



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT

for

TASMAN

While REIT has full confidence in its figures, no warranty, no guarantee, or holding out, either expressed or implied is given and persons or companies who pursue financial investment or otherwise who act on the basis of this data do so at their own risk.

REIT Statistics - Municipality Report

TASMAN



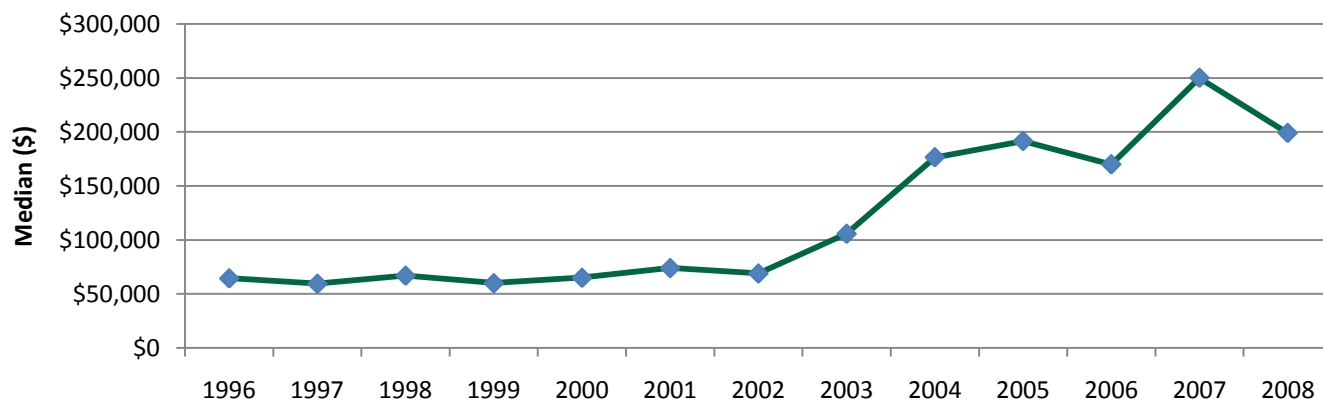
HOUSES

Statistical Information - 2008

Sales:	40	Percentage Change	
Median:	\$199,000	last year:	-20.4%
Lower Quartile:	\$173,750	2 years prior:	17.1%
Upper Quartile:	\$286,000	5 years prior:	88.2%
Median Days on Market:	122	10 years prior:	197.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	23	\$64,500	\$50,500	\$72,500	118
1997	23	\$59,500	\$44,500	\$93,500	119
1998	25	\$67,000	\$53,500	\$85,000	182.5
1999	23	\$60,000	\$48,000	\$79,500	130
2000	34	\$65,000	\$56,500	\$82,500	145
2001	47	\$74,000	\$50,000	\$98,000	89
2002	46	\$69,000	\$53,169	\$117,250	56
2003	116	\$105,750	\$77,750	\$150,000	64
2004	49	\$176,500	\$140,000	\$265,000	71
2005	34	\$191,500	\$152,500	\$274,000	69
2006	40	\$170,000	\$140,000	\$225,000	83
2007	55	\$250,000	\$175,000	\$305,000	145
2008	40	\$199,000	\$173,750	\$286,000	122

Market Trend - Median House Price



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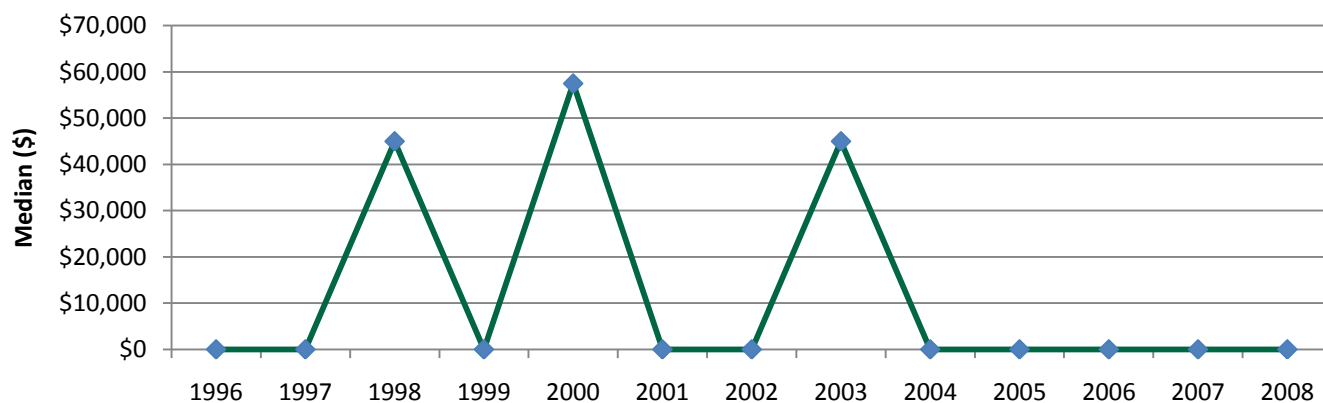
OTHER DWELLINGS

