VIENTO PROPERTY

ABN 51 095 920 648 AFSL 224663

Insider News

Quarterly Update July 2010

This newsletter provides you with the latest information on your Viento investment. The new streamlined format reduces the current management costs of Viento's managed investment schemes and although the cost savings are small, they will contribute to the net income of the Syndicates.

We value your opinion and would appreciate you taking five minutes to complete the enclosed **Investor Survey**. Your comments will assist us to plan future editions to meet your information needs, and we will report general feedback in the next newsletter.

TAX STATEMENTS

Investors will receive their 2009/2010 annual taxation statements in mid September after the company's accounts have been audited.

Remember to file your tax statement in a safe place so you can find it when the time comes to do your tax return. Requests for duplicate tax statements will take time to process and this may delay the lodgement of your tax return. Where a taxation statement is not applicable, investors will receive a statement of their unit holding.

MARKET OVERVIEW

Sovereign debt issues and financial instability in Europe have sparked nervousness about the global economy. In our last *Insider News*, we reported that the International Monetary Fund (IMF) had upgraded its global economic growth forecasts for 2010 and 2011. Recently, however, the IMF cautioned that the financial turbulence in Europe could stall the global economic recovery if it spilled over into other regions.

The global economy is advancing at trend pace, but the rate of expansion remains uneven and major economies are recording only modest growth, according to the Reserve Bank of Australia (RBA). By contrast, growth in Asia has been very strong and China is now starting to slow to a more sustainable rate. The IMF warns that even Asia – which it forecasts will grow by a robust 7.5 per cent in 2010 – is not immune to the debt crisis in Europe.

In Australia the booming resources sector and higher commodity prices continue to support the economy, resulting in an unexpected surge in the number of jobs created in June when more than 45,900 jobs came onto the market. Over 350,000 new jobs in the past 12 months have lowered unemployment to 5.1 per cent. This data is raising concerns about price and wage pressures pushing inflation above the RBA's target range of 2-3 per cent.

The RBA left interest rates at 4.50 per cent for the second consecutive month, highlighting concerns about slower global economic growth. The outcome of the June quarter consumer price index (due for release on 28 July) will show if underlying inflation is heading outside the RBA's target range.

The recapitalisation of property trusts and the asset sales required to avoid breaching loan covenants have continued to stabilise the A-REIT sector after a long period of volatility. Recent data continues to indicate prime property fundamentals and valuations have stabilised; this is apparent in the half-year valuations for properties managed by Viento.

The challenge for the property market is to leverage off the stronger economic conditions in Australia in a period when the government is withdrawing economic stimulus. International capital flowing into the Australian property market has two key benefits: prime yields are higher than overseas and the Australian economy looks solid with emerging signs of occupier recovery and demand.

We see strong demand for good properties, particularly in markets where supply is tight. Falling rents in office and retail have begun to stabilise, although rental growth will depend on ongoing tenant demand.

Commercial Property

Office Property

Office vacancies remain at peak levels in most capital cities as expectations for demand to improve remain relatively low. The impact of the global economic slowdown has pushed vacancy levels close to or above equilibrium in most markets. After excess stock has been leased pressure on rents (or initially leasing incentives) should commence. Yields remain above average, and we expect some firming and minor increases in value over the next six months.

Retail Property

The Government's economic stimulus resulted in high retail spending in 2009. This year consumer sentiment and jobs growth flowing through to household income are expected to keep retail sales healthy. Yields stablilised in the three months to June 2010. Growing investor confidence and appetite may even lead to falling (improved) yields towards the end of the year.

Residential Market

Demand in the residential sector may waver in an environment of reducing economic stimulus. The first home buyer 'boost' ended on 1 January and rising mortgage rates may lessen demand despite falling unemployment figures. However, rising interest rates and recent sales strength will start to highlight any affordability issues, and ease price rises in the near term.

