

Key Financial Performance Indicators 2005 to 2009

Year ended 30 June		2009	2008	2007	2006	2005
Total income	\$m	73.2	65.9	59.8	55.1	50.6
Net (loss)/profit	\$m	(11.7)	0.7	207.0	75.2	79.9
Unrealised loss/(gain) in fair value of investment properties	\$m	52.1	39.3	(167.9)	(37.2)	(43.9)
Distributable profit	\$m	40.5¹	40.0	39.1	38.0	36.0
Distribution per ordinary unit	interim	cents	6.70	6.55	6.42	6.22
	final	cents	4.87	6.72	6.56	6.39
	total	cents	11.57	13.27	12.98	12.61
Tax advantaged component	%	28.07	23.55	23.62	24.22	25.20
Total assets	\$m	999.9	979.9	963.4	731.6	656.8
Borrowings	\$m	225.9	308.5	258.6	200.9	166.9
Unitholders' equity	\$m	733.0	638.8	675.4	504.5	464.2
Gearing (debt to total assets)	%	22.6	31.5	26.8	27.5	25.4
Number of units on issue	m	410	301	301	301	301
Number of unitholders		12,583	12,471	12,840	12,477	12,474
Net tangible asset backing per unit	\$	1.79	2.12	2.24	1.67	1.54
Unit price at 30 June ²	\$	1.63	1.71	2.31	2.00	1.91
Management expense ratio (annualised)	%	0.69	0.67	0.70	0.67	0.65

¹ adjusted for rounding

² prior years adjusted to reflect effect of \$150 million capital raising in May 2009