



MacarthurCook
Property Securities Fund

Half Yearly Update
31 December 2004

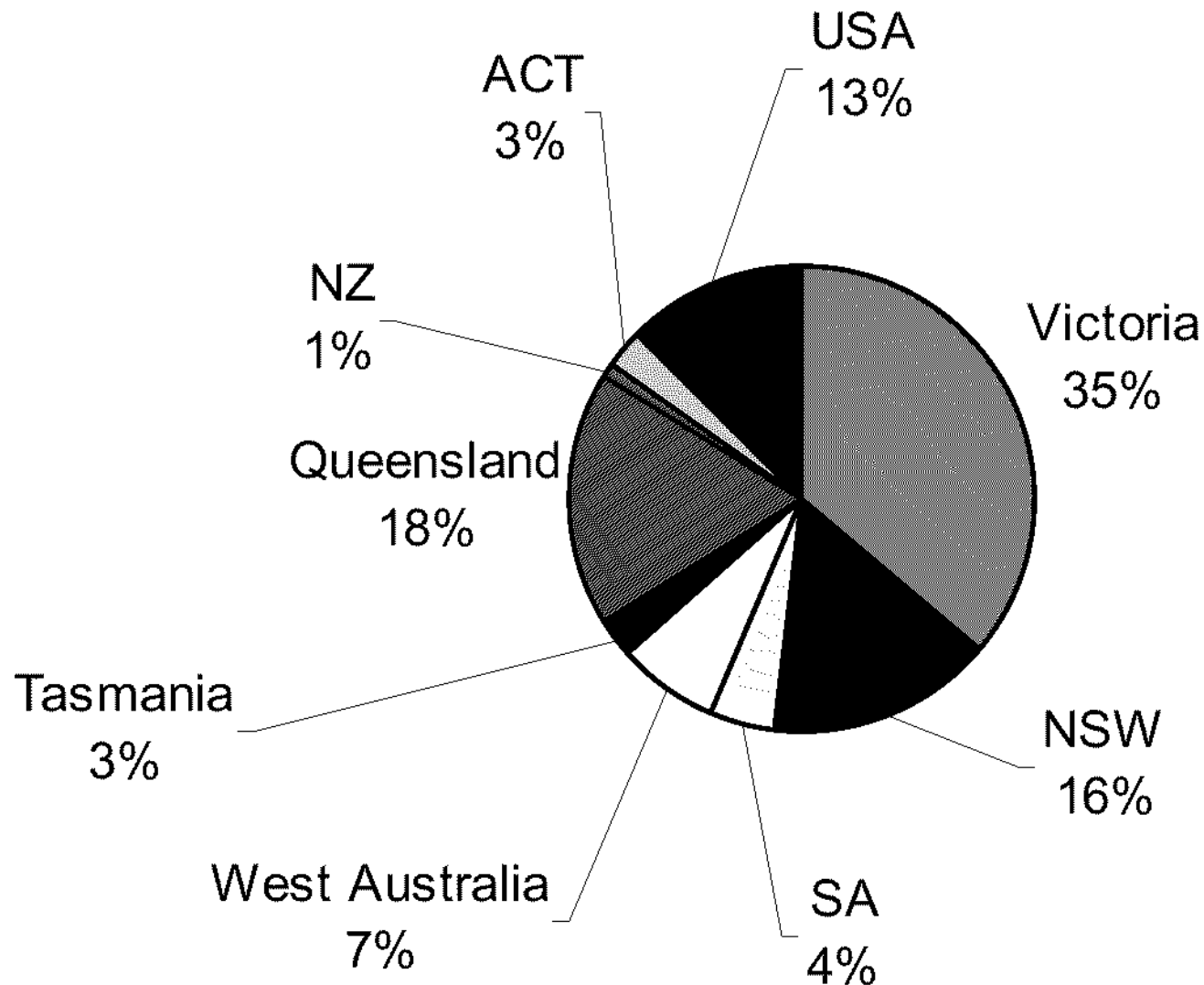
The Fund

- An investment fund with the aim of delivering a stable, predictable level of income and the opportunity for long term capital growth from a broadly diversified property portfolio.
- Current market capitalisation of \$74.2 million (as at 18 February 2005)
- Forecast income yield of 9.30%pa for period to 30 June 2005 based on initial offer price of \$1.00

