

Commentary on Results

Half-Year Result:

The Directors of CVC Property Managers Limited, the Manager and Responsible Entity, report a loss of \$2,067,316 for the period ended 31 December 2009 for CVC Property Fund (ASX:CJT). The loss was primarily the result of the revaluation of the Belrose development site to \$6.8 million representing a charge of \$2,062,562 to the income statement.

Investment Properties

During the period a number of properties were reviewed for potential acquisition. The Fund is considering the acquisition of two properties, one industrial in Victoria and one commercial in New South Wales, for a combined acquisition price of \$43.2 million. The Fund is currently working on a funding strategy to acquire the properties.

Belrose retail development site

During the period the relocation of soil and plants from the 1 Narabang Way Belrose to the new council owned site has been completed in accordance with the Development Approval. The Group is currently seeking tenants for the site before construction can commence.

Alexander Beard
Director
26 February 2010

Appendix 4D

Half Yearly Report

Results for announcement to the market

CVC Property Fund		
ARSN	Half Year ended (‘Reporting Period’)	Previous Half Year ended (‘Corresponding period’)
107 276 184	31 December 2009	31 December 2008

Results

Income	Down	0.2%	to	\$919,225
Loss before tax attributable to unitholders	Up	166%	to	\$2,067,316
Loss after tax attributable to unitholders	Up	166%	to	\$2,067,316

The preliminary half yearly report is based on accounts which have been reviewed.

Commentary

Brief explanation of any of the figures reported above:

Please refer to the attached commentary for a detailed review.

**CVC PROPERTY FUND
AND ITS CONTROLLED ENTITIES**

HALF-YEAR FINANCIAL REPORT

ARSN 107 276 184
ABN 32 224 732 497

For the half-year ended
31 December 2009

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

PARTICULARS

CVC Property Fund

ARSN 107 276 184

ABN 32 224 732 497

RESPONSIBLE ENTITY

CVC Property Managers Limited

Level 42, 259 George St

Sydney NSW 2000

ACN 066 092 028

ABN 72 066 092 028

REGISTERED OFFICE

Level 42, 259 George St

Sydney NSW 2000

Telephone: (02) 9087 8000

Facsimile: (02) 9087 8088

DIRECTORS OF THE RESPONSIBLE ENTITY

Vanda Russell Gould (Chairman and Executive Director)

Alexander Damien Beard (Executive Director)

Kim Warren McGrath (Non-Executive Director)

John Tak Ching Lau (Non-Executive Director)

COMPLIANCE COMMITTEE

Gordon Quah-Smith (Chairperson)

Russell Wheeler

Peter Kalantzis

SECRETARY

John Andrew Hunter

UNIT REGISTRY

Gould Ralph Services Pty Limited

Share Registry Division

Level 42, 259 George Street

Sydney, NSW 2000, Australia

Telephone: (02) 9032 3000

Facsimile: (02) 9032 3088

STOCK EXCHANGE LISTING

Australian Stock Exchange Limited

CUSTODIAN

Trust Company Limited

Level 4, 35 Clarence Street

Sydney NSW 2001

ACN 113 947 309

Telephone: (02) 8295 8800

Facsimile: (02) 8295 8675

SOLICITORS TO RESPONSIBLE ENTITY

Phillips Fox

Waterfront Place

1 Eagle Street

Brisbane QLD 4000

Telephone: (07) 3246 4000

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AUDITORS TO THE FUND

HLB Mann Judd (NSW Partnership)

Chartered Accountants

Level 19, 207 Kent Street

Sydney, NSW 2000, Australia

Telephone: (02) 9020 4000

Facsimile: (02) 9020 4191

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

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CVC PROPERTY FUND

DIRECTORS' REPORT

The Directors of CVC Property Managers Limited (ACN 066 092 028), (the "Responsible Entity"), submit herewith the financial report of CVC Property Fund ("the Fund") and its controlled entities ("the Group") for the half-year ended 31 December 2009 and the independent review thereon.

Directors

The Directors of the Responsible Entity during and since the end of the half-year are:

Vanda Russell Gould (Chairman and Executive Director)

Alexander Damien Beard (Executive Director)

Kim Warren McGrath (Non-Executive Director)

John Tak Ching Lau (Non-Executive Director)

Operating Results

The net loss for the half-year ended 31 December 2009 amounted to \$2,067,316 (2008: loss of \$775,731).