Viento Diversified Property Fund

ARSN 096 494 576

It has been a busy quarter in the lead up to end of financial year to 30 June 2010. The Convertible Preference Unit (CPU) offer opened in May to raise $7 million of new capital for the Fund. To recap, the capital will enable Viento to achieve the following objectives:

- Reopen the Fund to resume distributions from October 2010
- Reduce borrowings and satisfy the banks' loan covenants
- Strengthen cash flow to meet the capital expenditure requirements of the properties and restore value
- Implement key initiatives to extract value and facilitate additional income growth.

The Product Disclosure Statement sent to all investors explains these objectives in more detail. Whilst the response from investors has been positive, Viento has extended the offer to 31 August 2010 to allow sufficient time to raise the required funding.

The property budgets for the next 12 months are complete and reflect the CPU income and capital assumptions. The valuations for half year were adopted as at 30 June 2010 and overall reflect total net assets of $136.55 million compared to $136.65 million as at 31 December 2009, a marginal decrease of $100,000 or -0.73% (excluding the Southern River unit holding).

As part of our debt reduction plan, we entered into a contract for the sale of Elermore Shopping Centre. The sale is unconditional and was due to settle on 25 June 2010. The Purchaser has failed to complete this transaction however is liable under the contract and we anticipate the sale will now settle on 27 July 2010.

14 Queens Rd, Melbourne VIC

The leasing strategy for this building is being proactively managed with a newly produced leasing brochure and mail out to all local businesses to stimulate leasing enquiries. This has led to recent inspections and we expect more to follow in the coming weeks. The current occupancy rate is 72.7%.

11 Queens Rd, Melbourne VIC

We have finalised lease negotiations with General Travel Group and the company now occupies 280m^2 on Level 7. An interested party recently inspected the one large vacancy in the building. The current occupancy rate is 88.4%.

24 Chesterfield Rd, Mirrabooka WA

The property is well leased to government and government funded tenants. Centacare Employment has an upcoming lease expiry in September 2010 and we are currently negotiating for an extended tenure. We are nearing finalisation of the 7-year lease for Centrelink. The occupancy rate is 100%.

Parkinson Shopping Centre, Brisbane QLD

The centre has a strong WALE of 5.5 years and we only have 85 m^2 of upcoming expiry in the next 12 months. The occupancy rate is 100%.

Highviews Building, 81-85 Flushcombe Rd, Blacktown NSW

Leasing activity has improved since the March quarter, and we are pleased to report two new leases:

- 7-year lease commenced 21 June 2010 to an employment training service in Building 85 over the remaining space on Level 2 (230 m^2);
- 3-year lease commenced 1 July 2010 to a recruitment agency in Building 83 ground floor (479 m^2).

Negotiations are progressing with a government services group for 975 m^2 on the ground floor and Level 1 at Building 81.

We have also applied to the AusIndustry Green Building Fund for a government grant up to 50% of the cost of proposed building improvements to the air conditioning and building services. The occupancy rate is 28.9%.

Queens Road, Melbourne VIC

Oxley Mall Shopping Centre, Bowral NSW

We have finalised lease renewals with the shoe shop and negotiations are continuing with popular clothing and music stores. The renewals will secure the cash flow in the short to medium term until a solution for the Coles expansion is agreed. The occupancy rate is 89% (excluding casual tenancies).

Campbelltown City Centre, NSW

Two retail tenants vacated in the last quarter. The retail market in Campbelltown remains tough due to competition from the larger super regional centres, the current economic climate and rising interest rates affecting consumer sentiment.

In the commercial space we have leased two suites since March, on Level 5 (220 m^2) and Level 6 (148 m^2).

A new Knight Frank Property Manager has been appointed and is permanently on site to improve the level of service delivery to tenants and customers alike. The occupancy rate is 84.7%.

Elermore Vale Shopping Centre, NSW

The sale of this property has been discussed previously. The occupancy rate is 88.8%, with no new leases to report.