Statistical Information - 2008

Sales:	NA	Percentage Change	
Median:	NA	last year:	NA
Lower Quartile:	NA	2 years prior:	NA
Upper Quartile:	NA	5 years prior:	NA
Median Days on Market:	NA	10 years prior:	NA

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	NA	NA	NA	NA	NA
1997	NA	NA	NA	NA	NA
1998	3	\$45,000	\$37,750	\$64,500	124
1999	NA	NA	NA	NA	NA
2000	1	\$57,500	\$57,500	\$57,500	600
2001	NA	NA	NA	NA	NA
2002	NA	NA	NA	NA	NA
2003	1	\$45,000	\$45,000	\$45,000	NA
2004	NA	NA	NA	NA	NA
2005	NA	NA	NA	NA	NA
2006	NA	NA	NA	NA	NA
2007	NA	NA	NA	NA	NA
2008	NA	NA	NA	NA	NA

Market Trend - Median Other Dwellings Price



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REIT Statistics - Municipality Report

TASMAN

LAND

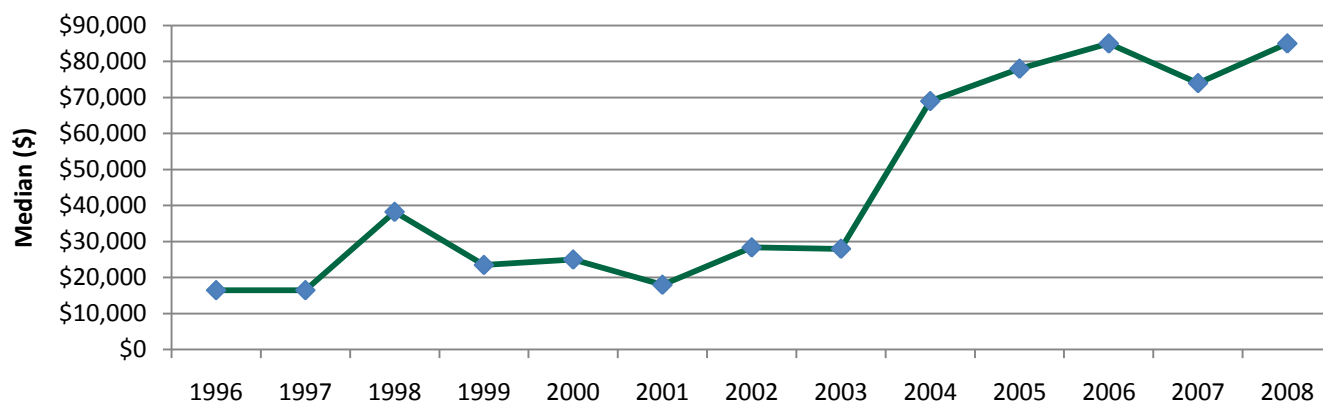


Statistical Information - 2008

Sales:	58	Percentage Change	
Median:	\$85,000	last year:	14.9%
Lower Quartile:	\$65,750	2 years prior:	0.0%
Upper Quartile:	\$105,755	5 years prior:	203.6%
Median Days on Market:	140	10 years prior:	122.2%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	27	\$16,500	\$12,250	\$32,500	91
1997	17	\$16,500	\$13,500	\$25,000	347
1998	18	\$38,250	\$23,250	\$71,000	95.5
1999	25	\$23,500	\$14,000	\$34,000	132
2000	30	\$25,000	\$13,125	\$31,750	408.5
2001	35	\$18,000	\$11,250	\$26,500	167
2002	50	\$28,365	\$17,125	\$47,000	210
2003	156	\$28,000	\$18,000	\$48,000	60.5
2004	77	\$69,000	\$38,000	\$95,000	56
2005	55	\$78,000	\$55,000	\$122,750	69
2006	61	\$85,000	\$51,500	\$145,000	105
2007	68	\$74,000	\$54,625	\$105,000	204
2008	58	\$85,000	\$65,750	\$105,755	140

