KIWI INCOME PROPERTY TRUST

Kiwi Income Property Trust

Annual Meeting

18 August 2006

Agenda

- Financial Overview
- Office Portfolio
- Retail Portfolio
- Sylvia Park
- Outlook

KIWI INCOME PROPERTY TRUST

Financial Overview

	FY06	FY05	
Rental Income	$88.3m	$88.1m	✓
Net Income Before Tax	$80.4m	$66.5m	✓
Net Income After Tax	$72.1m	$52.7m	✓
Gross Dividend	9.10 cpu	8.65 cpu	✓
Revaluation Gain	$103.2m	$65.0m	✓
Net Asset Backing *(per unit)*	$1.44	$1.27	✓
Total Assets	$1.45b	$1.26b	
Bank Debt to Assets Ratio	16.3%	27.0%	
Portfolio Occupancy	99.5%	99.5%	
Weighted Average Lease Term	5.4	5.5	

Revaluations

Revaluation Gain of $103.2m

- Approx. 70% of gain from office portfolio
- Approx. 78% of gain attributable to increased market rentals

Revaluations >$5m

Asset	Location	Valuation ($m)	Revaluation Gain ($m)
Office			
Vero Centre	Auckland	255.7	29.7
The Majestic Centre	Wellington	93.2	11.2
Unisys House	Wellington	58.7	8.9
Vector Building	Wellington	25.9	6.1
PWC Building	Christchurch	44.6	7.8
Retail			
Northlands	Christchurch	229.5	14.9
North City	Porirua	116.8	10.3

Total Returns

Total return of 22.5% for KIP for year ended 31 March 2006

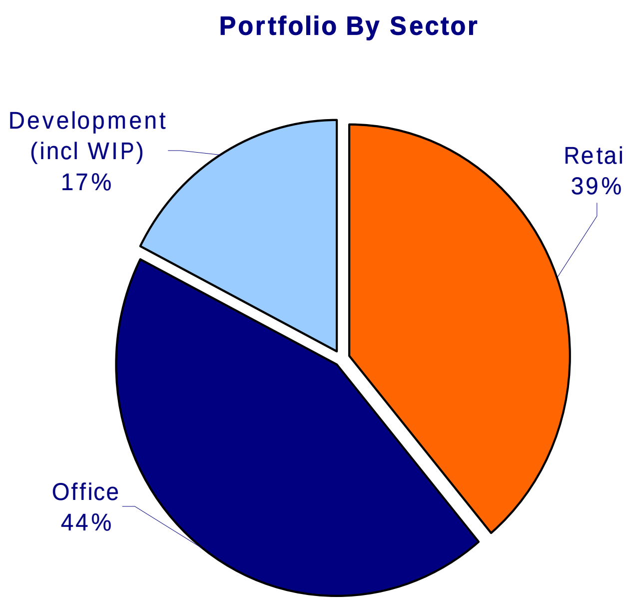
Returns to 31 July 2006	Yearly	Two Year Cumulative p.a. return	Three Year Cumulative p.a. return
NZX Property Gross	20.9%	22.7%	19.3%
NZX50 Gross	8.1%	14.1%	18.5%
KIP	**33.8%**	**24.2%**	**19.5%**

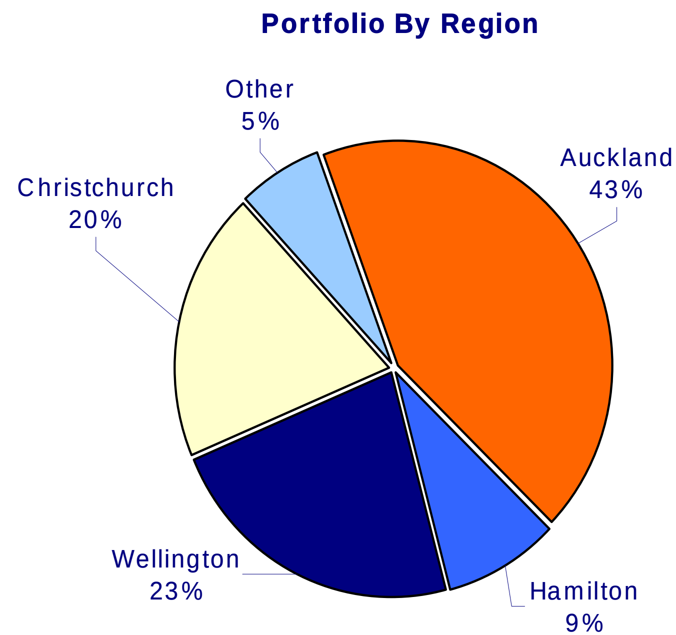
Source: Iress, GSJBWere Research Estimates

- Unit price hit all time high of $1.42 on 10 August 2006
- KIP total gross return since listing in 1993 (to 31 July 06) 12.7% p.a.

