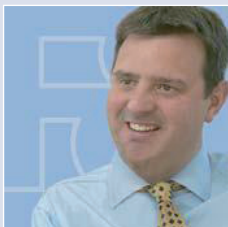


April 2010



Richard Kirby
Fund Manager

Trust objective

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

Key statistics

Fund Type	Investment trust
Launch Date	18 March 2005
Total Assets	£856.4m
Share price	92.1p
NAV**	92.1 p
Premium/(Discount)	0.0%
Dividend payment dates	Monthly
Dividend yield	6.5 %
Net gearing***	17.1 %
Vacant property	2.5
Weighted average lease length	6.9 years
Management fee*	0.60 %
Total expenses****	1.0 %
Sedol no.	B4ZPCJ0
Stock code	FCPT
Year end	31 December
Website	www.fccpt.co.uk

Standardised Performance

	2010	2009	2008	2007	2006
Fund	52.0%	-27.3%	-23.9%	5.3%	26.0%

Cumulative Performance

	3 Months	1 Year	3 Years	5 Years
Fund	4.0%	52.0%	-15.9%	11.6%

Past performance is not necessarily a guide to future performance.

Source: Datastream, share price basis, percentage growth, mid to mid, net income reinvested. The Standardised Performance table refers to 12 month periods ending 31 March. The Cumulative performance table refers to cumulative periods ending 31 March 2010. Basis in accordance with the regulations of the FSA.

Top ten property investments

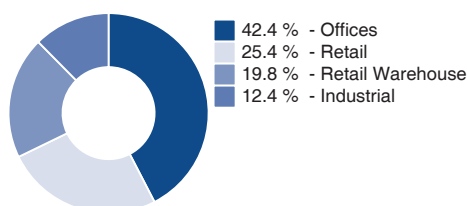
Property Holdings	%
London W1, St Christopher's Place Estate	15.5%
Newbury, Newbury Retail Park	8.5%
London SW1, Cassini House, St James's Street	7.5%
Solihull, Sears Retail Park	6.9%
London SW19, Wimbledon Broadway	6.2%
London SW1, 84 Eccleston Square	5.4%
Uxbridge, 3 The Square, Stockley Park	4.7%
London SW1, Charles House, 5-11 Regent Street	4.4%
Rochdale, Dane Street	4.3%
Glasgow, Alhambra House, Wellington Street	3.4%
Total	66.8%

Structure

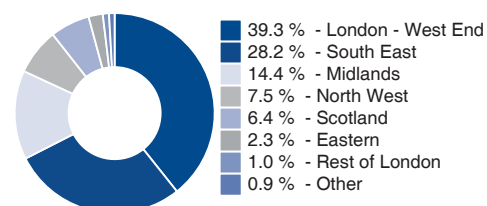
At launch, on 18 March 2005, the Company had a capital structure comprising approximately 75 per cent Ordinary Shares and 25 per cent Secured Bonds.

Ordinary shareholders are entitled to all dividends declared by the Company and to all the Company's assets after repayment of its borrowings. Borrowings consist of £230 million Secured Bonds due 2017. The bonds carry interest at a fixed rate of 5.23 per cent and have an expected maturity date of 30 June 2015. If the bonds are not redeemed at this date they will carry interest at 0.60 per cent over LIBOR until the final maturity date of 30 June 2017.

Sector breakdown



Geographical breakdown



April 2010

Fund manager's commentary

Property delivered total returns of 6.0% over the three months to 31 March 2010 according to the IPD Quarterly Index, a strong out-turn but lower than the record 10% seen in the previous quarter. The best performing sector was offices, with a total return of 6.6%, driven by Central London offices, with the City recording a total return of 9.5%.

