



Discovery Investment Services

Q4 2007 Outlook

Commercial Office Fund ARSN 115 845 871
Chevron Renaissance Property Trust ARSN 112 310 380

As at 31 December 2007



Funds Management

Fund summary as at 31 December 2007

The Commercial Office Fund's unit price increased by 2.56% during the quarter to \$1.2516, largely due to the sale of 369 Ann Street, Brisbane. This property was acquired in September 2005 for \$24.25 million, and was recently sold to Becton Property Group for \$48.43 million.

Over the period, the Fund also acquired 85 Harrington Street, Sydney for \$54.5 million. The building is currently fully leased, with QBE Insurance Group occupying over 95% and leased until 2012.

These transactions are in line with the Fund's strategy of actively managing its portfolio of assets, by decreasing exposure to the Brisbane market and increasing the relative exposure to both the Sydney and Melbourne office markets. The Fund's geographical and sectoral spread was also broadened with the acquisition of Eden Business Park in Auckland, New Zealand for NZ\$102.6 million. The Fund holds 50% of the asset, with Orchard Diversified Property Fund holding the remaining 50%.

The Australian economy continues to remain robust due to overall economic strength and the commodity boom which has driven office space requirements to rise in all the major office markets. This rise in demand is driving rents and generating a stronger supply response as vacancies fall.

Performance*

	Distribution yield ¹ (% p.a.)	Capital growth ² (% p.a.)	Total return ³ (% p.a.)	Tax-deferred proportion ⁴ (%)
1 year	8.15	13.50	21.65	100
2 years	8.69	11.87	20.56	100
Since inception (Oct 2005)	9.05	10.91	19.96	100

1 The distribution yield is equal to the total return less capital growth, assuming reinvestment of distributions.

2 The capital growth is the change in Unit Price, annualised for the relevant period.

3 The total return is equal to the change in Unit Price including reinvestment of distributions, annualised for the relevant period.

4 The tax-deferred proportion relates to the distribution received. It does not apply to the capital growth component of the total return.

Figures are based on numbers for the year ended 30 June 2007.

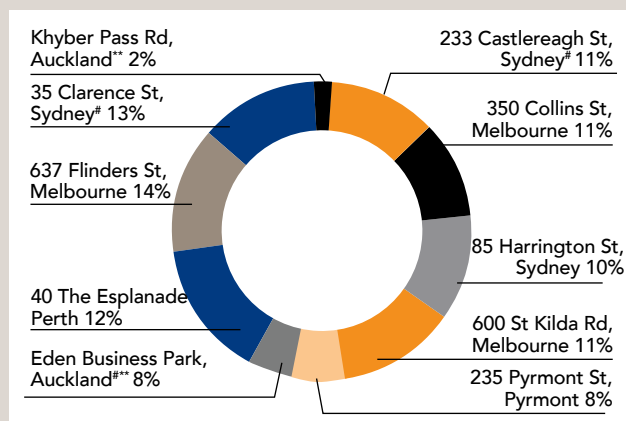
* Past performance is no indication of future performance.

Fund overview

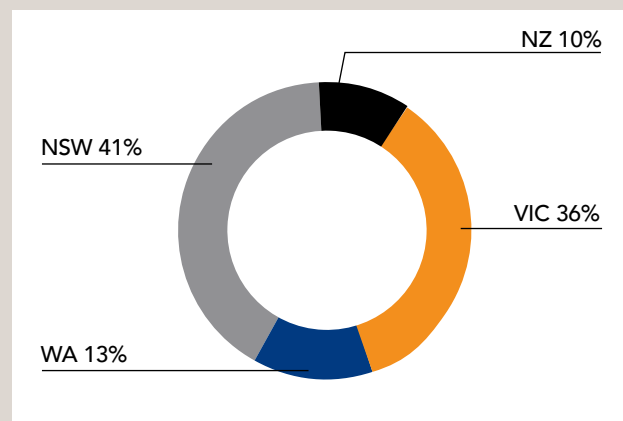
Unit Price	\$1.2516
Total Asset Value ⁵	\$626m
Distribution (quarter) cents per unit	2.1000
Distribution (rolling 12 months) cents per unit	8.4000
Weighted Average Lease Expiry	3.35 years

⁵ Consists of ten properties plus cash and other assets, excluding 369 Ann Street, Brisbane (contracted to sell on 2 November 2007, with settlement expected to be in April 2008).

Asset weighting by value



Geographic spread by value



Commercial Office Fund owns 50% of these properties. ** Based on exchange rate of NZ\$1.00 = AU\$0.8807 taken as at 31 December 2007.

Commercial Office Fund

Fund summary as at 31 December 2007

During the December quarter, the strong performance of the Chevron Renaissance Property Trust continued delivering a total return of 9.59% for the year to December 2007.