Review of Operations

Investment Properties

During the period the Group has reviewed investment opportunities of which two properties have been identified as quality acquisition that would enhance the property portfolio.

- 357 – 373 Warringah Road Frenchs Forest New South Wales
This is a combined industrial/commercial property of 2.235 hectares at a purchase price of \$14.2 million that adjoins the existing property at 8 Rodborough Road.
- 1464 Ferntree Gully Road Knoxfield Victoria
This is an industrial property of approximately 9.212 hectares at a purchase price of \$29.0 million. It is currently leased to Stramit Corporation Pty Limited, a subsidiary of ASX listed Fletcher Building Limited.

The Group is currently considering its options in relation to acquiring the properties.

Development Property

During the period the relocation of soil and plants from the 1 Narabang Way Belrose to the new council owned site has been completed in accordance with the Development Approval. The Group is currently seeking tenants for the site before construction can commence.

Subsequent Events

The terms of the loan facility provided by National Australia Bank include the maintenance of a loan valuation ratio of not more than 55% and an interest cover ratio of 1.3 times with the maturity of the facility at 31 October 2010. The values applicable to the properties used to secure the loan facility have fallen, resulting in the impact that the maximum 55% covenant has been breached. This matter has been discussed with the National Australia Bank and they have indicated that the LVR is to be restored at the time of settlement of the properties referred to in note 12 on 31 March 2010.

There are no other matters or circumstances that have arisen since the end of the financial period which significantly affected or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in financial periods subsequent to 31 December 2009.

Auditor's Independence Declaration

A copy of the Independence Declaration given to the Directors by the auditor for the review undertaken by HLB Mann Judd (NSW Partnership) is included on page 3.

This report is made in accordance with a resolution of the Board of Directors of the Responsible Entity.

On behalf of the Directors



Alexander Beard

Director

CVC Property Managers Limited

26 February 2010

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

AUDITOR'S INDEPENDENCE DECLARATION

To the Directors of CVC Property Managers Limited:

As lead auditor for the review of CVC Property Fund for the six months ended 31 December 2009, I declare that, to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- b) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of CVC Property Fund and the entities it controlled during the period.



P. B. Meade
Partner

Sydney, 26 February 2010

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

CONDENSED STATEMENT OF COMPREHENSIVE INCOME FOR THE HALF-YEAR ENDED 31 DECEMBER 2009

	31 Dec 2009	31 Dec 2008
	\$	\$
INCOME		
Interest income	1,285	17,192
Rental income	783,168	783,168
Outgoings recovered	134,772	120,861
	919,225	921,221
EXPENSES		
Administrative expenses	183,351	153,849
Borrowing cost	673,738	887,359
Property-related expenses	66,890	96,256
Impairment of investment property	4 2,062,562	559,488
	2,986,541	1,696,952
Loss attributable to unitholders	(2,067,316)	(775,731)
Net loss	(2,067,316)	(775,731)
Total comprehensive income for the period	(2,067,316)	(775,731)
Earnings per unit		
Basic and Diluted earnings per unit (cents)	(1.96)	(0.73)

The above statement of comprehensive income should be read in conjunction with the accompanying notes to the Half-Year Report.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

CONDENSED BALANCE SHEET AS AT 31 DECEMBER 2009

	Notes	31 December 2009 \$	30 June 2009 \$
CURRENT ASSETS			
Cash and cash equivalents		68,764	396,385
Trade and other receivables	2	2,028,322	6,903
Current tax assets		17,887	17,887
Total current assets		2,114,973	421,175
NON-CURRENT ASSETS			
Property, plant and equipment	3	-	8,500,000
Investment properties	4	24,800,000	18,000,000
Total non-current assets		24,800,000	26,500,000
TOTAL ASSETS		26,914,973	26,921,175
CURRENT LIABILITIES			
Trade and other payables		120,926	195,258
Interest bearing liabilities	6	23,109,317	6,773,871
Total current liabilities		23,230,243	6,969,129
NON-CURRENT LIABILITIES			
Interest bearing liabilities	6	-	14,200,000
Total non-current liabilities		-	14,200,000
TOTAL LIABILITIES		23,230,243	21,169,129
NET ASSETS		3,684,730	5,752,046
UNITHOLDERS' EQUITY	7	3,684,730	5,752,046

The above balance sheet should be read in conjunction with the accompanying notes to the Half-Year Report.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

