

Dear Investor,

A gradual improvement in physical property conditions in Australia is expected to continue to underpin listed property security returns. Key to maintaining momentum is ongoing constraint of new supply. There are also mixed drivers across the sector...

The retail property market is currently overshadowed by a weak retail environment in Australia. Development across the sector is likely to slow, and more moderate growth is anticipated from rental streams (note still growth anticipated). We would also expect a continued divergence in the performance of regional, sub-regional and smaller neighbourhood centres, with the sub-regional category at most risk. Retailers will increasingly focus on quality rather than quantity with their store networks.

We expect the outlook for Australian residential property to remain muted. Low interest rates will provide some support while listed property entities exposed to the sector continue to evolve their offerings to suit the market conditions and growth profile. Any further interest cuts will provide an added sentiment boost.

The industrial sector is currently in a second stable mid-phase recovery, with relatively flat rents and yields. The next phase of growth will need to be supported by stronger underlying growth in the Australian economy and its key trading partners.

The office sector in Australia has mixed trends. Australian wide vacancy rates are modest with limited sub lease space available. Consolidation in the financial services industry is likely to constrain demand in Sydney and Melbourne. Strength in the mining and resources sector will support Perth and to a lesser extent Brisbane.

February will provide investors with a barometer of listed property performance as financial results are released. With rent collecting now providing the bulk of the sectors earnings, the risk of any major surprises is low.

Economic and market review

Globally equity markets had a positive start to the year with risk aversion abating and further progress towards achieving some stability in Europe. Economic data from the US continued to improve and China looks to be under control with a soft rather than hard landing.

Economic data points for New Zealand were consistent with a slowing level of momentum towards the end of 2011. Inflation was soft, building consents weak and business confidence waned.

The Reserve Bank of Australia surprised the market by keeping rates steady early February as opposed to the widely anticipated cut. Meanwhile Australian economic activity continues to weaken with a fall in employment and flat CPI reflecting in part aggressive retail price discounting.

The Australian listed property sector marginally outperformed the ASX 200 with a return of 5.4% over the month. The NZ listed property sector returned 3.4%, well ahead of the NZSE50 (+0.7%). (All local currency)

In our portfolio

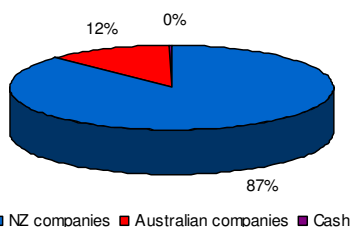
Our portfolio returned 3.6% this month. Our top positive contributor was **Kiwi Income Property Trust** (+3.5%). The largest negative contributors were **Kermadec** (-3.0%) and **Challenger Diversified** (1.0%). Investment activity in New Zealand has stepped up a notch with Argosy and DNZ Property recently selling and/or acquiring properties. National Property Trust has accepted a full and final settlement offer from its insurers of \$18m relating to the damage and loss of income at Eastgate Shopping Centre in Christchurch.

During the month we added to our holdings in **ING Real Estate and Thakral Holdings**.

Your Mint investment team

Our biggest positions

Company	Holding
Kiwi Income	18%
AMP NZ Office	16%
Goodman Property	15%
Argosy Property	12%
DNZ Property	8%
Total top 10	87%
Number of stocks	25



Investment team

Shane Solly, Carlie Eve, Rebecca Thomas

Investment objective

The fund invests in New Zealand and Australian listed property stocks with a target return of 3% above the NZX 90 Day Bank Bills Index

Minimum investment

NZ\$5,000 initial investment, \$2,000 for additional purchases

Fees

1.25% annual fee plus a Performance Fee of 10% of returns above the fund's objective

Mint Australia New Zealand Real Estate Investment Trust

31 January 2012

Unit price

\$0.9584

Fund performance	1 month	3 months	1 year	3 years	Since inception
Mint Aust Real Estate Equities	3.57%	3.77%	11.09%	27.29%	-4.16%
NZ Property Index (gross)	3.44%	3.71%	15.56%	35.01%	5.40%
ASX 200 AREIT (in NZD)	2.94%	3.63%	0.86%	26.36%	-42.41%