statement will be dispatched to shareholders on 14 December. The interim dividend of 1.7p (1.5p last year) will be paid on January 8.

## Fund Performance to 30 Nov 2006

	1 Month	YTD	1 Year	3 Year	5 Year	10 Year	NAV per share	Ordinary Share Price
<b>Ord. Price (total return)</b>	+6.67%	+48.17%	+53.31%	+208.56%	+380.18%	+819.56%	257.22	239.75
<b>Ord. Price (capital only)</b>	+6.67%	+46.64%	+50.31%	+188.40%	+321.50%	+589.93%		
<b>NAV (price only)</b>	+3.30%	+40.66%	+47.07%	+163.09%	+269.46%	+556.17%		
<b>S&amp;P Euro Property Index (price only)</b>	+3.28%	+33.09%	+39.07%	+121.52%	+180.87%	+243.10%	<b>Yield</b> 1.50%	<b>Discount</b> 6.79%

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

## Geographic Allocation (See-Through)

Austria	0.2%
Belgium	1.5%
Central Europe	2.8%
Denmark	0.1%
Finland	0.9%
France	15.2%
Germany	2.7%
Greece	0.4%
Italy	3.5%
Netherlands	2.6%
Portugal	0.1%
Spain	2.5%
Sweden	7.1%
Switzerland	0.5%
UK	58.4%
USA	1.2%
Other	0.3%
<b>Total</b>	<b>100.0%</b>

## Asset Allocation

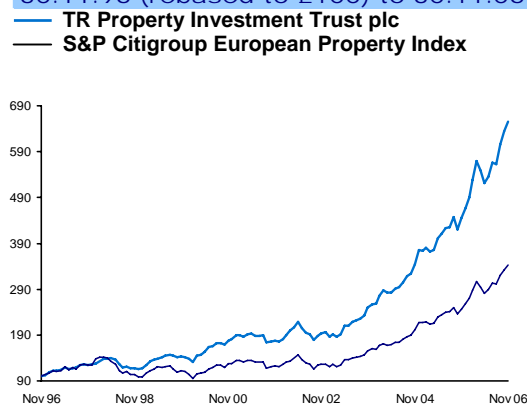
UK Shares	57.3%
Continental Shares	36.0%
UK Direct Property	6.7%
<b>Total</b>	<b>100%</b>

## Sector Allocation

Offices	36.0%
Retail	36.8%
Industrial	13.5%
Residential	9.89%
Other	3.8%
<b>Total</b>	<b>100.0%</b>

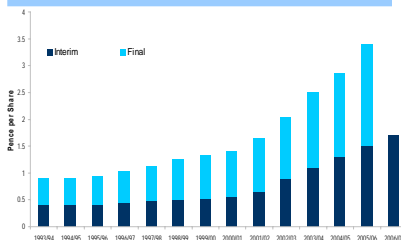
Note: figures above shown on a look-through basis

## NAV per share Price Performance 30.11.96 (rebased to £100) to 30.11.06



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

## Dividend History



## Top 10 Holdings % of net assets

Land Securities	14.1%
British Land	9.3%
Hammerson	6.5%
Big Yellow Group	5.6%
Slough Estates	5.0%
Rodamco Europe	4.5%
Unibail	4.1%
Fonciere Des Regions	3.8%
Liberty International	3.6%
Castellum	3.2%

## 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)

£1,006m
<b>Gearing</b> 12.0%
<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

## Dividends

<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

Thames River Capital LLP

## Stockbroker

UBS Investment Bank

## Administrator

BNP Paribas  
Tel: +44 (0) 845 358 1113

## Registrar

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BHF-BANK Aktiengesellschaft Bockenheimer Landstrasse 10 D-60323 Frankfurt am Main Germany	Bank Austria Creditanstalt AG Am Hof 2 A-1010 Wien Austria
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Prices available from:

Bloomberg	TRY LN	Lipper	71000704
Datastream	TRY	Reuters (TRY.L)	TBC
FT (Mex ID)	TRPROP	Sedol	0906409
ISIN	GB0009064097	S&P	090640
		Telekurs	TBC

