

TR Property Investment Trust Sigma Shares

TR Property Investment Trust plc ■ Closed-ended investment trust - long only pan-European small cap property equities

Manager commentary
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Sigma's return for the month was 2.91%, compared to 2.69% for the benchmark.

The dividend payment season is now underway (the vast majority of our Continental stocks pay an annual dividend between late March and early June) and this contributed 1% to the total return in April. The period was also marked by further weakness in GBP against

EUR, CHF and SEK. This currency weakness has been one of the drivers behind the performance of those UK stocks with significant exposure to London. Foreign buyers are driving both the prime commercial and residential markets in the capital. Large cap stocks Land Securities and British Land were up 7% and 8.7% respectively, whilst specialists Derwent London and Great Portland were both up over 9% in the month.

On the Continent, the strongest performers at the country level were Norway (+4.4% in NOK) and the Netherlands (+3.6%). We continue to hold an overweight position in Norwegian Properties, the only listed Norwegian property company in the index. Its portfolio is focused on offices in Oslo and Stavanger. In

the Netherlands, there was a takeover offer for Prologis European Properties by APG and Goodman at €6.00 per share. Prologis US, the manager and majority shareholder initially countered at €6.10 and then increased their bid to €6.20 (a premium of 24% to the pre-news price), whereupon APG agreed to sell their stake to Prologis.

GSW, the German residential IPO, got off to a great start, rising 13% on the first day of trading. We took a position equivalent to 1.5% of NAV in the IPO and have since topped up the position.

Gearing remained static over the month, closing at 8%.

Fund performance to 28.04.2011 (%)

	Current month	YTD	1 year	3 year	5 year	Since launch	
NAV (capital only)	+2.91	+9.17	+26.89	+9.12	-	-5.99	NAV per share (capital only) 113.62p
FTSE EPRA/NAREIT European Property Small Cap Index (capital only, GBP)	+2.70	+7.10	+24.78	-5.78	-	-15.68	Share price 88.00p
Share price	+5.45	+12.82	+27.54	-	-	-17.37	Discount 22.54%
							Yield 2.27%

Small Cap benchmark adopted on 1 April 09 Prior to 01.04.09 benchmark was EPRA European Property Index. Price is month-end mid-price. NAV per share monthly return calculated net of fees. Source: BNP Paribas, Bloomberg. Refer to the back of the monthly newsletter for monthly/annual return history vs benchmark. Historical performances for distribution share classes may vary from previous issues of the Thames River newsletters. This follows an improvement in the performance calculation methodology (from monthly to daily cumulative), in order to be in line with Global Investment Performance Standards.

Geographic allocation (%)

Austria	2.7
Belgium	2.5
Central Europe	2.8
Denmark	0.1
Finland	5.3
France	14.0
Germany	18.2
Greece	0.3
Italy	8.2
Netherlands	2.2
Norway	4.5
Other	0.1
Russia	0.2
Spain	0.4
Sweden	14.3
Switzerland	0.2
UK	24.0
Total	100.0

Asset allocation (%)

Continental Shares	69.7
UK Shares	30.3
Total	100.0

Fund performance 25.07.2007 to 28.04.2011



Prior to 01.04.09 the benchmark was EPRA European Property Index. Source: BNP Paribas, Bloomberg.

Sector allocation (%)

	Fund
Industrial	15.1
Offices	38.8
Other	5.3
Residential	13.7
Retail	27.1
Total	100.0

figures above shown on a look-through basis.

Top 10 holdings (%)

Eurocommercial	7.1
Great Portland	5.6
Shaftesbury	4.5
CA Immobilien	3.8
Norwegian Property	3.6
Fabege	3.4
Alstria	3.2
Sponda	2.9
Deutsche Euroshop	2.8
Kungsleden	2.8

Key facts

Fund objective: The investment objective of the Sigma shares is to maximise total returns by investing in small cap Pan European equities, focusing on long term capital and income growth.
Net Assets (Mn): £141.9mn
Net gearing: 8.0%
Launch date: 25.07.2007
NAV frequency: Daily
Dealing: Daily (stockmarket)
Legal status: UK Investment Trust
Listing: London Stock Exchange
Dividends: January, July
Initial charge: Nil
Management fee: £0.65mn per annum plus 0.30% of net assets p.a.
Performance fee: 15% of outperformance of benchmark plus 2% hurdle
Investment manager: Thames River Capital LLP
Stockbroker: Cenkos Securities plc
Administrator: BNP Paribas
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