



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 - by Marcus Phayre-Mudge

The FTSE EPRA/NAREIT Europe Index fell -4.9% (GBP) but this masks a dramatic underperformance from the UK stocks which fell-9.4% (GBP) whilst the remainder of Europe fell only -2.1% (EUR). For the first time this year, Euro/Sterling was virtually unchanged on the month. It was a busy month of reporting, particularly in the UK, with both Land Securities and British Land publishing their March year end results. Although the figures were broadly in line with market expectations, both managements reiterated their concerns about the continuing restrictions in the debt markets, as well as the lack of investment activity and the probability of slowing tenant demand. As share prices move to ever greater discounts to asset value, the likelihood of public-to-private transactions grows. Dubai World's announcement that they were 'considering their options' in respect of the City development company Minerva is likely to be the first this year. On the Continent, Vastned Retail's shares fell 10% after IEF Capital abandoned its bid for the Dutch company. This was disappointing news as the bidder had the blessing of the largest shareholder (PGGM). The proposal was at €70 per share and the stock closed at €58.6 per share. Sigma's NAV fell -4.4% in the month which led to 50bps of outperformance relative to the benchmark which fell -4.9%. The share price fell -8.5% as the discount to NAV widened. The fund continues to be defensively positioned with 7% net cash (after adjustment for the debentures).

Fund Performance to 30 May 2008

	1 Month	YTD	NAV per share	Sigma Share Price
Sigma Price (total return)	-8.52%	-1.23%	99.51p	80.50p
NAV (price only)	-4.43%	-1.29%		
EPRA European Property Index (price only)	-4.90%	-2.39%		
				Discount
				20.71%

Note: Price is month-end mid-price. Source: Datastream, Bloomberg. Refer to the monthly newsletter - Page 33 for monthly / annual return history vs benchmark.

Geographic Allocation % (Look-Through)

Austria	0.2
Belgium	0.8
Central Europe	5.7
Denmark	0.2
Finland	0.8
France	18.4
Germany	7.3
Greece	1.2
Italy	3.1
Netherlands	3.1
Portugal	0.0
Russia	2.1
Spain	1.0
Sweden	10.1
Switzerland	0.1
UK	45.2
USA	0.0
Other	0.7
Total	100.0

Asset Allocation %

UK Shares	46.6
Continental Shares	46.3
Cash	7.1
Total	100.0

Sector Allocation %

Offices	35.3
Retail	34.3
Industrial	16.3
Residential	6.8
Other	7.3
Total	100.0

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

Top 10 Holdings % of net assets

Unibail	8.4
Land Securities	8.3
Great Portland	4.1
British Land	4.0
Castellum	3.8
Big Yellow Group	3.8
Kardan	3.6
Hansteen	3.5
St Modwen	2.9
Local Shopping Reit	2.6

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)

£129.5

Launch Date

25 July 2007

Dealing

Daily (Stockmarket)

NAV Frequency

Daily

Legal Status

UK Investment Trust

Listing

London Stock Exchange

FTSE 250 Index

January, July

Dividends

Charges

Initial Charge

Nil

Management Fee

1.1% of net assets p.a.

Performance Fee

20% of total return over the benchmark plus 2% hurdle

Investment Manager

Thames River Capital LLP

Stockbroker

Cenkos Securities PLC

Administrator

BNP Paribas

c/o Nicola Williamson, TRC

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