Nightowl Village, Underwood QLD

There are two vacancies at the centre with another vacancy expected in mid July. After appointing new local leasing agents to reinvigorate the level of leasing activity, we had immediate success with a number of inspections in the last few weeks. The occupancy rate is 80%.

34-36 Chandos St, St Leonards NSW

The upcoming vacancy on Level 1 (408 m^2) is available from April 2011 and we have begun marketing the premises for lease to avoid any vacancy down time.

The fire compliance works are almost complete. We are replacing the HVAC air conditioning system, which has been budgeted in 2010–11 financial year. This will improve the building's NABERS rating which will lift leasing prospects (with the mandatory disclosure of ratings) and enhance levels of tenant retention in future, upcoming expiries.

The occupancy rate is 100% (excluding the vacant storage area).

Devonport C-Max Complex, Devonport TAS

We continue discussions with C-Max regarding the prospect of an additional screen at the Complex. The occupancy rate is 100% with no imminent expiries.

Southern River Syndicate

The Viento Diversified Property Fund holds 1,834,000 ordinary units and 1,320,480 bonus units in the Syndicate. Please refer to page 7 for further information.

KEY DATA AS AT 30 JUNE 2010

Fund Structure	Open Ended
Units on Issue	80,771,219.7342
Unit Buy Price	$0.5439
Unit Sell Price	$0.5175
Distribution	Suspended
Portfolio Valuation	$139,075,000
Number of Properties	11 and an allocation in the Southern River Syndicate
Occupancy Rate	79.2%

LEASE EXPIRY PROFILE BY INCOME

The overall Weighted Average Lease Expiry by income for the Fund is 2.42 years, based upon 3.82% of the Fund income secured under holdover or monthly leases.

Some lease negotiations have continued beyond the expiry date with tenants refusing to commit to longer terms due to market uncertainty or dissatisfaction with the building. In most cases, these leases will be extended and secured, however where there is a high vacancy rate it can be difficult to leverage a renewal and we run the risk of creating a further vacancy.

In the 2010/11 financial year, leases that will require renegotiation and extension underpin 11.10% of Fund income. Since the March 2010 quarter, successful lease renewals have already reduced this from 14.36% to 11.10%. We have begun lease negotiations well in advance of the expiry dates to ensure the early renewals and to seek replacement tenants if necessary.

Holdover	3.8%
2010	11.1%
2011	23.4%
2012	20.7%
2013+	40.9%
Overall	2.42 years

FINANCE STRUCTURE

Financial Institution	NAB	AXA	AXA	Combined
Loan Amount	$39.631m	$35.355m	$17.767m	$92.753m
Term of Loan (years)	0.59	0.42	1.00	n/a
Gearing Ratio[1]	69.2%	64.6%	59.3%	65.3%
Loan to Value Ratio (LVR)	Non Compliant	Non Compliant	Compliant	n/a
Weighted Average Interest Rate	8.48%	7.55%	6.31%	7.71%
Interest Fixed	52%	95%	94%	76.41%
Interest Variable	48%	5%	6%	23.59%
Interest Cover[2]	n/a	n/a	n/a	1.05
Interest Times Cover Ratio (ITCR)	Compliant	Compliant	Compliant	n/a

[1] Calculated in accordance with ASIC's Regulatory Guide 46. The gearing ratio indicates the extent to which a scheme's assets are funded by external liabilities. [2] Calculated in accordance with ASIC's Regulatory Guide 46. The interest cover indicates a scheme's ability to meet interest payments from earnings. Note that the interest cover formula defined by ASIC is not the interest cover related formula (interest times cover ratio) adopted by our financiers

Metro Property Syndicate

ARSN 104 394 658

The valuations for half year were adopted as at 30 June 2010 and reflect total net assets of $16.4 million compared to $16.1 million as at 31 December 2009, an increase of $300,000 or +1.9%.

We have successfully leased the larger vacancy at South Grafton to a pathology group.

