

**REPORT TO: SUPERANNUATION INVESTMENT SUB-COMMITTEE
OF THE FINANCE COMMITTEE - 17 AUGUST 2005**

**REPORT ON: TAYSIDE SUPERANNUATION FUND
PERFORMANCE SUMMARY (PROPERTY PORTFOLIO)**

REPORT BY: DEPUTE CHIEF EXECUTIVE (FINANCE)

REPORT NO: 498-2005

1 PURPOSE OF REPORT

This report reviews the investment performance of the Property Portfolio managed by Schroder Property Investment Management Ltd, for the quarter to 30 June 2005 and for the twelve-month period to the same date.

The report compares investment performances with an appropriate benchmark the HSBC/IPD Pooled Property All Balanced Funds Median from 1 April 2004. Information prior to this is still compared to the previous HSBC/IPD Pooled Property All Funds Median benchmark.

2 RECOMMENDATION

The Sub-Committee is asked to note the information contained herein with regard to the performance of the Property Portfolio managed by Schroder Property Investment Management Ltd.

3 FINANCIAL IMPLICATIONS

None.

4 LOCAL AGENDA 21 IMPLICATIONS

None.

5 EQUAL OPPORTUNITIES IMPLICATIONS

None.

6 SUMMARY OF PERFORMANCE

The returns on the Fund's Property Portfolio are compared with the HSBC/IPD Pooled Property Median index which includes various funds akin to the Tayside Property Portfolio. The percentage returns in the quarter, year and three years ended 30 June 2005 were as follows:

	<u>% Holding (based on Market Value)</u>	<u>Quarter to 30.06.05 %</u>	<u>Year to 30.06.05 %</u>	<u>Annualised 3 Years to 30.06.05 %</u>
Benchmark				
HSBC/IPD Pooled Property Median		4.2	17.2	13.8
Fund Performance				
Tayside Property Portfolio		4.3	18.8	14.9
Deutsche UK Office	2.5	3.9	13.5	7.5
Falcon	3.9	2.7	14.0	13.8
F & C Commercial Property	0.5	N/A	16.8	N/A
Hanover	6.1	5.2	17.1	15.1
Henderson UK Balanced	3.8	3.6	17.2	12.9
Henderson Central London Office	1.7	5.8	20.5	N/A
Hercules	8.4	4.8	35.8	29.2
Hermes	4.4	4.9	15.6	14.2
Merrill Lynch	8.9	4.0	16.2	13.5
Schroder Residential	-	0.8	3.1	14.8
Schroder Exempt	20.2	3.8	17.3	12.1
Schroder Emerging Retail	2.6	2.4	14.4	16.9
Standard Life	6.6	5.1	16.4	12.7
Threadneedle	6.3	4.2	18.0	14.0
UBS Triton	8.2	4.4	14.6	13.8
West End of London Property Fund	2.2	7.6	19.8	(4.7)
Cash	3.9			
Ashtenne Industrial Fund	3.5	N/A	23.5	N/A
Palmer Capital Development	0.5	N/A	N/A	N/A
Gresham Property Partners	<u>5.8</u>	N/A	26.4	N/A
	<u>100.0</u>			

As can be seen above, the total portfolio outperformed the index for the quarter, year and three years with mixed performances across the range of individual trusts.

7 BACKGROUND PAPERS

None

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9 AUGUST 2005