



Lloyds Chambers
1 Portsoken Street
London E1 8HZ
United Kingdom

Tel: +44 (0)20 7702 0888

Fax: +44 (0)20 7702 9452

www.hermes.co.uk

Dear unit holder,

Following the significant market correction since the peak of the last cycle in June 2007, this has been an encouraging quarter for investors in the UK commercial property market with the IPD Monthly Index recording the first positive capital returns since that time. For the Trust itself, performance this quarter has been strong with a unit holder return of 3.3% compared to its benchmark, the IPD Balanced Property Unit Trust Index, of 1.8%. Although this performance is good, the Trust's aim is to provide long-term performance for its investors and I am therefore pleased to note that it has now delivered upper quartile performance over one, three and five years.

Against a backdrop of growing investment interest in the property market, recent months have seen a significant increase in demand for new units in the Trust, both from existing and prospective new investors. It is important that this demand for new units is balanced with the need to deliver performance for our continuing unit holders. As a result we intend phasing new unit holders into the Trust over the coming quarters in an orderly manner. Hermes as Manager of the Trust will be in regular communication with those who are waiting to invest and further updates will be provided in future Quarterly Updates. Additional prospective investors are welcome to register their future investment requirements where there is capacity in the investor pipeline.

If any unit holder has any questions on the enclosed Update, or indeed any general queries about the Trust, they should feel free to contact Malcolm Gordon (m.gordon@hermes.co.uk and 020 7702 6187) or email hput@hermes.co.uk.

Yours faithfully

David Gamble
6 November 2009