Market Trend - Median Land Price



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OF TASMANIA

INDIVIDUAL SUBURB / TOWN WITHIN THE TASMAN MUNICIPALITY

MEDIAN HOUSE PRICES

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REIT Statistics - Municipality Report

HOUSES

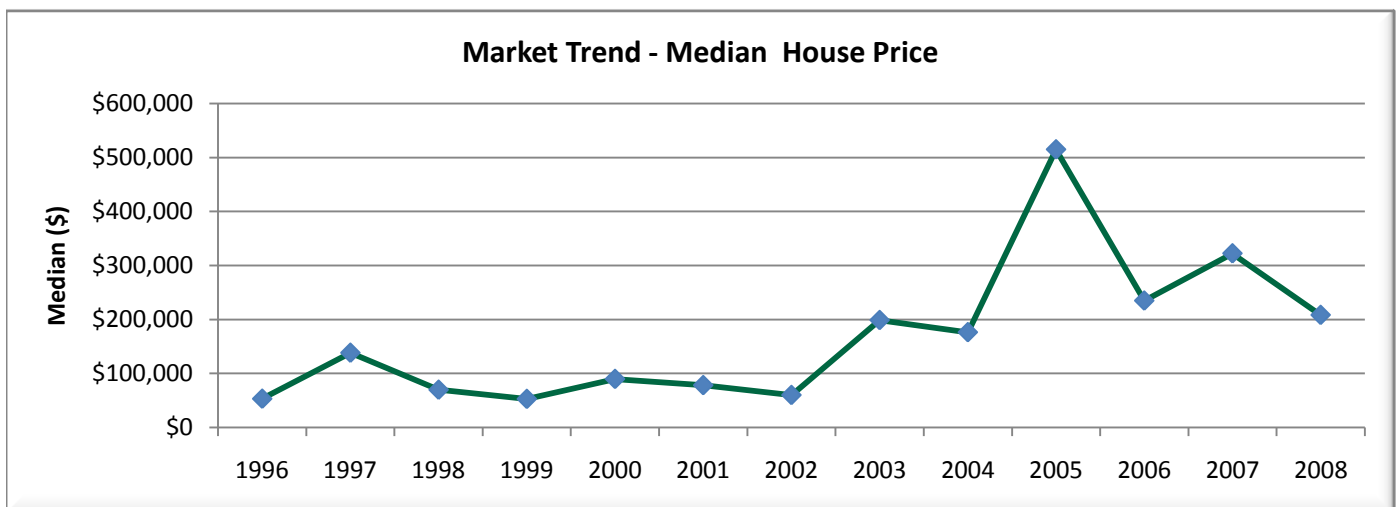


EAGLEHAWK NECK

Statistical Information - 2008

Sales:	9	Percentage Change
Median:	\$208,500	last year: -35.3%
Lower Quartile:	\$180,000	2 years prior: -11.3%
Upper Quartile:	\$295,000	5 years prior: 4.8%
Median Days on Market:	95	10 years prior: 197.9%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	4	\$53,373	\$48,500	\$57,059	82
1997	4	\$138,500	\$113,000	\$165,250	72.5
1998	4	\$70,000	\$60,375	\$83,375	196
1999	9	\$53,000	\$40,000	\$65,000	130.5
2000	3	\$90,000	\$71,000	\$94,500	319
2001	10	\$78,500	\$72,750	\$105,750	125
2002	8	\$60,250	\$54,500	\$95,125	40.5
2003	15	\$199,000	\$134,000	\$258,000	70.5
2004	11	\$176,500	\$144,000	\$282,500	93
2005	5	\$515,000	\$213,000	\$655,000	37
2006	2	\$235,000	\$220,000	\$250,000	21.5
2007	8	\$322,500	\$213,750	\$461,250	108.5
2008	9	\$208,500	\$180,000	\$295,000	95



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REIT Statistics - Municipality Report

