

Retail Property Fund

ARSN 133 632 765

Announcement – 3 May 2011

Sale of Thornlie Square

We have accepted an unconditional offer on the Fund's Western Australian property, Thornlie Square Shopping Centre, at \$21.00m against a book value of \$24.28m. The reduction in value is attributed to the higher risk profile of the asset given the level of competition in its surrounds and difficult recent trading conditions at the Centre.

Property Revaluations

Offsetting this result is the recent leasing activity at the Sunshine Homemaker Centre with JB Hi-Fi taking a five year lease on 1,172m², which commenced December 2010, and Bunnings extending its current lease to December 2016. On the basis of these improvements we have adopted an increased book value of \$60.00m from \$58.24m.

We have also recently received an independent valuation on the North Blackburn property, with an increase of \$1.20m to prior book value.

North Blackburn valuation details:

| Property | Pre-valuation book value | New independent valuation | Previous capitalisation rate (%) | New capitalisation rate (%) | Variance to book value | Variance to book value (%) |
|---|--------------------------|---------------------------|----------------------------------|-----------------------------|------------------------|----------------------------|
| North Blackburn Square Shopping Centre, VIC | \$34,500,000 | \$35,700,000 | 8.50% | 8.25% | \$1,200,000 | 3.48% |

Overall, these three results represent a modest -\$0.32m or -0.27% decrease to previous book value.

At 28 April 2011, the Fund's gearing ratio is 49.41% and gross assets stand at \$387.63m with total borrowings of \$191.54m. The Fund's current security price is available on the [website](#).

For more information

We regularly provide up-to-date information about the Fund, including quarterly Fund Performance Updates and Continuous Disclosure information. These contain current information about the Fund's gearing, interest cover, borrowings, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Quick Links' sections of this website or contact Investor Services on **13 29 39** for copies of these documents.