Portfolio Summary

Diversification By Sector & Region
% of Value (As at 31 March 2006)





	No. of Tenants	NLA m^2
Retail	459	114,699
Office	162	157,835
Total	621	272,534

KIWI INCOME PROPERTY TRUST

Asset Management

Office Portfolio – year ended 31 March 2006

New Leases

30 new leases, renewals & extensions agreed representing:

- $0.79m (13.8%) increase in income
- 23,181m^2 of net lettable area

Rent Reviews

38 rent reviews were completed representing:

- $1.08m (9.9%) increase in income

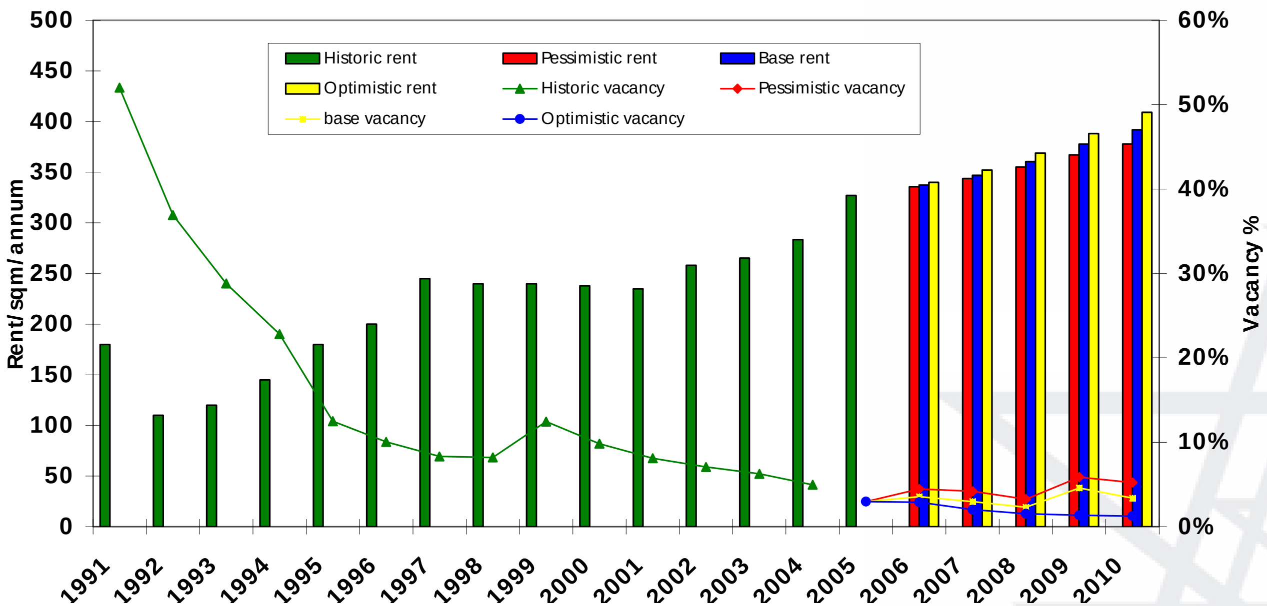
Major Lease Activity

Tenant	*Area (m^2)*	*Term*	*Building*
Airways Corporation	2,102	9 years	Majestic Centre
ABN Amro	1,876	9 years	Vero Centre
Auckland Regional Council	1,461	9 years	21 Pitt Street

Office Market Views

Auckland

- Premium grade net rents continue to increase
- Top end rentals have reached $480 per m^2
- Premium grade office vacancy down to 3%
- Yields have firmed