HOUSES

MURDUNNA

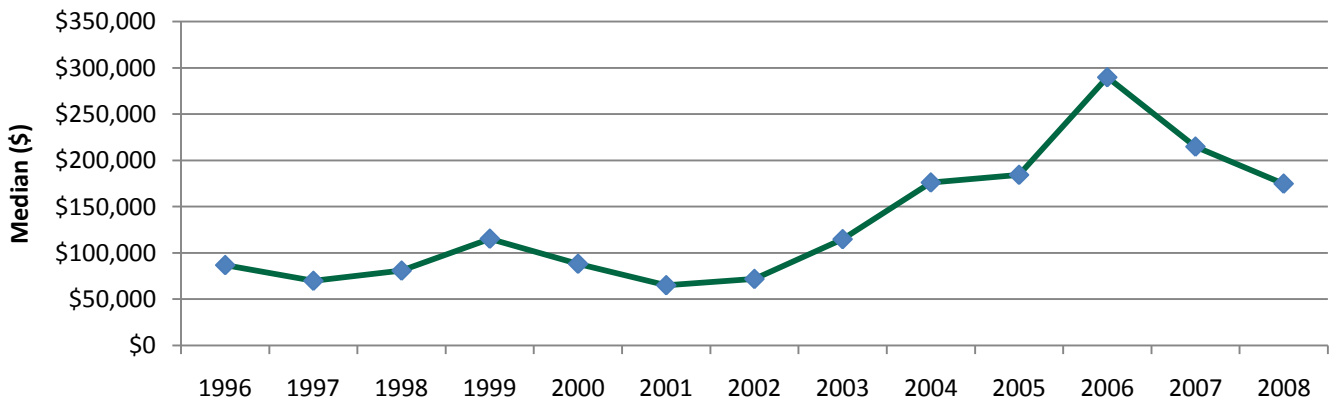


Statistical Information - 2008

Sales:	3	Percentage Change	
Median:	\$175,000	last year:	-18.6%
Lower Quartile:	\$141,500	2 years prior:	-39.7%
Upper Quartile:	\$197,500	5 years prior:	52.2%
Median Days on Market:	33	10 years prior:	116.0%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	3	\$87,000	\$62,000	\$99,500	141
1997	2	\$70,000	\$50,000	\$90,000	29.5
1998	2	\$81,000	\$78,000	\$84,000	266
1999	2	\$115,500	\$103,250	\$127,750	139
2000	2	\$88,400	\$76,700	\$100,100	101.5
2001	6	\$65,250	\$60,625	\$103,250	68
2002	10	\$72,000	\$54,125	\$104,250	109
2003	15	\$115,000	\$102,500	\$138,500	69
2004	4	\$176,250	\$155,000	\$201,375	95
2005	4	\$184,500	\$162,500	\$209,750	52.5
2006	5	\$290,000	\$172,000	\$290,000	78
2007	4	\$215,000	\$200,000	\$305,000	138
2008	3	\$175,000	\$141,500	\$197,500	33

Market Trend - Median House Price



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REIT Statistics - Municipality Report