CONDENSED STATEMENT OF CHANGES IN EQUITY FOR THE HALF-YEAR ENDED 31 DECEMBER 2009

	Notes	31 Dec 2009 \$	31 Dec 2008 \$
Total comprehensive income for the period		<u>(2,067,316)</u>	<u>(775,731)</u>
Equity at the beginning of the half-year		<u>5,752,046</u>	<u>7,977,803</u>
EQUITY AT THE END OF THE HALF-YEAR	7	<u>3,684,730</u>	<u>7,202,072</u>

The above statement of changes in equity should be read in conjunction with the accompanying notes to the Half-Year Report.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

CONDENSED CASH FLOW STATEMENT FOR THE HALF-YEAR YEAR ENDED 31 DECEMBER 2009

	31 Dec 2009	31 Dec 2008
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash payments in the course of operations	(346,992)	(324,547)
Cash receipts in the course of operations	917,940	904,028
Interest paid	(557,292)	(614,466)
Interest received	1,285	19,788
	<u>14,941</u>	<u>(15,197)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Payment for property, plant and equipment	(362,562)	(199,960)
Payment for deposits on investment properties	(1,999,000)	-
	<u>(2,361,562)</u>	<u>(199,960)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	2,019,000	1,050,000
Repayment of borrowings	-	(1,550,000)
	<u>2,019,000</u>	<u>(500,000)</u>
Net decrease in cash and cash equivalents held	(327,621)	(715,157)
Cash and cash equivalents at the beginning of the half-year	396,385	962,884
	<u>68,764</u>	<u>247,727</u>
Cash and cash equivalents at the end of the half-year	68,764	247,727

The above cash flow statement should be read in conjunction with the accompanying notes to the Half-Year Report.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2009

NOTE 1: SUMMARY OF ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year. This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the year ended 30 June 2009 and any public announcements made by the Group during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

Basis of Preparation

CVC Property Managers Limited ABN 72 066 092 028 is the Responsible Entity of the Fund. The Responsible Entity's registered office is Level 42, 259 George St, Sydney, NSW 2000. The Fund commenced operations on 10 October 1980.

This general purpose financial report for the interim half-year reporting period ended 31 December 2009 has been prepared in accordance with the requirements of the Trust's Constitution, Accounting Standards AASB 134 *Interim Financial Reporting*, other authoritative pronouncements of the Australian Accounting Standards Board and the *Corporations Act 2001*.

Going Concern

The financial report has been prepared on a going-concern basis despite the Group generating a loss during the financial period and there being a deficiency of current assets compared to current liabilities of \$21,115,270. CVC Limited, the controlling entity of the Group continues to undertake to provide financial support to the Group to enable it to conduct its affairs in such a way that it will be able to meet its financial obligations and to operate as a going concern.

The accounting policies are consistent with those of the previous financial period.

NOTE 2: TRADE AND OTHER RECEIVABLES

	31 Dec 2009	30 June 2009
	\$	\$
Property deposits (1)	1,999,000	-
Prepayments	29,322	6,903
	<u>2,028,322</u>	<u>6,903</u>

(1) Refer note 12 for additional information.

NOTE 3: PROPERTY, PLANT AND EQUIPMENT

Property held for development

Gross carrying amount

Opening balance	8,500,000	10,000,000
Reclassification to investment properties following change in accounting standard	(8,500,000)	-
Additions	-	443,363
Impairment of property, plant and equipment	-	(1,943,363)
	<u>-</u>	<u>8,500,000</u>

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2009

	31 Dec 2009	30 June 2009
	\$	\$
NOTE 4: INVESTMENT PROPERTY		
Gross carrying amount		
Investment property at the beginning of the year	18,000,000	18,000,000
Reclassification from property, plant and equipment on change in accounting standard	8,500,000	-
Additions	362,562	-
Impairment	(2,062,562)	-
	24,800,000	18,000,000
Director's valuation	24,800,000	18,000,000

NOTE 5: VALUATION OF PROPERTIES

The Directors have reviewed the carrying values of properties owned by the Group and present the following.

