Invista Foundation Property Trust

Quarterly factsheet – 31 December 2006

Key highlights

- **Change of name to Invista Foundation Property Trust**
- **Quarterly NAV uplift to December 2006 of 4.1 pence per share or 3.1%**
- **Total NAV return for the year to December 2006 of 26%**
- **Underlying property valuation uplift over the quarter of £19 million or 2.8%**
- **Significant transactional and asset management activity**

INVESTMENT OBJECTIVE

To provide shareholders with an attractive level of income together with the potential for income and capital growth from investing in UK commercial property.

COMPANY PERFORMANCE OVERVIEW

Net Asset Value - As at 31 December 2006 the Company's NAV was 136.97 pence per share (pps), an uplift of 4.1 pence per share or 3.1% over the September figure of 132.9 pps. Over the 12 months to December 2006 the Company's NAV increased by 23 pps and including the dividend, this provided our Shareholders with a total NAV return of approximately 26%. These results take account of a performance fee accrual to the Manager and the final over-age payment to a previous Vendor.

Property performance relative to peer group - The UK IPD Property Index has independently assessed the underlying performance of the Company's property portfolio. Over the 12 months to December 2006 IPD calculate a total return for the Company of 24% compared to 17% for the IPD peer group, placing the Company top in its peer group after all transaction costs. Central London offices continue to be a very significant contributor to the Company's strong returns.

Portfolio value - Assuming the December 2006 portfolio valuation and after recent transactions, the Company now has a property portfolio valued at £687 million. The Company owns 73 properties with over 250 tenants resulting in an average lot size of £9.41 million as compared to £6.91 million in December 2005.

Market – Whilst the UK property market continues to deliver good returns, the divergence between the performance of the main sectors continues with Central London offices delivering strongest returns. Increasing interest rates are having a negative impact on secondary property pricing outside of Central London and we expect this to continue over 2007.

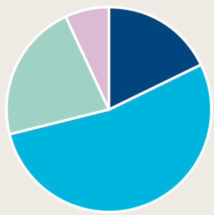
Key statistics

NAV per share (13/12/06)	136.97pps
Mid Share Price (08/02/2007)	134.25pps
Gross property value*	£687m
Net debt**	£221.6m
Gearing (loan to value)	31.6%
Ex div date	31 January 2007

* Adopting 31 December 2006 valuation and transactions to 8 February 2007
** On-balance sheet borrowings as at 8 February 2007

Portfolio structure

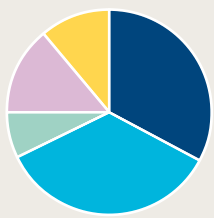
Sector



Retail	18%
Office	54%
Industrial	21%
Other	7%

Adopting 31 December 2006 valuations and transactions to 8 February 2007

Geographic



Central London	33%
South East excl. CL	35%
Rest of South	7%
Midlands and Wales	14%
North and Scotland	11%

Adopting 31 December 2006 valuations and transactions to 8 February 2007

Need more information?

For more details, please visit **www.ifpt.co.uk.**

ASSET MANAGEMENT HIGHLIGHTS

Acquisitions

The Company has acquired the long leasehold interest in The Galaxy, a town centre leisure scheme in Luton for £21.2 million. The price reflects a net initial yield of 5.2% and is currently 15% vacant, with the rental yield increasing to approximately 7% on letting. The scheme has been under managed with considerable scope for increasing rents.

The Company has acquired the long leasehold interest in three out of town retail warehouse units in Salisbury for £15.02 million. The property has one vacant unit and adjoins a very successful Waitrose supermarket. There is an opportunity to let the vacant unit and increase the income yield.

Detailed planning consent has been obtained for the retail warehouse investment in Basingstoke triggering the acquisition of the site. The property is pre-let to Wickes for 25 years at £692,250 per annum. The Company committed to invest £11.9 million several months ago and the price is now below open market values.

Following the acquisition of a 50% stake in a joint venture that owns an industrial estate in Oxfordshire, three further adjoining industrial units have been acquired for £5 million. The acquisition increases the value of the estate as at December 2006 to approximately £31 million. Terms have been agreed for a 20,000 sq ft pre-let on the development land where planning consent has been obtained for a total of 250,000 sq ft.

In December the Company invested £2.56 million in a Joint Venture to acquire a 19% stake in 35 trade counter properties let to Travis Perkins on 25 year leases with minimum rental uplifts.

Disposals

The Company has sold small retail properties in Shrewsbury, Harrow, and has contracted to sell a retail property in Peterborough for a combined consideration of £6.4 million, 32% ahead of the combined acquisition prices in July 2004. Since the start of 2006 seven small retail disposals have been completed, totalling £13.33 million, taking advantage of strong pricing driven by low borrowing rates.

Active Management

The top floor of MidCity Place, London WC2 has been let at a rent of £60 per sq ft, a 50% increase on the previous tenant's rent. A decision on the 150,000 sq ft mixed retail warehouse and industrial planning application at Hinckley is expected in early April 2007. At Oxford Road Uxbridge, a planning application has been submitted to extend and comprehensively refurbish the office building from 39,000 sq ft to 71,000 sq ft.

The Company has increased unsecuritised on-balance sheet borrowings to £69 million, increasing total on-balance sheet borrowings to £222 million reflecting a loan to value of 32%. We expect to issue Reserve Notes from the original debt facility to refinance this unsecuritised figure of £69 million during the first quarter of 2007.

10 largest holdings*	Value	%**
National Magazine House,10/20, Carnaby Street,Soho,London,W1	£56,000,000	8.2%
Minerva House,5&6, Montague Close,London,SE1	£53,400,000	7.8%
One Plantation Place Unit Trust	£44,036,300	6.4%
43/45,Portman Square,London	£31,310,000	4.6%
6-8,Tokenhouse Yard,London,EC2	£24,300,000	3.5%
The Galaxy, Luton	£21,400,000	3.1%
DV3 Mid City Place	£20,954,000	3.1%
Victory House,Trafalgar Place, Brighton	£20,500,000	3.0%
Reynard Business Park,Brentford	£20,000,000	2.9%
Olympic Office Centre,8, Fulton Road,Wembley	£18,000,000	2.6%
Total as at December 2006	**£309,900,300**	**45.1%**

* As at 8 February 2007
** Percentage of Gross Asset Value

10 largest tenants*	Rent	%**
The National Magazine Co Ltd	£2,300,587	7.14%
Australia & New Zealand Banking Group Ltd	£1,460,000	4.53%
Mott MacDonald Ltd	£1,307,148	4.06%
Reed Smith Services	£1,295,374	4.02%
The British Broadcasting Corporation	£852,250	2.64%
Grand Metropolitan Estates Ltd	£795,975	2.47%
Recticel SA	£713,538	2.21%
Total Fitness UK Limited	£678,540	2.11%
Cushman & Wakefield	£574,128	1.78%
Tucker Crossland Darke	£547,000	1.70%
Total as at December 2006*	**£10,524,540**	**32.7%**

* As at 8 February 2007
** Percentage of Gross Asset Value

Contacts

Broker
JP Morgan Cazenove
20 Moorgate
London, EC2R 6DA
Tel: 020 7588 2828
Richard Cotton
(Managing Director, Corporate Finance)
Angus Gordon Lennox
(Managing Director, Corporate Finance)

Invista Real Estate Investment Management Limited. Registered office 33 Old Broad Street, London EC2N 1HZ.
Registered in England and Wales Registered number 04459443. Authorised and regulated by the Financial Services Authority.

INV 0008-02-07

INVISTA
REAL ESTATE
INVESTMENT MANAGEMENT