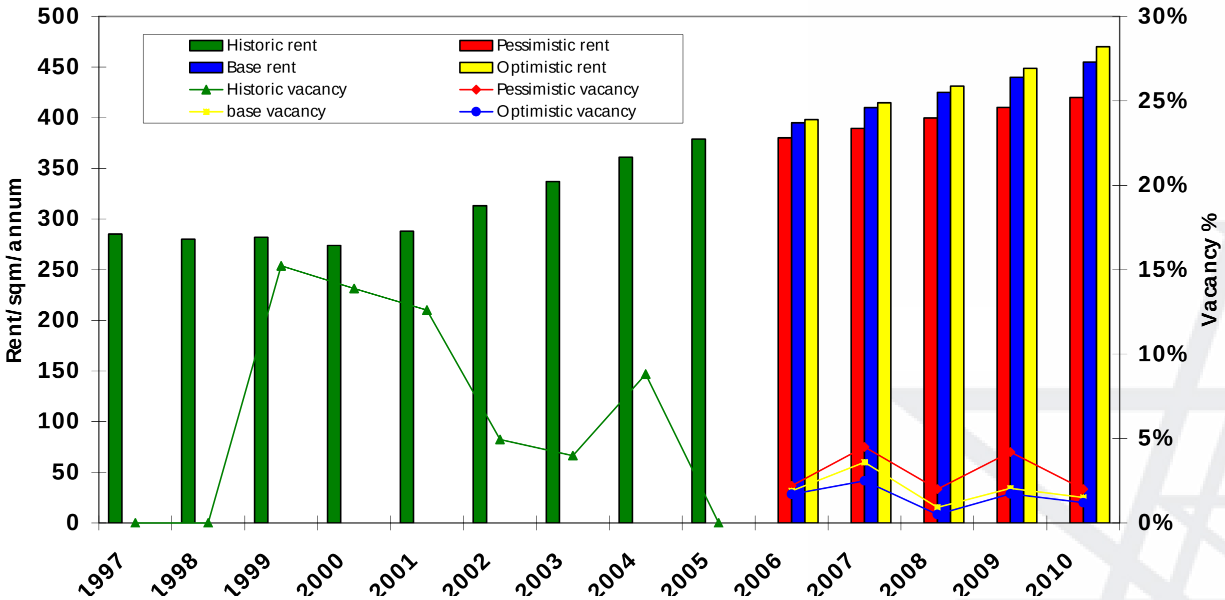


CBRE – May 2006

Office Market Views

Wellington

- Premium net rents increased by 15% over 2005
- Virtually no available space at the premium end
- Additional space now under construction
- Yields continue to firm



CBRE – May 2006

KIWI INCOME PROPERTY TRUST

Office Market Views

Christchurch

- Declining vacancy
- A-grade vacancies have been at or below 2% since mid 2003
- Prime rentals have increased between 10% and 15% over last year

KIWI INCOME PROPERTY TRUST

Asset Management

Retail Portfolio – year ended 31 March 2006

Retail Sales

- Up 2.6% (“like for like” up 1.4%)

Centre Gross Occupancy Costs

- Specialty range between 12.0% and 15.3%

New Leases

60 new leases, renewals & extensions agreed representing:

- $0.78m (19.9%) increase in income
- 8.9% of net lettable area

Rent Reviews

309 rent reviews were completed representing:

