



**SGH Professional Investor
Listed Property Securities Trust**
31 December 2011



FACT SHEET

Investment objective	The Fund aims to achieve strong income and moderate capital growth over the medium and longer term and seeks to outperform the S&P/ASX300 A-REIT Accumulation Index by 2.0% p.a. on average over a 3 to 5 year period (before taking into account Fund fees and expenses).		
Investments held	The Fund invests in listed securities which derive the bulk of their income from rental income, and aims to achieve strong income and moderate capital growth over the medium and longer term.		
Investment Manager	SG Hiscock & Company		
APIR	ETL0003AU		
Commencement	28/09/2001	Buy spread	+0.30%
Management costs¹	0.850% p.a.	Sell spread	-0.30%
Minimum initial Investment	\$50,000	Fund size	\$2.77 million

Unit Prices	Purchase	Net Asset Value	Withdrawal
31 December 2011	\$0.3825	\$0.3813	\$0.3802

Performance as at 31 December 2011²	1 mth %	3 mths %	6 mths %	1 yr %	3 yrs % p.a.	5 yrs % p.a.	Inception % p.a.
Distribution Return	2.93	3.14	2.88	5.55	6.34	8.01	9.69
Growth Return	-5.14	1.74	-6.70	-5.27	0.37	-23.73	-9.23
Total Net Return	-2.22	4.88	-3.82	0.28	6.71	-15.73	0.46
Index Return ³	-2.55	3.81	-4.64	-1.56	2.32	-15.19	1.15
Total Net Return vs. the Index	0.34	1.06	0.82	1.84	4.40	-0.53	-0.69

Top 5 holdings as at 31 December 2011
Westfield Group
Stockland
Westfield Retail
Dexus Property Group
Mirvac Group

Distribution period	Cents per Unit
31 Dec 09	1.2173
30 Jun 10	1.5174
31 Dec 10	1.0337
30 Jun 11	1.0653
31 Dec 11	1.1414

Top 5 holdings represent 64.24% of the total Fund.

Asset Allocation as at 31 December 2011	
Cash	2.97%
Australian REITS	97.03%

1. Includes estimated GST payable, after taking into account reduced input tax credits (RITC).
2. Performance: Total Net Return is the Fund return after the deduction of ongoing fees and expenses assuming the reinvestment of all distributions and Total Gross Return is the Total Net Return with ongoing fees and expenses added back.
3. Index = S&P/ASX300 A-REIT Accumulation Index

For more information visit our website www.eqt.com.au or telephone EQT Funds Management on 1300 555 378.

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