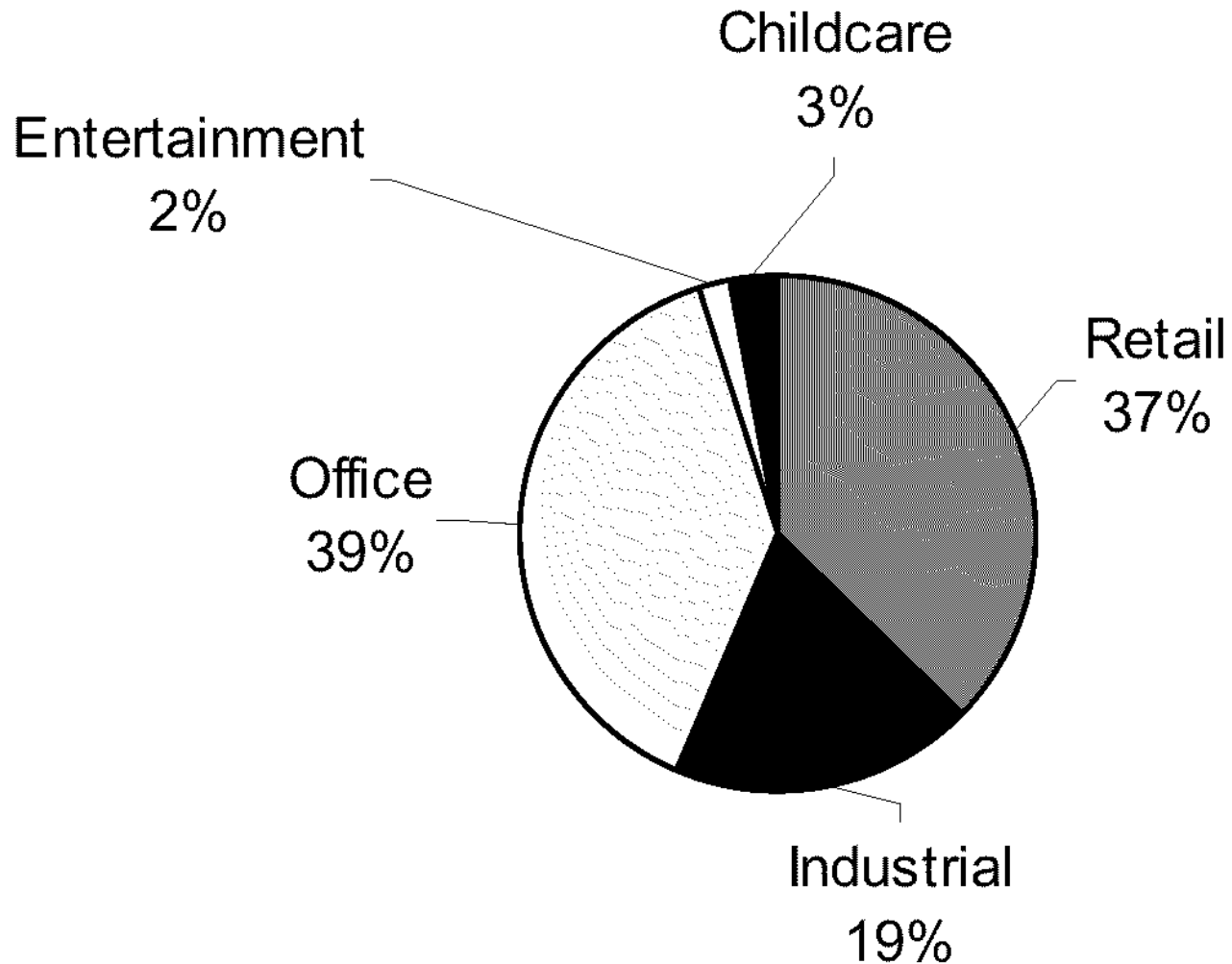
Investment Portfolio

	\$	%
Unlisted Funds		
- Unlisted retail funds	38,484,840	74.35
- Wholesale funds	5,500,000	10.62
- BSX listed funds	<u>7,780,000</u>	<u>15.03</u>
	<u>51,764,840</u>	<u>100.00</u>
Listed Investments		
- Listed property trusts	11,585,508	90.05
- Property related companies	<u>1,280,605</u>	<u>9.95</u>
	<u>12,866,113</u>	<u>100.00</u>