HOUSES

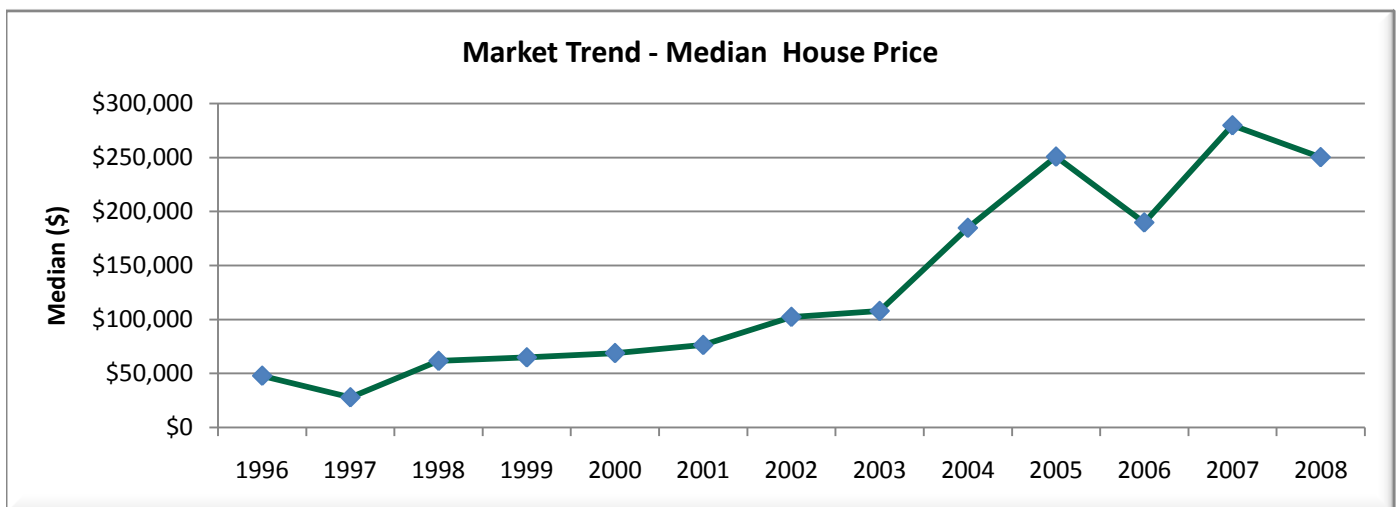


NUBEENA

Statistical Information - 2008

Sales:	4	Percentage Change	
Median:	\$250,500	last year:	-10.5%
Lower Quartile:	\$226,250	2 years prior:	31.8%
Upper Quartile:	\$273,250	5 years prior:	131.9%
Median Days on Market:	143	10 years prior:	305.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	2	\$48,000	\$43,500	\$52,500	118
1997	3	\$28,000	\$26,500	\$33,500	119
1998	6	\$61,750	\$50,125	\$79,000	243.5
1999	2	\$65,000	\$62,500	\$67,500	1247
2000	4	\$69,000	\$63,750	\$85,063	156
2001	10	\$76,500	\$51,000	\$110,750	88.5
2002	4	\$102,500	\$65,169	\$142,000	20
2003	17	\$108,000	\$80,000	\$136,000	101
2004	9	\$185,000	\$150,000	\$265,000	71
2005	4	\$251,000	\$213,000	\$296,500	51.5
2006	3	\$190,000	\$167,500	\$207,500	287
2007	9	\$280,000	\$185,000	\$295,000	144
2008	4	\$250,500	\$226,250	\$273,250	143



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REIT Statistics - Municipality Report