- $1.24m (5.0%) increase in income
- 37.9% of net lettable area

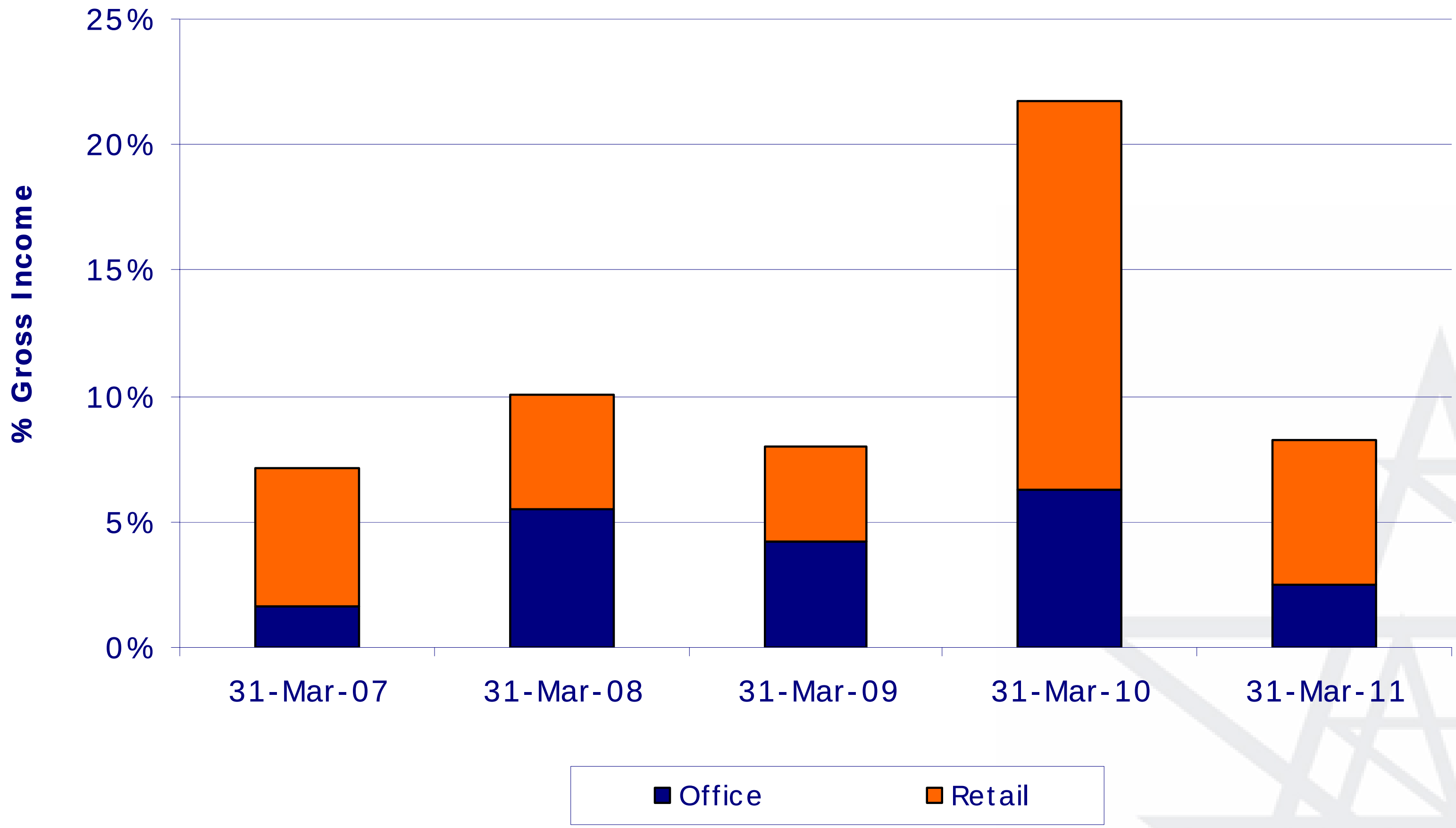
KIWI INCOME PROPERTY TRUST

Retail Market Views

- Retail sales growth has continued across the portfolio
- Consumer spending is beginning to slow in line with economic cycle
- Demand for retail space has maintained high occupancy levels

Lease Expiry Profile

Diversification By Lease Expiry Profile



KIWI INCOME PROPERTY TRUST

Acquisitions and Disposals

- **Acquisitions**
  - The Former Warehouse Building, Hamilton
    (adjoining Centre Place & Downtown Plaza) $4.7m

  - 31 Highbrook Drive, East Tamaki -
    F&P Finance Building
    (New 10 year lease to F&P Finance) $13.1m