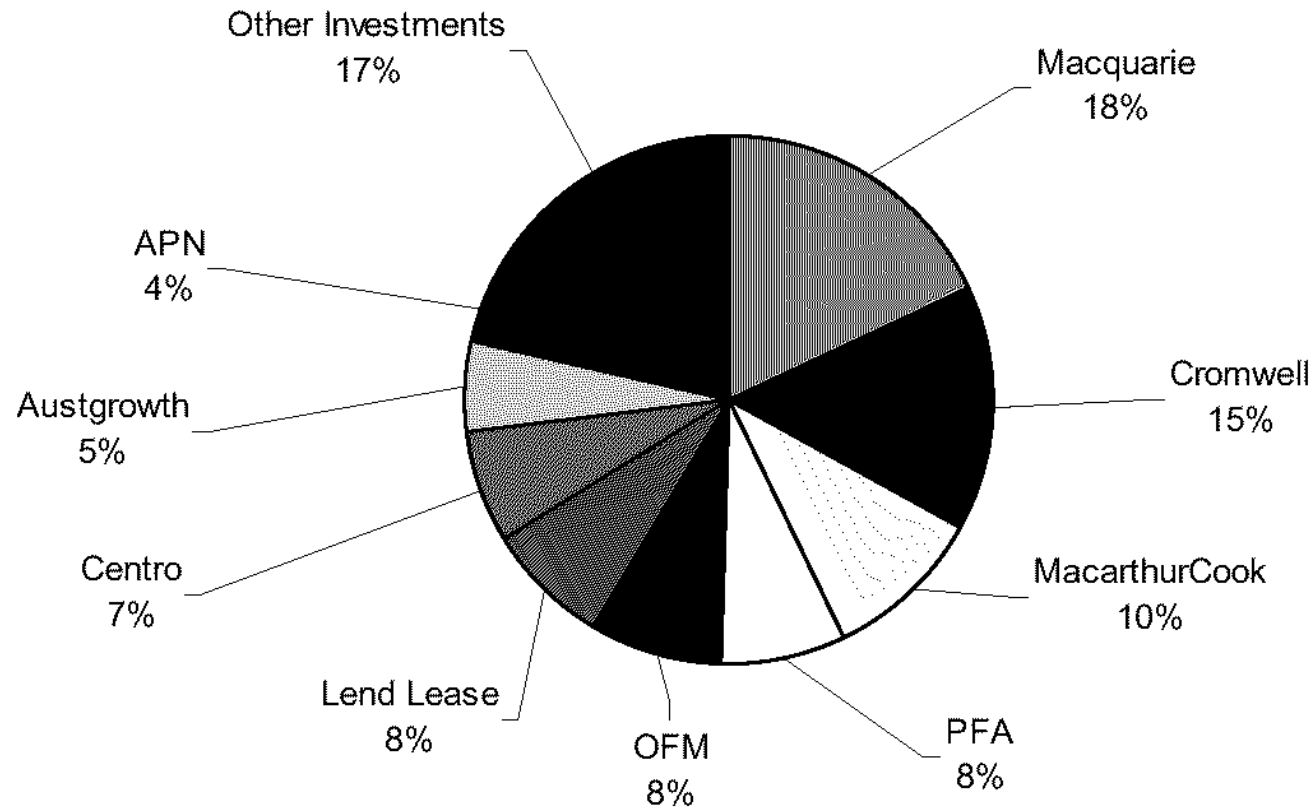
Portfolio Allocations – Unlisted Geographic Spread



Portfolio Allocations – Unlisted Sector Spread



Manager Allocation



New Investments Made

Unlisted property securities (current as at 17 Jan 2005)

Investee Fund	Original Investment	New Investment	Total Investment
Cromwell Diversified Property Trust	\$8.5m	\$1.3m	\$9.8m
MAB Diversified Property Trust	\$1.0m	\$0.9m	\$1.9m
James Fielding Retail Property Fund	-	\$2.5m	\$2.5m
SAI Teys McMahon Childcare Property Trust	-	\$2.0m	\$2.0m
Trinity Property Trust	-	\$0.5m	\$0.5m
Lend Lease APPF Retail Fund	-	\$5.0m	\$5.0m
Other unlisted funds	\$22.3m	-	\$22.3m
Total	\$31.8m	\$12.2m	\$44.0m

New Investments Made

Listed property securities (current as 31 December 2004)

	\$
APN Regional Property Fund ¹	3.2m
Centro Properties Group	2.2m
DB RREEF Trust	0.4m
FKP Limited	1.3m
Galileo Shopping America Trust	1.3m
ING Real Estate Entertainment Fund	0.2m
Macquarie Countrywide Trust	0.8m
Macquarie DDR Trust	2.1m
Macquarie Office Trust	1.2m
Macquarie Prologis Trust	2.4m
PFA Diversified Property Trust ¹	5.1m
Valad Property Group	<u>1.1m</u>
Total listed property securities	<u>21.3m</u>

¹ Listed on BSX

The Numbers

- Unit price up 6% from \$1.00 at listing to \$1.06 at 18 February 2005
- Net Tangible Assets
 - per PDS 94.0 cents
 - due to raising \$70m 94.3 cents
 - on listing 95.1 cents
(incl 0.1 cents distributable income)
 - at 31 Dec '04 96.4 cents
(incl. 0.4 cents distributable income)

Financials

	Actual 15 days to 31 Dec 2004¹ \$m	Forecast per PDS² \$m
Income		
Distributions	503.8	2,930.0
Placement Fees	585.0	530.0
Interest	212.3	-
Change in mkt value	164.0	-
Total	1,465.1	3,460.0
Expenses		
Management Fees	(12.5)	(152.0)
Admin expenses	(10.2)	(74.0)
Debt line fee	-	(37.0)
Interest expense	-	(141.0)
Amortisation of borrowing costs	-	(10.0)
Net Profit	1,442.4	3,046.0

1. Based on \$70 million initial capital raising and \$66 million investment portfolio

2. Based on \$60 million initial capital raising plus debt to enable \$60 million investment portfolio