Name	Ownership %	Acquisition Date	Acquisition Price	Total Cost including additions	Date of Latest External Valuation	Independent Valuer	Movement since Acquisition	Consolidated Book Value 31 Dec 2009	Consolidated Book Value 30 June 2009
Narabang Way, Belrose NSW (a)	100%	Apr 2007	\$13.7 million	\$14.8 million	21 October 2008	Colliers International	(\$8.0 million)	\$6.8 million	\$8.5 million
8 Rodborough Rd Frenchs Forest NSW (b)	100%	Oct 2007	\$21.0 million	\$22.4 million	28 June 2007	Landmark White (NSW)	(\$4.4 million)	\$18.0 million	\$18.0 million

- (a) The fair value of the Narabang Way, Belrose NSW property has been determined by directors based on the unimproved land value assessed by the Office of State Revenue provided in February 2010.
- (b) The fair value of the investment property located at 8 Rodborough Road, Frenchs Forrest, NSW has been determined by directors based upon the estimated market rental yield provided by CB Richard Ellis. Based on the range of rental yields provided by CB Richard Ellis in February 2010 the valuation of the property is as follows:

Yield	Valuation
8.75%	\$17.9 million
9.00%	\$17.3 million
9.25%	\$16.9 million

Following consultation with CB Richard Ellis the yield of 8.75% reflects an investment with a long term lease expiry. The directors are of the opinion that utilising the yield of 8.75% for the basis of valuing the property is appropriate as the investment is being held long term.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2009

	31 Dec 2009	30 June 2009
	\$	\$
NOTE 6: INTEREST BEARING LIABILITIES		
Current		
Secured:		
Related entity (a)	8,909,317	6,773,871
Unrelated entity (b)	14,200,000	-
	23,109,317	6,773,871
	23,109,317	6,773,871
Non-Current		
Secured:		
Unrelated entity (b)	-	14,200,000
	-	14,200,000
	-	14,200,000

(a) Borrowing from the related party, CVC Limited attracts an interest rate of 10% per annum, is repayable on or after 31 October 2010 and is secured by a second ranking mortgage over the property at 8 Rodborough Road Frenchs Forest NSW.

(b) Borrowing from the unrelated entity, National Australia Bank attracts an interest rate of BBSY plus 1.2% per annum and is secured by a first ranking mortgage over the property at 8 Rodborough Road Frenchs Forest NSW and Narabang Way Belrose NSW with an expiry date of 31 October 2010. The terms of the loan facility is as follows:

- Loan to valuation ratio of 55%; and
- Interest cover on the first ranking mortgage of 1.3 times.

The covenant in relation to the loan to valuation ratio of 55% was breached at 31 December 2009. For additional information refer note 13.

	31 Dec 2009		31 Dec 2008	
	Number	\$	Number	\$
NOTE 7: UNITHOLDERS' EQUITY				
Ordinary issued units				
Balance at the beginning of the half-year	105,648,188	5,752,046	105,648,188	7,977,803
Net loss attributable to members of the Fund	-	(2,067,316)	-	(775,731)
	105,648,188	3,684,730	105,648,188	7,202,072
	105,648,188	3,684,730	105,648,188	7,202,072

NOTE 8: NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

	31 Dec 2009	30 June 2009
	\$	\$
Unitholders' funds at the end of the half-year	3,684,730	5,752,046
	3,684,730	5,752,046
Number of units on issue	105,648,188	105,648,188
	105,648,188	105,648,188
	3.49	5.44
Net tangible asset backing (cents per unit)	3.49	5.44

All units on issue were of the one class, namely fully paid ordinary voting units and carry the right to distributions. Each unitholder is entitled to one vote on a show of hands on any matter at a meeting of unitholders. On a poll, each unitholder has one vote for each dollar of the value of the total interests they have in the Fund.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2009

NOTE 9: EARNINGS PER UNIT

	31 Dec 2009	31 Dec 2008
Basic and diluted earnings per unit (cents per unit)	(1.96)	(0.73)
	<u> </u>	<u> </u>
	31 Dec 2009	31 Dec 2008
	\$	\$
Earnings used in the calculation of basic and diluted earnings per unit	(2,067,316)	(775,731)
	<u> </u>	<u> </u>
Weighted average number of units used in the calculation of basic and diluted earnings per unit	105,648,188	105,648,188
	<u> </u>	<u> </u>

NOTE 10: SEGMENT INFORMATION

The Group operates predominantly in one industry being property investment and development and in one geographical location being Australia.

NOTE 11: RELATED PARTY INFORMATION

During the half year, CVC Limited provided an additional \$2,019,000 during the period. At 31 December 2009, the outstanding loan amount including interest is \$8,909,317.