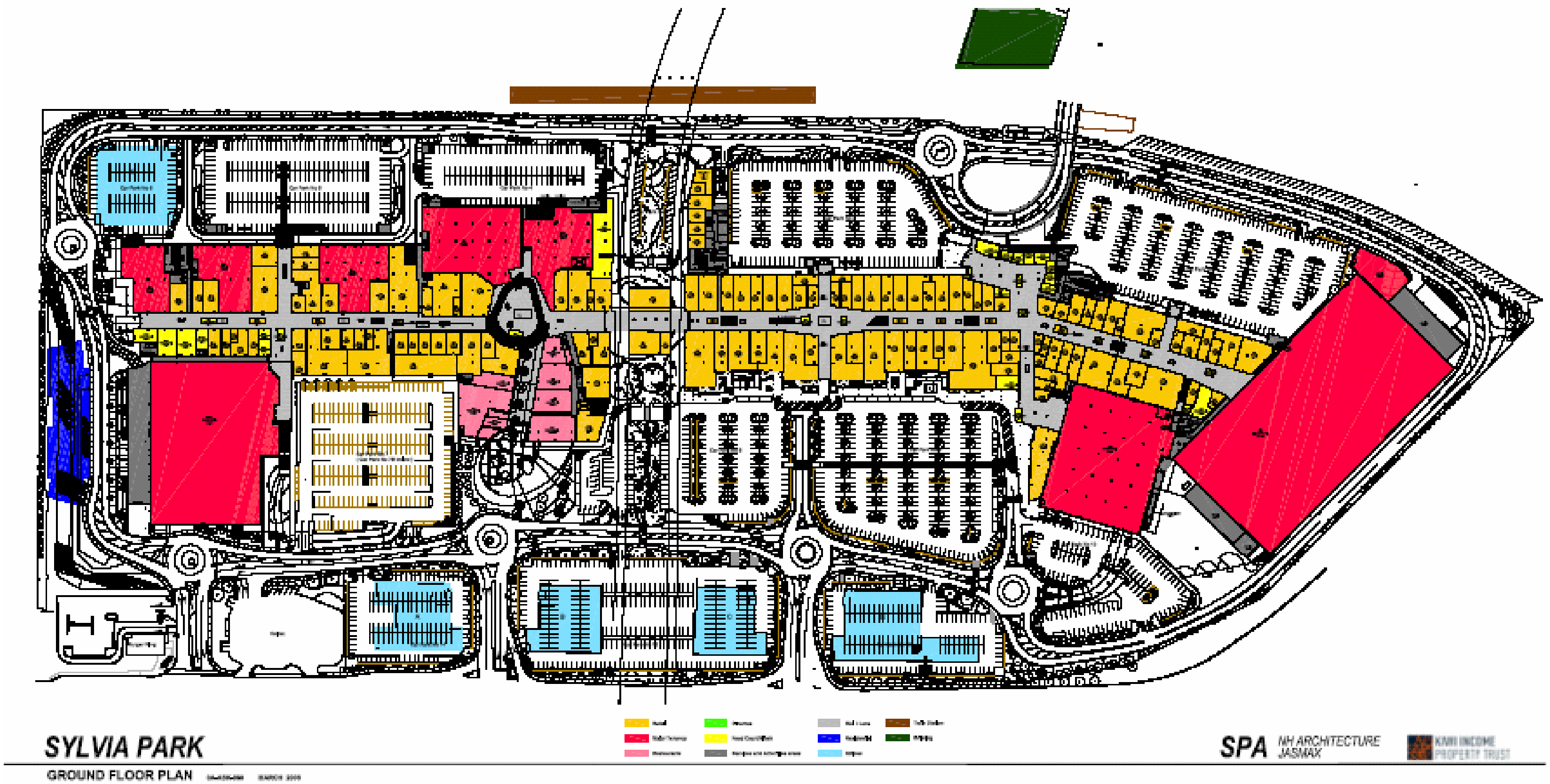
- **Disposals**
  - AUT Building
    ($1.8m up on book value) $29.0m
  - 19.2% Capital Properties stake
    ($13.2m profit) $68.8m

