

Key Financial Performance Indicators 2006 to 2010

Year ended 30 June		2010	2009	2008	2007	2006
Total income	\$m	78.5	73.2	65.9	59.8	55.1
Net profit/(loss)	\$m	92.2	(11.7)	0.7	207.0	75.2
Unrealised (gain)/loss in fair value of investment properties	\$m	(41.8)	52.1	39.3	(167.9)	(37.2)
Distributable profit	\$m	50.4	40.5 ¹	40.0	39.1	38.0
Distribution per ordinary unit	interim	cents	6.10	6.70	6.55	6.42
	final	cents	5.98	4.87	6.72	6.56
	total	cents	12.08	11.57	13.27	12.98
Tax advantaged component	%	23.93	28.07	23.55	23.62	24.22
Total assets	\$m	1,026.4	999.9	979.9	963.4	731.6
Borrowings	\$m	193.5	225.9	308.5	258.6	200.9
Unitholders' equity	\$m	792.8	733.0	638.8	675.4	504.5
Gearing (debt to total assets)	%	18.8	22.6	31.5	26.8	27.5
Number of units on issue	m	421	410	301	301	301
Number of unitholders		12,507	12,583	12,471	12,840	12,477
Net tangible asset backing per unit	\$	1.88	1.79	2.12	2.24	1.67
Unit price at close of period	\$	1.89	1.63	1.71 ²	2.31 ²	2.00 ²
Management expense ratio (annualised)	%	0.70	0.69	0.67	0.70	0.67

¹ adjusted for rounding

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