Paralowie will have an upcoming vacancy adjacent to Coles. The tenancy is in a superior location at Paralowie and we expect strong interest from prospective tenants.

Our focus is to continue to fill the vacancies and secure lease expiries whilst preparing the properties for sale.

South Grafton Shopping Centre, NSW

We have agreed terms with a pathology operator to lease Shop 9 (100 m^2) on 5-year lease from July 2010. This new lease will result in rental income exceeding budget expectations. The new tenancy at Shop 9 is a destination point that will generate traffic and continue to benefit other specialty retailers in the Centre.

Bi-Lo trade remains strong and based on the inflationary sales increase forecast for the next 12 months, it is likely turnover levels will exceed the threshold required to pay percentage rent. This could result in additional income and will make this investment attractive to purchasers looking for growth potential.

Shop 6 remains vacant and we continue to seek out potential tenants. The occupancy rate is 96%.

Paralowie Shopping Centre, Salisbury SA

We have received notice the Newsagent will be vacating. The Asian Grocer lease also expires in 2010 and there is the possibility of expanding this tenancy into the adjoining Newsagent tenancy. This would provide a mini anchor specialist grocer and complement the demographic and shopper needs in the area.

Planned maintenance works prior to marketing the property for sale include works to repaint and landscape the gardens.

The occupancy rate is 100%.

Paralowie Shopping Centre, Salisbury SA

LEASE EXPIRY PROFILE BY INCOME

The overall Weighted Average Lease Expiry for the Syndicate is 3.62 years.

In 2011, there is one expiry at South Grafton (the Credit Union), however the lease contains a 5-year option and we expect this will be exercised by the tenant.

In 2012, the Coles lease at Paralowie expires. The lease includes 3 x 5 year options and we expect Coles will take up the option. Bi-Lo South Grafton does not expire until 2017 (reflected in 2013+ lease expiry below).

Holdover	4.2%
2010	0.0%
2011	9.4%
2012	37.4%
2013+	49.1%
Overall	3.62 years

KEY DATA AS AT 30 JUNE 2010

Start Date	October 2003
End Date	October 2011
Units on Issue	7,650,000
Net Tangible Asset (NTA)	$0.83
Apr – Jun 2010 Distribution	30 July 2010
Portfolio Purchase Price	$14,725,000*
Portfolio Valuation	$16,400,000
Number of Properties	2
Occupancy Rate	98%

FINANCE STRUCTURE

Financial Institution	National Australia Bank
Loan Amount	$10,310,000
Term of Loan	Expires 30 June 2012
Gearing Ratio[1]	61%
Loan to Value Ratio (LVR)	Compliant
Current Interest Rate	7.35%
Interest	24% Variable 76% Fixed
Interest Cover[2]	1.50
Interest Times Cover Ratio (ITCR)	Compliant

** Excluding acquisition costs. [1] Calculated in accordance with ASIC's Regulatory Guide 46. The gearing ratio indicates the extent to which a scheme's assets are funded by external liabilities. [2] Calculated in accordance with ASIC's Regulatory Guide 46. The interest cover indicates a scheme's ability to meet interest payments from earnings. Note that the interest cover formula defined by ASIC is not the interest cover related formula (interest times cover ratio) adopted by our financiers.*

New Enterprise Property Syndicate

ARSN 107 008 739

407 Pacific Highway, Artarmon NSW

In the June quarter, Unit holders voted in favour of a two-year extension of the Syndicate, in which time management is to prepare the properties for sale and commence a staged sell down with the aim of maximising total returns to Unit holders.

We are pleased to announce that the sale of Mundaring has gone unconditional at a price of $19.42 million with settlement to occur at the end of July. The funds will be utilised to reduce the current debt facility with AXA. Approximately $1 million will be set aside to finance leasing incentives and capital works for Artarmon. We will also utilise a smaller portion of the funds to prepare Cove Hill for sale in the short term and investigate possible expansion opportunities.