The improvement in the property market has been investment led. Initial yields fell by a further 40bps to 6.5% in the three months to 31 March 2010 after a 70bps fall in the previous quarter. Investor interest has been focused on prime property and it is here that yields have seen the sharpest fall but there has been some decline in yields for secondary retail more recently as investors have struggled to secure stock. Institutions became net investors in property for the first time since 2006 in the final quarter of 2009 and invested a net £1.3 billion in the first quarter of 2010 making them the major driving force in the market during that period. Overseas buyers scaled back their purchases in the quarter but remained net investors at over £400 million. Some distressed properties are coming to market and the very tight credit conditions which existed a year ago are easing but finance is still difficult and more expensive to obtain and the resolution of problem loans on commercial property is still some way off.

The occupational market remains fragile with rental values still falling at the all-property level. The pace of decline has eased and rental growth for offices in both the City and West End turned positive during the period. However, there is still pressure on the income stream and with the economy projected to see modest rates of GDP growth on consensus estimates and fiscal policy set to tighten, occupier demand is expected to remain muted, cost sensitive and lease related – dampening the scope for rental growth.

The direct portfolio recorded a total return of 7.2% over the first quarter compared with the return of 6.0% from the IPD Quarterly Index referred to above.

During the quarter the Company completed the sale of 27/28 Commercial Street, Leeds, at a consideration of £8.80 million, and also completed the purchase of 77/77a Wigmore Street, London W1 for £2.96 million.

The Company has committed to the redevelopment of 24-27 Great Pulteney Street. The demolition of the existing building commenced in February 2010 and a building contract has been entered into with practical completion scheduled for October 2011. Total capital expenditure for the development is estimated to be approximately £10.6 million. The completed development will comprise approximately 34,000 sq ft.

At Newbury Retail Park a surrender has completed of the JJB lease on Unit 6 (15,000 sq ft) which was previously let at £356,400 pa. Planning consent has been obtained to extend the unit by 5,000 sq ft and to install a 15,000 sq ft mezzanine floor. A back to back agreement to lease with Matalan Retail Ltd has exchanged at an initial rent of £490,000 pa for a term of 15 years. Following the failure of Borders Books, the Company has secured possession of Unit 12 from the administrators and is expected to exchange shortly a lease to a major national multiple retailer at the previous rent passing of £300,000 pa.

As at 31 March 2010 the void rate (excluding properties held or in the course of development) was 2.5% which remains significantly better than the IPD Quarterly Index rate of 8.3%. Rent arrears and overdue debt continue to be managed and, at 1%, remain extremely low for a portfolio of this size, which reflects the quality of its property assets.

Proposals Relating to the Company

On 23 April 2010 the Board announced that it had received a proposal which would result in the merger of the Company with UK Commercial Property Trust Limited ('UKCPT'). On 9 June 2010 the Boards of the two companies made a further announcement that they had reached agreement on the terms of a recommended acquisition of the assets of the Company by UKCPT. Also on 9 June 2010, F&C Asset Management plc announced that it had sought to develop an alternative proposal with the Board which would benefit all shareholders in the Company, and would continue to do so.

All data as at 31.03.10

All information is sourced from F&C, unless otherwise stated. * With effect from 19 March 2008, the Company will pay a base management fee of 0.60% per annum on its invested assets and 0.25% per annum on net current assets. If the performance of the direct property portfolio outperforms its benchmark there is also a performance fee element payable, with the total management fee per annum capped at a maximum of 1.0% of gross assets. ** The NAV is calculated under International Financial Reporting Standards. *** Net gearing: (Secured Bonds - cash)/total assets (less current liabilities and cash). ****As a percentage of total assets less current liabilities (excluding performance fee and reconstruction costs). The share price may either be below (at a discount) or above (at a premium) the NAV. Discounts and premiums vary continuously. Performance information excludes any product charges. Stock market, property market and currency movements may cause the value of investments and the income from them to fall as well as rise and investors may not get back the amount originally invested. Where investments are made in emerging markets, unquoted securities or smaller companies, their potential volatility may increase the risk to the value of, and the income from the investment. If markets fall, gearing can magnify the negative impact on performance. The factsheet is issued and approved by F&C Management Limited. Authorised and regulated in the UK by the Financial Services Authority (FSA).