HOUSES

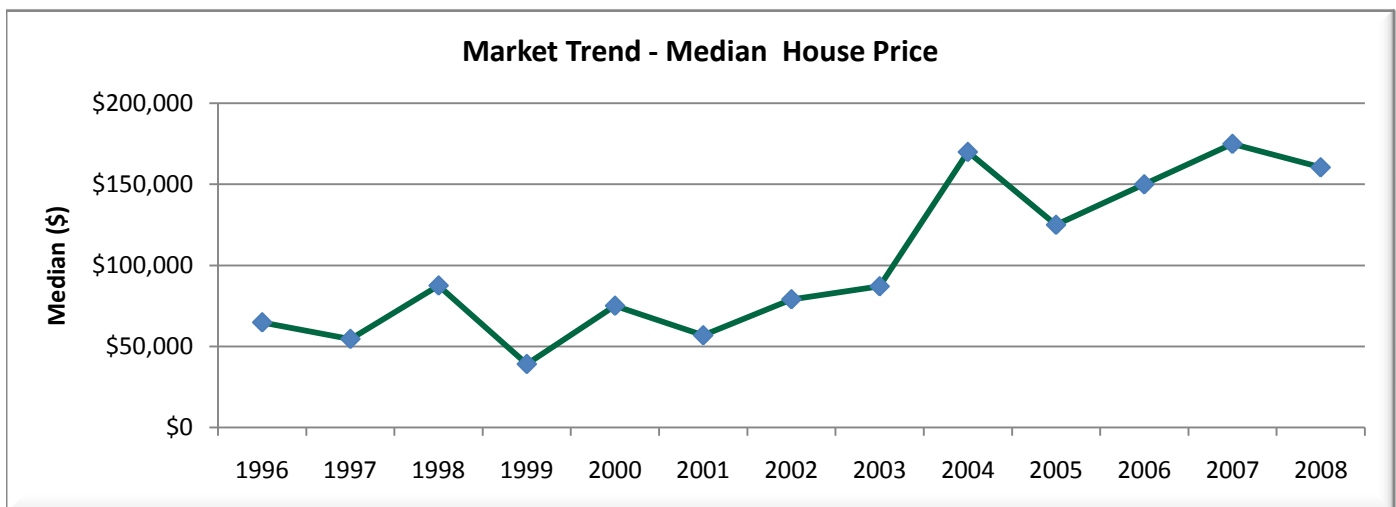


PORT ARTHUR

Statistical Information - 2008

Sales:	2	Percentage Change	
Median:	\$160,500	last year:	-8.3%
Lower Quartile:	\$141,750	2 years prior:	7.0%
Upper Quartile:	\$179,250	5 years prior:	84.5%
Median Days on Market:	143	10 years prior:	83.4%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	4	\$64,750	\$55,400	\$67,500	67
1997	3	\$54,500	\$49,750	\$54,750	58
1998	4	\$87,500	\$54,875	\$141,250	111.5
1999	2	\$39,000	\$35,500	\$42,500	160
2000	3	\$75,000	\$66,500	\$75,000	500
2001	4	\$56,750	\$40,250	\$72,875	8
2002	8	\$79,000	\$56,375	\$125,000	42
2003	16	\$87,000	\$78,750	\$145,000	56
2004	3	\$170,000	\$142,500	\$193,500	55
2005	3	\$125,000	\$121,250	\$138,000	225
2006	7	\$150,000	\$140,000	\$171,500	83
2007	3	\$175,000	\$157,500	\$245,000	214
2008	2	\$160,500	\$141,750	\$179,250	143



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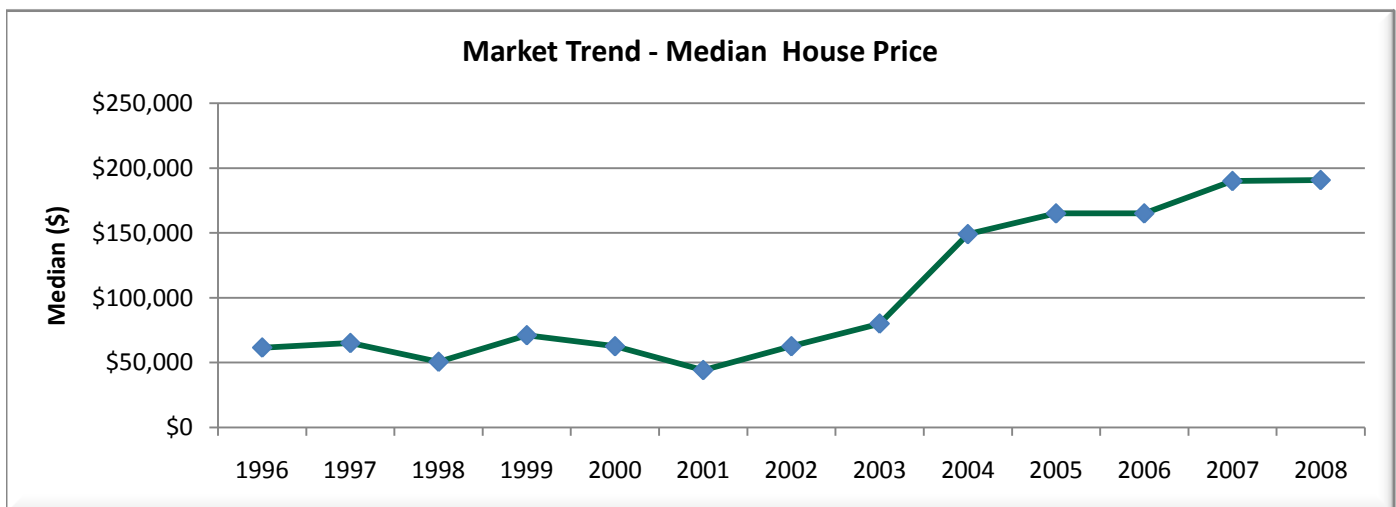


WHITE BEACH

Statistical Information - 2008

Sales:	12	Percentage Change	
Median:	\$190,750	last year:	0.4%
Lower Quartile:	\$169,250	2 years prior:	15.6%
Upper Quartile:	\$209,250	5 years prior:	138.4%
Median Days on Market:	162	10 years prior:	277.7%

Year	Sales	Median	Quartile		Days on Market
			Lower	Upper	
1996	2	\$61,500	\$59,750	\$63,250	172.5
1997	5	\$65,000	\$49,000	\$72,000	68
1998	6	\$50,500	\$38,750	\$63,000	187
1999	5	\$71,000	\$57,000	\$73,000	38
2000	11	\$62,500	\$55,250	\$65,250	264
2001	6	\$44,100	\$37,800	\$116,250	143
2002	10	\$62,500	\$36,875	\$96,250	106
2003	28	\$80,000	\$58,000	\$137,500	45.5
2004	11	\$149,000	\$141,500	\$171,000	70.5
2005	7	\$165,000	\$158,000	\$205,000	47
2006	16	\$165,000	\$134,750	\$186,375	97.5
2007	11	\$190,000	\$143,500	\$242,000	132.5
2008	12	\$190,750	\$169,250	\$209,250	162



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