URS is now in occupation of 3,387 m^2 at Artarmon for a 10-year period. With URS in occupancy and Mundaring due to settle, our main focus over the coming months will be maximising value at Cove Hill and leasing the remaining vacant space at Artarmon.

407 Pacific Highway, Artarmon NSW

The new lease with URS commenced on 1 July and increased the occupancy rate to 55.7% (from 0% as at 30 June 2010). The ground and first floors remain vacant.

We have engaged joint agents – Richardson & Wrench and Knight Frank – to lease the remaining space. We are reinvigorating the leasing campaign with updated signage, advertising, tenant canvassing of specific uses and agents function, now URS has moved into the building.

Genuine leasing enquiries have been minimal. The most likely interest has arisen from a cosmetics company office requirement for 600 – 1,200 m^2 or up to 19.7% of GLA.

Mundaring Shopping Centre, Perth WA

We are pleased to announce that the sale of the property has gone unconditional at a price of $19.42 million with settlement expected at the end of July. The current occupancy rate is 100%.

Cove Hill Shopping Centre, Bridgewater TAS

The centre has one upcoming expiry for 213 m^2 at the end of September. Although enquiry has been slow, we have had a number of prospective operators inspect the site and a national bakery has shown interest. Leasing this space will be our focus over the coming quarter. The occupancy rate is 100%.

LEASE EXPIRY PROFILE BY INCOME

The Weighted Average Lease Expiry (WALE) is 6.3 years due to long-term leases to Coles supermarket at Mundaring and Cove Hill Shopping Centres. The September expiry at Cove Hill is discussed opposite. The new 10-year lease to URS at Artarmon will strengthen the WALE for the Syndicate considerably from July 2010.

Holdover	0.2%
2010	6.6%
2011	3.9%
2012	6.6%
2013	3.8%
2014+	78.9%
Overall	6.3 years

KEY DATA AS AT 30 JUNE 2010

Start Date	June 2004
End Date	June 2012
Units on Issue	22,650,000
Net Tangible Asset (NTA)	$0.81
Distribution	Suspended
Portfolio Purchase Price	$48,105,000*
Latest Portfolio Valuation	$49,220,000
Number of Properties	3
Occupancy Rate	65% – Mundaring and Cove Hill fully leased, Artarmon vacant until July 2010

FINANCE STRUCTURE

Financial Institution	AXA
Loan Amount	$31,300,000
Term of Loan	Expires 31 December 2010
Gearing Ratio[1]	62%
Loan to Value Ratio (LVR)	Compliant
Current Interest Rate	7.9%
Interest	100% Variable
Interest Cover[2]	1.45
Interest Times Cover Ratio (ITCR)	Compliant

** Excluding acquisition costs. [1] Calculated in accordance with ASIC's Regulatory Guide 46. The gearing ratio indicates the extent to which a scheme's assets are funded by external liabilities. [2] Calculated in accordance with ASIC's Regulatory Guide 46. The interest cover indicates a scheme's ability to meet interest payments from earnings. Note that the interest cover formula defined by ASIC is not the interest cover related formula (interest times cover ratio) adopted by our financiers.*

Première Property Syndicate

ARSN 102 949 486

The term of the Première Property Syndicate expires in May 2011. Over the coming year we will prepare the properties for sale with the aim of maximising total returns to Unit holders.

