



MacarthurCook Property Securities Fund Announces annual results above forecast (2 August 2005)

MacarthurCook Fund Management Limited, as responsible entity of the MacarthurCook Property Securities Fund (the "Fund"), is pleased to announce its audited financial results for the period to 30 June 2005. Full details of the results can be found by [clicking here](#). Key highlights of the results are:

- **IPO PDS earnings per unit forecast (EPU) exceeded** – EPU for the period was 6.29 cents; 28.6% above the IPO PDS forecast.
- **Increased distributions per unit (DPU)** – DPU for the period was 4.94 cents per unit; 0.6% above the IPO PDS forecast.
- **Unit Price increase** - Unitholders enjoyed a 10% increase in unit price from \$1.00 per unit to \$1.10 per unit over the period.
- **23.2% annualised total return** – Due to the improved income distribution and the increase in unit price during the 6½ month period from listing on 13 December 2004 to 30 June 2005, unitholders enjoyed an annualised total return of 23.2%.
- **Increased market capitalisation** – The market capitalisation of the Fund increased from \$70 million at listing to \$77.2 million at 30 June 2005.
- **\$37.9 million in additional investments since IPO** – The Fund acquired \$37.9m of investments in 8 separate unlisted investee funds in addition to those identified in the original IPO PDS.
- **ASX unit liquidity** – Approximately 170,000 units were traded per day over the period, providing investors with liquidity to acquire or sell units in the Fund.

The directors and management of the RE are pleased with the results for the initial 6½ month period which have exceeded the forecasts made in the Fund's product disclosure statement.

Whilst we are confident of maintaining a high tax advantaged level of income in line with previously made forecasts, we do believe unit price increases will be more subdued going forward.

The Fund plays an important role for investors looking for income yield. We generate this income from a very well diversified portfolio which has 20 different underlying property managers with funds spread over 28 different listed and unlisted property trusts.”

Management Team

The Responsible Entity recently boosted its property securities management capabilities with the appointment of highly regarded funds management industry executive, Craig Turnbull, as Head of Property Securities.

Craig has previously held a number of senior investment management positions including Head of International Equities at BT and Chief Investment Officer at Tower Asset Management.

Craig’s appointment, complementing fund manager Brian Smith, analyst Mario Saccoccio and the direct property team, gives MacarthurCook a very strong and experienced investment approach to the management of the Fund.

Performance Fee

The Fund out-performed the Benchmark S&P/ASX 200 Property Trust Accumulation Index during the Performance Fee calculation period from listing to 30 June 2005 by 9.8%. As a result, a Performance Fee of \$266,321 is to be paid to the Responsible Entity by way of the conversion of deferred units into ordinary units.

Distribution Reinvestment Plan

The Distribution Reinvestment Plan (DRP) is currently in operation enabling unitholders to reinvest their quarterly distributions from the Fund. Units issued under the DRP are priced at a 2.5% discount to the average of the volume weighted average market price of units on the ASX for 10 business days commencing on the ex-distribution date, and rank equally with existing units on issue.

Outlook

The directors remain confident the Fund will continue to provide unitholders with a secure income stream with the potential for capital growth.

Over the coming year, we will look to further diversify the portfolio and strengthen the income stream to unitholders.

We expect that distributions per unit for the 2005/06 year will be in line with the IPO PDS forecasts of 9.50 cents per unit, providing unitholders with a yield of 8.6% on the 30 June 2005 closing unit price of \$1.10.