



## **ISIS Property Trust Limited**

Annual Report and Accounts

2008

# Company Summary

## The Company

The Company is a closed-ended Guernsey-registered property investment company and its shares are listed on the Official List of the UK Listing Authority and on the Channel Islands Stock Exchange, and traded on the London Stock Exchange and the Channel Islands Stock Exchange. It was launched on 28 October 2003.

At 31 December 2008 consolidated total assets less current liabilities were £119.0 million and shareholders' funds were £73.1 million.

## Objective

The investment objective of the Company is to provide Ordinary Shareholders with an attractive level of income together with the potential for income and capital growth from investing in a diversified UK commercial property portfolio.

## Management

F&C Investment Business Limited, a wholly owned subsidiary of F&C Asset Management. Further details of the management contract are provided in the Notes to the Accounts.

## ISA/PEP Status

The Company's shares are eligible for ISAs and PEP transfers.

## Website

The Company's internet address is: [www.isispropertytrust.com](http://www.isispropertytrust.com)

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**This document is important and relates to certain matters on which voting action is required. Shareholders who are in any doubt as to what action to take should consult an appropriate independent adviser immediately.**

**If any shareholder has sold or transferred all their shares in the Company, he or she should pass this document and the accompanying form of proxy to the person through whom the transfer or sale was effected for onwards transmission to the transferee or purchaser.**

# Financial Highlights

- Dividend of 8.0 pence per share for the year, an increase of 5.3 per cent
- Dividend yield of 11.9 per cent based on year end share price
- Share price decreased by 39.1 per cent to 67.0 pence in 2008
- Net asset value per share total return of –30.9 per cent in 2008<sup>†</sup>
- Net asset value total return since launch of 32.0 per cent<sup>†</sup>

# Performance Summary

	Year ended 31 December 2008	Year ended 31 December 2007	Cumulative since launch
<b>Total Return</b>			
Net asset value per share <sup>†</sup>	<b>–30.9%</b>	–5.8%	+32.0%
Ordinary Share price	<b>–33.1%</b>	–25.5%	–9.0%
Investment Property Databank UK monthly index	<b>–22.5%</b>	–5.5%	+25.0%
FTSE All-Share Index	<b>–29.9%</b>	5.3%	+24.3%

	31 December 2008	31 December 2007	% Change
<b>Capital Values</b>			
Total assets less current liabilities (£000's)	<b>119,013</b>	153,671	–22.6%
Net asset value per share	<b>96.6p</b>	149.2p	–35.2%
Ordinary Share price	<b>67.0p</b>	110.0p	–39.1%
Investment Property Databank UK monthly Index	<b>145.8</b>	200.1	–27.1%
FTSE All-Share Index	<b>2,209.3</b>	3,286.7	–32.8%
Discount to net asset value per share	<b>30.7%</b>	26.3%	
Net Gearing <sup>‡</sup>	<b>22.3%</b>	16.4%	

	Year ended 31 December 2008	Year ended 31 December 2007	Cumulative since launch
<b>Earnings and Dividends</b>			
(Loss)/earnings per Ordinary Share	<b>(37.8)p</b>	(8.6)p	42.0p
Dividends paid per Ordinary Share *	<b>8.0p</b>	7.6p	36.1p
Dividend yield <sup>**</sup>	<b>11.9%</b>	7.3%	

	Year ended 31 December 2008	Year ended 31 December 2007	Cumulative since launch
<b>Total Expenses Ratio</b>			
As a percentage of average total assets less current liabilities ¶	<b>1.3%</b>	1.3%	
Excluding property related expenses ¶	<b>1.1%</b>	1.1%	

	2008 Highs	2008 Lows
<b>Year's Highs/Lows</b>		
Net asset value per share (as announced)	149.2p	96.6p
Ordinary Share price	117.3p	40.5p
Discount	17.6%	68.2%

<sup>‡</sup> (Bank debt less net current assets) ÷ total assets less current liabilities.

<sup>†</sup> Dividends reinvested.

<sup>\*\*</sup> 2007 calculated on annualised dividends of 8.0p per share. An analysis of dividend payments is contained in note 6 on page 29.

¶ Calculated on an annualised basis.

Sources: F&C Investment Business, Investment Property Databank ('IPD') and Datastream.

\* Calculated on an IFRS basis and therefore excludes the 4th interim dividend for 2008.