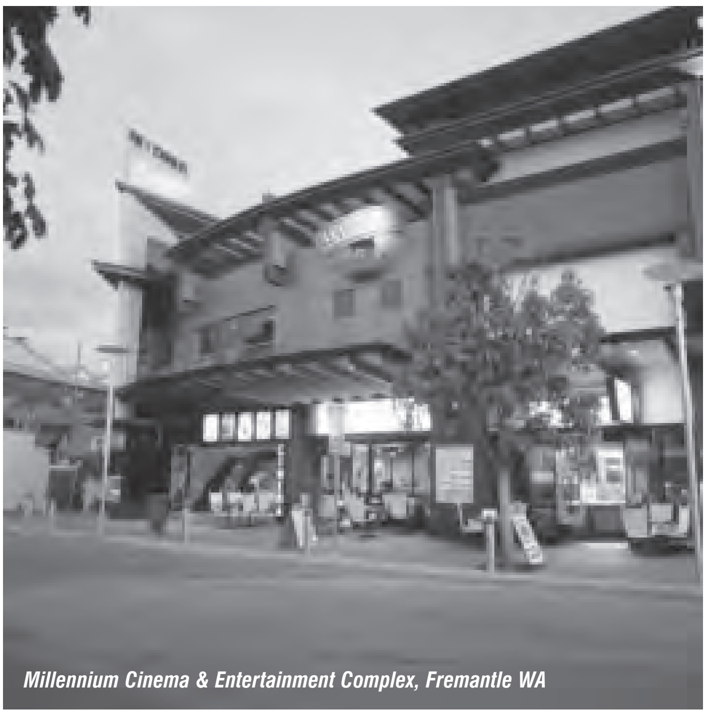
On 24 May 2010, Hoyts at Rockingham Cinema Complex exercised its right to terminate the lease. Hoyts has given 12 months notice and Viento is actively seeking a replacement cinema operator while also considering alternative uses for the premises. Our leasing agents will be aggressively marketing this space over the coming months.

Millennium Cinema & Entertainment Complex, Fremantle WA

As reported in April, there are two impending vacancies at Millennium. We have successfully negotiated a renewal with one of the tenants. The other, a café operator, has issued a notice to vacate and will leave at the end of August. We are currently negotiating with two restaurant operators and are confident of leasing this space with minimal vacancy down time. The occupancy rate is 100%.

Rockingham Cinema Complex, WA

As discussed, Hoyts has issued a 12-month notice to vacate in accordance with the competition break clause in its lease. Our focus is to find a replacement tenant for this property within the next 12 months. The occupancy rate is 100%.



Millennium Cinema & Entertainment Complex, Fremantle WA

LEASE EXPIRY PROFILE BY INCOME

The Weighted Average Lease Expiry of 5.6 years is attributable to long term lease to Hoyts at Millennium Cinema Complex. The WALE has decreased from 7.2 years in the previous quarter due Hoyts issuing a 12-month notice to vacate (affecting the 2011 year). The 7.8% expiry in 2010 relates to the expiries at Millennium.

Holdover	0%
2010	7.8%
2011	29.2%
2012	0.3%
2013+	62.7%
Overall	5.6 years

KEY DATA AS AT 30 JUNE 2010

Start Date	May 2003
End Date	May 2011
Units on Issue	10,150,000
Net Tangible Asset (NTA)	$0.73
Apr – Jun 2010 Distribution	30 July 2010
Portfolio Purchase Price	$19,000,000*
Portfolio Valuation	$18,100,000
Number of Properties	2
Occupancy Rate	100%

FINANCE STRUCTURE

Financial Institution	National Australia Bank
Loan Amount	$11,146,000
Term of Loan	Expires 31 December 2011
Gearing Ratio[1]	58%
Loan to Value Ratio (LVR)	Compliant
Current Interest Rate	6.75%
Interest	81% Fixed 19% Variable
Interest Cover[2]	1.87
Interest Times Cover Ratio (ITCR)	Compliant

** Excluding acquisition costs. [1] Calculated in accordance with ASIC's Regulatory Guide 46. The gearing ratio indicates the extent to which a scheme's assets are funded by external liabilities. [2] Calculated in accordance with ASIC's Regulatory Guide 46. The interest cover indicates a scheme's ability to meet interest payments from earnings. Note that the interest cover formula defined by ASIC is not the interest cover related formula (interest times cover ratio) adopted by our financiers.*

Henley Brook Syndicate

ARSN 114 592 040

Stage 1 lot sales have remained strong and we are pleased to report 38 lots are under contract, with 26 lots remaining. We anticipate all sale contracts will become unconditional by September 2010, which will satisfy the pre-sales financing condition.