No major leasing, development or renovation activity occurred during the quarter. The centre's newsagency 'Renaissance News', eatery 'Noodle Renaissance' and travel agent 'Classic Holidays', however, all renewed their leases over the quarter for terms of five, five and three years respectively. The centre's anchor tenant, Coles supermarket reported strong performance during the quarter, experiencing its fifth consecutive month of turnover growth.

On 31 December, the unit price increased to \$1.4250 (a 3.29% increase on the previous price of \$1.3796), after adopting an independent valuation of \$100 million on the direct investment property.

Overall, demand and supply conditions remain supportive for retail property in 2008.

Performance*

	Distribution yield ¹ (% p.a.)	Capital growth ² (% p.a.)	Total return ³ (% p.a.)	Tax-deferred proportion ⁴ (%)
1 year	6.30	3.29	9.59	100
2 years	11.75	19.37	31.13	100
Since inception (Jan 2005)	10.26	12.53	22.79	100

1 The distribution yield is equal to the total return less capital growth, assuming reinvestment of distributions.

2 The capital growth is the change in Unit Price, annualised for the relevant period.

3 The total return is equal to the change in Unit Price including reinvestment of distributions, annualised for the relevant period.

4 The tax-deferred proportion relates to the distribution received. It does not apply to the capital growth component of the total return.

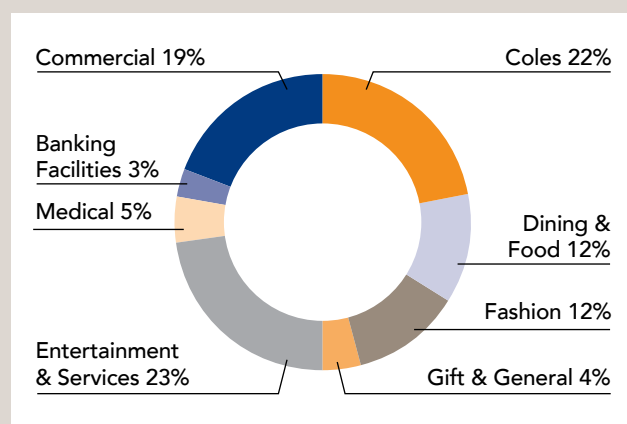
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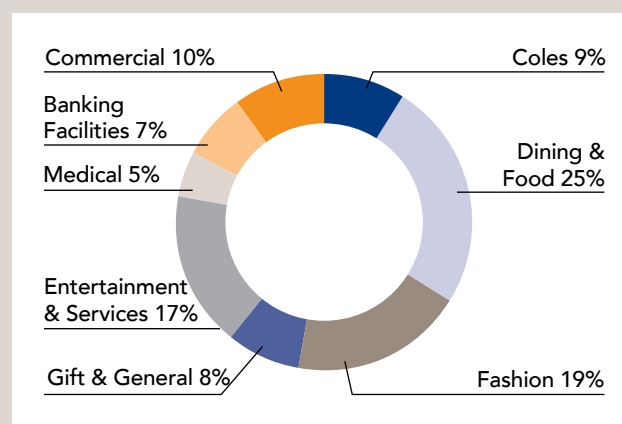
Fund overview

Unit Price	\$1.4250
Total Asset Value	\$104.5m
Distribution (quarter) cents per unit	2.0750
Distribution (rolling 12 months) cents per unit	8.3000

Tenancy mix by lettable area



Tenancy mix by gross income



Chevron Renaissance Property Trust

Investor Updates

Distribution reinvestment discount

Investors in Commercial Office Fund have the option of receiving their quarterly income distributions in the form of additional units in our Funds (known as distribution reinvestment).

On 1 January 2008, we changed the way we calculate the reinvestment price. Investors who reinvest their income will no longer pay a contribution fee on reinvested distributions.

This means that investors now benefit from a reinvestment price that is at a 5.12% discount to the current unit price.

This change that applies to all December 2007 income distributions and no action is required by you if you already reinvest your income.

If you do not reinvest your income and you wish to do so, please download a Distribution Reinvestment form from www.orchardfunds.com, call Orchard Investor and Adviser Services on 1800 008 494, or speak to your PIS adviser.

Withdrawals

Every six months, Orchard intends to offer investors a limited withdrawal (or redemption) opportunity in respect of the Commercial Office Fund. This offer is now open.

For more information please visit www.orchardfunds.com, call Orchard Investor and Adviser Services on 1800 008 494, or speak to your PIS adviser.

For further information, please contact your Professional Investment Services (PIS) adviser, or call 1800 PIS PIS (1800 747 747).

Chevron Renaissance Property Trust ARSN 112 310 380

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Discovery Investment Services Corporation Limited ABN 74 100 299 125

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