

## BRANDEAUX STUDENT ACCOMMODATION FUND IS NO. 1 TOP PERFORMING UK PROPERTY FUND OVER 1, 3 & 5 YEARS\*

(As reported by Lipper Hindsight)

## BRANDEAUX STERLING FUND RANKS A CLOSE 2<sup>ND</sup> OVER 3 & 5 YEARS\*

## BRANDEAUX EURO FUND IS IN 2<sup>ND</sup> PLACE FOR 1 YEAR\*

Name	3 Year Rank	% Total Return in Local Currency To 30/04/09		
		1 Year	3 Years	5 Years
Brandeaux Student Accommodation Fund Ltd	1	10.78	34.52	58.04
Brandeaux Sterling Fund Ltd	2	6.45	32.00	57.14
Brandeaux US Dollar Fund Ltd	3	1.99	26.23	45.28
Brandeaux Ground Rent Income Ltd	4	2.02	24.69	47.09
Brandeaux Ground Rent Portfolio Plus Fund Ltd	5	2.27	24.14	45.16
Brandeaux Ground Rent Portfolio Fund Ltd	6	1.79	23.91	43.40
Close Investments Freehold Income Trust Acc	7	5.67	22.58	40.13
Brandeaux Euro Fund Ltd	8	6.47	22.31	39.62
Schroder Exempt Property Inc	9	-7.51	-8.30	34.18
Canlife UK Property Acc	10	-17.76	-10.35	
Schroder Residential Property Inc	11	-19.70	-13.61	-3.12
Margetts Greystone Property Acc	12	-11.33	-15.56	
RREEF UK Industrial Property	13	-23.40	-16.98	16.52
Skylight Capital Build-Up USD	14	-36.63	-17.62	23.01
Threadneedle Property Unit Trust	15	-23.02	-18.56	16.69
Legal & General UK Property R Inc	16	-18.95	-19.32	
CBF Church of England Property Inc	17	-23.49	-21.15	12.44
BlackRock UK Property	18	-26.58	-22.61	15.22
Schroder Emerging Retail Property Inc	19	-26.54	-23.05	6.02
SWIP Property Trust Acc	20	-19.74	-25.55	
RREEF UK Office Property	21	-32.38	-25.81	6.46
Charities Property	22	-26.81	-26.50	-11.74
Schroder Indirect Real Estate A	23	-31.93	-26.60	6.54
Ignis UK Property Acc	24	-19.86	-29.50	
Credit Suisse UK Real Estate	25	-30.29	-29.69	1.21
Skandia Property Acc	26	-21.77	-30.10	
M&G Property Portfolio Sterling A Inc	27	-26.03	-30.30	
GAA Blueprint Property	28	-17.36	-30.99	-14.06
Hermes Property Unit Trust	29	-30.90	-31.19	-8.30
Aviva Investors Property Investment	30	-25.94	-32.38	-12.87
UBS Triton Property	31	-32.89	-33.59	-8.96
RREEF UK Core Property B	32	-31.08	-34.31	-7.78
New Star UK Property Inc	33	-27.29	-35.68	-15.56
Aviva Investors Property Trust Inc	34	-29.61	-37.26	-12.51
M&G Property Ret	35	-27.75	-39.15	-19.06
Premier Diversified Property EUT	36	-35.71	-40.76	-32.52
Premier Diversified Property plc GBP	37	-36.66	-42.13	-34.15
RREEF UK Retail Property	38	-34.13	-45.73	-23.97
Falcon Property	39	-45.00	-46.37	-25.07
Glaneuro UK Property	40	-47.90	-54.73	
Glanmore Property Inc	41	-57.39	-56.63	-46.21
Close Property Investment Dist Pfl GBP Acc	42	-57.12	-57.78	-50.34
Close Property Investment Growth Pfl GBP Acc	43	-57.66	-57.88	-50.99
Aberdeen UK Active Property	44	-52.16	-63.88	
British Real Estate Inc	45	-96.26	-97.16	-96.35
Pinder Fry & Benjamin Regional Office	N.A.	0.00		
Threadneedle UK Property Trust Acc	N.A.	-7.23		
LV=UK Property Ret Acc	N.A.	-11.93		
St James's Place Property Acc	N.A.	-21.45		
Braemar Group PCC Ltd Student Accommodation Cell	N.A.			
Braemar Group PCC Ltd UK Agricultural Land Cell	N.A.			
Clerical Medical UK Property 1	N.A.			
COIF Charities Property Inc	N.A.			
Darwin Leisure Property	N.A.			
Total Average (54)		-24.28	-23.07	1.13

\*Source: Lipper Hindsight, 1, 3 & 5 Year % Total Returns for UK Property Funds as of 30/04/09.

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