

## 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	5 Year Rank	% Total Return in Local Currency To 30/05/09		
		1 Year	3 Years	5 Years
Brandeaux Student Accommodation Fund Ltd	1	11.22	34.91	59.44
Brandeaux Sterling Fund Ltd	2	6.41	31.75	56.60
Brandeaux Ground Rent Income Ltd	3	1.00	23.67	46.38
Brandeaux US Dollar Fund Ltd	4	1.97	25.00	46.23
Brandeaux Ground Rent Portfolio Plus Fund Ltd	5	1.12	23.29	44.00
Brandeaux Ground Rent Portfolio Fund Ltd	6	0.88	23.24	43.40
Brandeaux Euro Fund Ltd	7	6.43	22.13	40.57
Close Investments Freehold Income Trust Acc	8	5.84	20.59	40.20
Skylight Capital Build-Up USD	9	-34.81	-18.14	23.87
Threadneedle Property Unit Trust	10	-23.63	-20.59	13.95
RREEF UK Industrial Property	11	-23.25	-19.44	13.57
CBF Church of England Property Inc	12	-22.93	-21.20	10.88
Schroder Indirect Real Estate A	13	-29.74	-24.90	9.34
BlackRock UK Property	14	-28.62	-25.18	8.68
RREEF UK Office Property	15	-29.40	-28.36	6.14
Schroder Emerging Retail Property Inc	16	-24.88	-22.45	6.04
Credit Suisse UK Real Estate	17	-28.35	-29.02	1.21
Schroder Exempt Property Inc	18	-30.49	-34.65	-3.95
Schroder Residential Property Inc	19	-17.60	-13.72	-4.56
RREEF UK Core Property B	20	-29.41	-36.50	-9.84
Hermes Property Unit Trust	21	-34.37	-33.11	-10.46
UBS Triton Property	22	-32.70	-35.05	-11.68
Charities Property	23	-26.81	-26.50	-11.74
Aviva Investors Property Investment	24	-24.92	-33.01	-12.36
GAA Blueprint Property	25	-15.41	-28.99	-13.40
Aviva Investors Property Trust Inc	26	-29.89	-38.81	-14.47
New Star UK Property Inc	27	-27.26	-36.63	-16.88
M&G Property Ret	28	-27.33	-40.67	-20.82
Falcon Property	29	-45.00	-46.37	-25.07
RREEF UK Retail Property	30	-32.77	-47.87	-26.72
Premier Diversified Property EUT	31	-35.60	-41.00	-32.70
Premier Diversified Property plc GBP	32	-38.55	-44.16	-36.34
Glanmore Property Inc	33	-59.00	-60.32	-50.67
Close Property Investment Dist Pfl GBP Acc	34	-56.42	-60.22	-51.72
Close Property Investment Growth Pfl GBP Acc	35	-57.60	-60.44	-52.77
Canlife UK Property Acc	N.A.	-17.52	-12.23	
Margetts Greystone Property Acc	N.A.	-11.38	-16.71	
Legal & General UK Property R Inc	N.A.	-18.75	-21.42	
SWIP Property Trust Acc	N.A.	-19.77	-27.06	
Ignis UK Property Acc	N.A.	-19.96	-30.54	
Skandia Property Acc	N.A.	-19.27	-31.09	
M&G Property Portfolio Sterling A Inc	N.A.	-26.48	-31.85	
Glaneuro UK Property	N.A.	-46.63	-55.92	
Aberdeen UK Active Property	N.A.	-52.74	-65.55	
Darwin Leisure Property	N.A.	5.17		
Pinder Fry & Benjamin Regional Office	N.A.	0.00		
Braemar Group PCC Ltd UK Agricultural Land Cell	N.A.	-3.36		
Threadneedle UK Property Trust Acc	N.A.	-7.57		
LV=UK Property Ret Acc	N.A.	-12.65		
St James's Place Property Acc	N.A.	-19.84		
Braemar Group PCC Ltd Student Accommodation Cell	N.A.			
Clerical Medical UK Property 1	N.A.			
Total Average (52)		-22.05	-23.07	1.84

\*Source: Lipper Hindsight, 1, 3 & 5 Year % Total Returns for UK Property Funds as of 30/05/09.

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