Marketing of the 'Avonlee' estate has been integral to the sale process. Initiatives include the new Avonlee website (www.avonlee.com.au), exposure on well-known property websites www.realestate.com.au and www.reiwa.com.au, editorial features in local newspapers, directional advertising signs and various incentives.

Tenders for the development works will be finalised in July and the recommendation made in August. The tender process is important – to compare the tenders with the budgeted costs in our development plan.

The National Australia Bank has approved the development financing on satisfactory terms. We are in the process of satisfying the conditions precedent applying to the financing facility.

Distributions are to commence in line with completion of Stage 2 of the development. Subsequent distributions will be upon completion of each stage, subject to the terms of the Syndicate's banking covenants.

KEY DATA AS AT 30 JUNE 2010

Start Date	December 2005
End Date	Estimated 2013
Units on Issue	11,000,000
Purchase Price	$12,500,000*
Latest Valuation	$24,000,000 GST excl.
Distributions	Not commenced
Net Tangible Asset (NTA)	$1.52

FINANCE STRUCTURE

Financial Institution	National Australia Bank
Loan Amount[1]	$8,876,000
Loan Term	Expires 31 August 2010
Gearing Ratio[2]	48.4%
Loan to Value Ratio (LVR)	Compliant
Current Interest Rate	9.53%
Interest	100% Variable

** Excluding acquisition costs. [1] Loan facility limit is $9.2m. [2] Calculated in accordance with ASIC's Regulatory Guide 46. The gearing ratio indicates the extent to which a scheme's assets are funded by external liabilities. [3] Current loan facility limit is $18m.*

Southern River Syndicate

ARSN 117 661 971

The Stage 1 sales campaign at 'Riverbank at Southern River' has been successful with only three lots remaining to be sold out of 54 lots in total. Prices range from $200,000 to $280,000 depending on lot size and location, and the lots will be marketed via onsite advertising boards. We estimate titles for Stage 1 lots will be issued towards the end of 2010.

Statistics published by Urban Development Institute of Australia show West Australian lot sales, in the four weeks to 18 June 2010, have declined by 34% from the previous month and by 38% on the same period in 2009. Therefore, we have delayed the launch of Stage 2 until we see evidence of a stronger market for lot sales.

Construction to develop the land commenced on 17 May 2010. Bulk earthworks and fill importation have been completed and trenching for the sewer has commenced. Sewer pipes will be ready to be laid by mid July.

The Water Corporation has requested the sewer pump station be reviewed by the Department of Environment and Conservation (DEC). The review aims to satisfy the DEC's queries about the ongoing management of the pump station. Viento is confident that the current station design exceeds industry requirements.

Development commences at Southern River

KEY DATA AS AT 30 JUNE 2010

Start Date	August 2006
End Date	Estimated 2013
Units on Issue	10,000,000 (Ordinary) 3,000,000 (Supplementary) 7,200,000 (Bonus)
Purchase Price	$14,337,000*
Latest Valuation	$22,299,477 GST excl.
Distributions	Not commenced
Net Tangible Asset (NTA)	Ordinary: $1.09 Bonus: $0.30

FINANCE STRUCTURE

Financial Institution	National Australia Bank
Loan Amount[3]	$11,666,000
Loan Term	Expires 31 July 2011
Gearing Ratio[2]	49.1%
Loan to Value Ratio (LVR)	Compliant
Current Interest Rate	10.75%
Interest	100% Variable

VIENTO
PROPERTY

ABN 51 095 920 648 AFSL 224663

The Responsible Entity for all Viento Managed Investment Schemes contained in this document is Viento Property Limited ABN 51 095 920 648 AFSL 224663.

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