NOTE 12: COMMITMENTS

	Consolidated	
	31 Dec 2009	30 Jun 2009
	\$	\$
Investment properties contracted but not provided for and payable:		
Within one year	41,203,750	-
	<u> </u>	<u> </u>

During the period the Group entered into contracts to acquire two separate properties. The details are as follows:

357 – 373 Warringah Road Frenchs Forest New South Wales

This is a combined industrial/commercial property of 2.235 hectares at a purchase price of \$14.2 million that adjoins the existing property at 8 Rodborough Road with final settlement of \$13.2 million on 31 March 2010.

Unit 2 - 1464 Ferntree Gully Road Knoxfield Victoria

This is an industrial property of approximately 9.212 hectares at a purchase price of \$29.0 million with final settlement of \$28.0 million on 31 March 2010.

Settlement of the properties is expected to be completed on 31 March 2010. National Australia Bank have indicated to the Group that they will provide a total of \$21.46 million at varying rates of interest and terms to finance the acquisition of the properties. The remaining balance of the settlement of \$19.74 million is to be funded by a short term loan provided by CVC Limited which, subject to unitholder approval, will be converted into new units issued by the Fund.

NOTE 13: SUBSEQUENT EVENTS

The terms of the loan facility provided by National Australia Bank include the maintenance of a loan valuation ratio of not more than 55% and an interest cover ratio of 1.3 times with the maturity of the facility at 31 October 2010. The values applicable to the properties used to secure the loan facility have fallen, resulting in the impact that the maximum 55% covenant has been breached. This matter has been discussed with the National Australia Bank and they have indicated that the LVR is to be restored at the time of settlement of the properties referred to in note 12 on 31 March 2010.

There are no other matters or circumstances that have arisen since the end of the financial period which significantly affected or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in financial periods subsequent to 31 December 2009.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

DIRECTORS' DECLARATION

In the opinion of the Directors of the Responsible Entity:

- (a) the interim financial statements and notes set out in pages 4 to 11, are in accordance with the *Corporations Act 2001*, including:
 - (i) complying with Accounting Standards and interpretations and the Corporations Regulations 2001; and
 - (ii) giving a true and fair view of the financial position of the Fund as at 31 December 2009 and of its performance, as represented by the results of its operations, changes in equity and its cash flows, for the half-year ended on that date; and

- (b) there are reasonable grounds to believe that the Fund and its controlled entities will be able to pay its debts as and when they become due and payable.

This declaration has been made in accordance with a resolution of the Board of Directors of the Responsible Entity.

Dated at Sydney 26 February 2010.

On behalf of the Directors



Alexander Beard
Director
CVC Property Managers Limited

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES**HALF YEARLY REPORT
INDEPENDENT REVIEW REPORT**

To the unitholders of CVC Property Fund

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year report of CVC Property Fund, which comprises the condensed balance sheet as at 31 December 2009, and the condensed statement of comprehensive income, condensed statement of changes in equity and condensed cash flow statement for the half-year ended on that date, other selected explanatory notes and the directors' declaration for the CVC Property Fund Group (the consolidated entity) as set out on pages 4 to 12. The consolidated entity comprises CVC Property Fund (the fund) and the entities it controlled during that half year.

Directors' Responsibility for the half-year financial report

The directors of CVC Property Managers Limited, the responsible entity of the Fund, are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standards on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the consolidated entity's financial position as at 31 December 2009 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of CVC Property Fund, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. It also includes reading the other information included with the financial report to determine whether it contains any material inconsistencies with the financial report. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

While we considered the effectiveness of management's internal controls over financial reporting when determining the nature and extent of our procedures, our review was not designed to provide assurance on internal controls.

Our review did not involve an analysis of the prudence of business decisions made by directors or management.

CVC PROPERTY FUND AND ITS CONTROLLED ENTITIES

HALF YEARLY REPORT INDEPENDENT REVIEW REPORT (CONTINUED)

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, provided to the directors of CVC Property Managers Limited on 26 February 2010, would be in the same terms if provided to the directors as at the time of this auditor's review report.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of CVC Property Fund is not in accordance with the *Corporations Act 2001* including:

- (a) giving a true and fair view of the consolidated entity's financial position as at 31 December 2009 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standards AASB 134 *Interim Financial Reporting* and *Corporations Regulations 2001*.

A handwritten signature in black ink, appearing to read 'P B Meade'.

HLB MANN JUDD
Chartered Accountants

A handwritten signature in black ink, appearing to read 'P B Meade'.

P B Meade
Partner

Sydney
26 February 2010