Sylvia Park

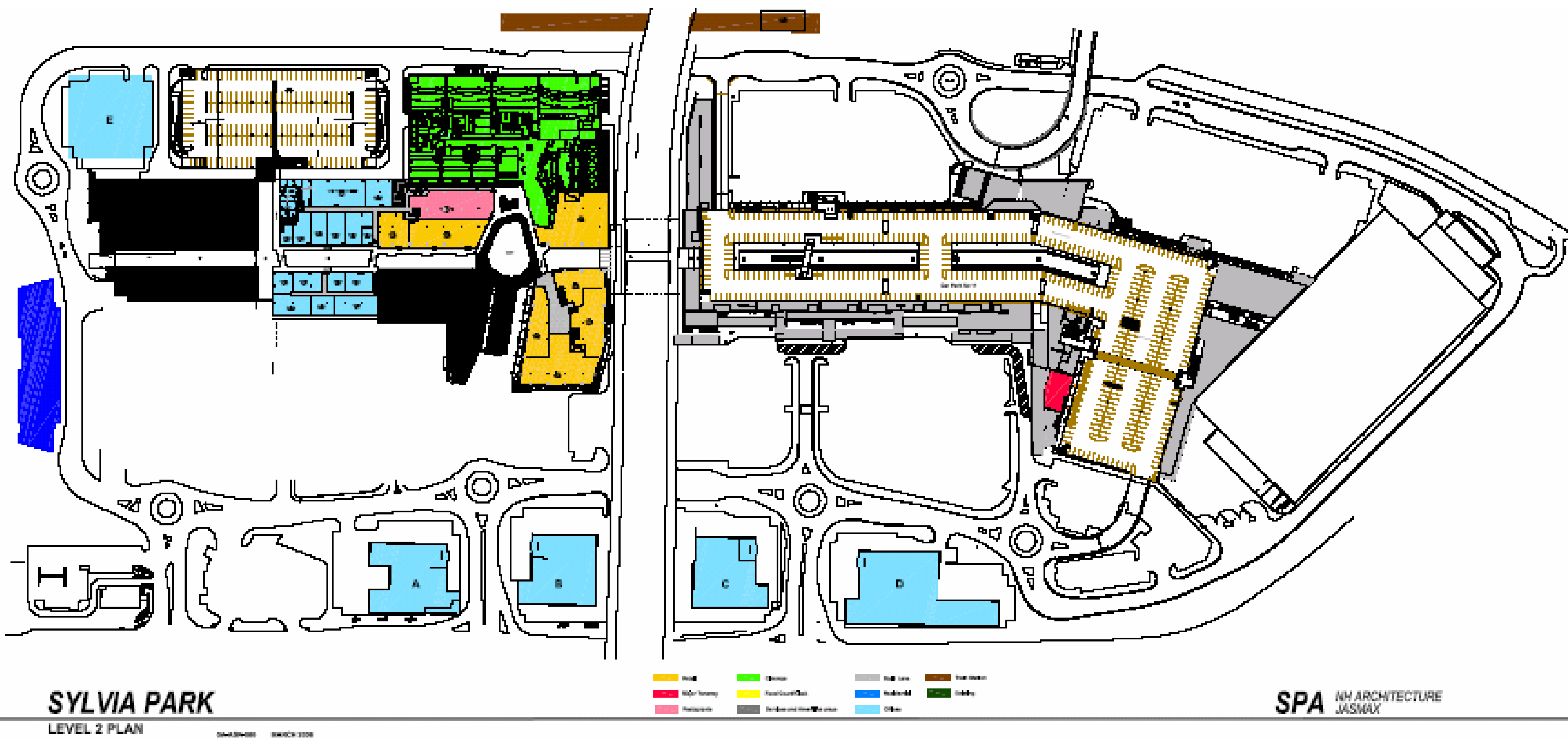
- Geographic and demographic centre of Auckland
- Confluence of major transport networks
- Growth node supported by local government initiatives

Location, Access, Profile

Ground Floor Master Plan



First Floor Master Plan



Project Statistics

Area (m^2)						
	Majors	Mini-Majors	Specialty	Total Retail	Office	Total Centre
Stage I	17,200	0	5,500	22,700	0	22,700
Stage II	6,700	1,000	6,500	14,200	0	14,200
Stage III	6,400	6,400	8,500	21,300	0	21,300
Stage IV	0	2,800	4,200	7,000	2,700	9,700
Total	**30,300**	**10,200**	**24,700**	**65,200**	**2,700**	**67,900**

Number				
	Majors	Mini-Majors	Specialty	Total Retail
Stage I	2	0	57	59
Stage II	1	2	49	52
Stage III	1	5	49	55
Stage IV	0	3	35	38
Total	**4**	**10**	**190**	**204**

Note: Tenancy details are subject to change as leasing and construction progresses.

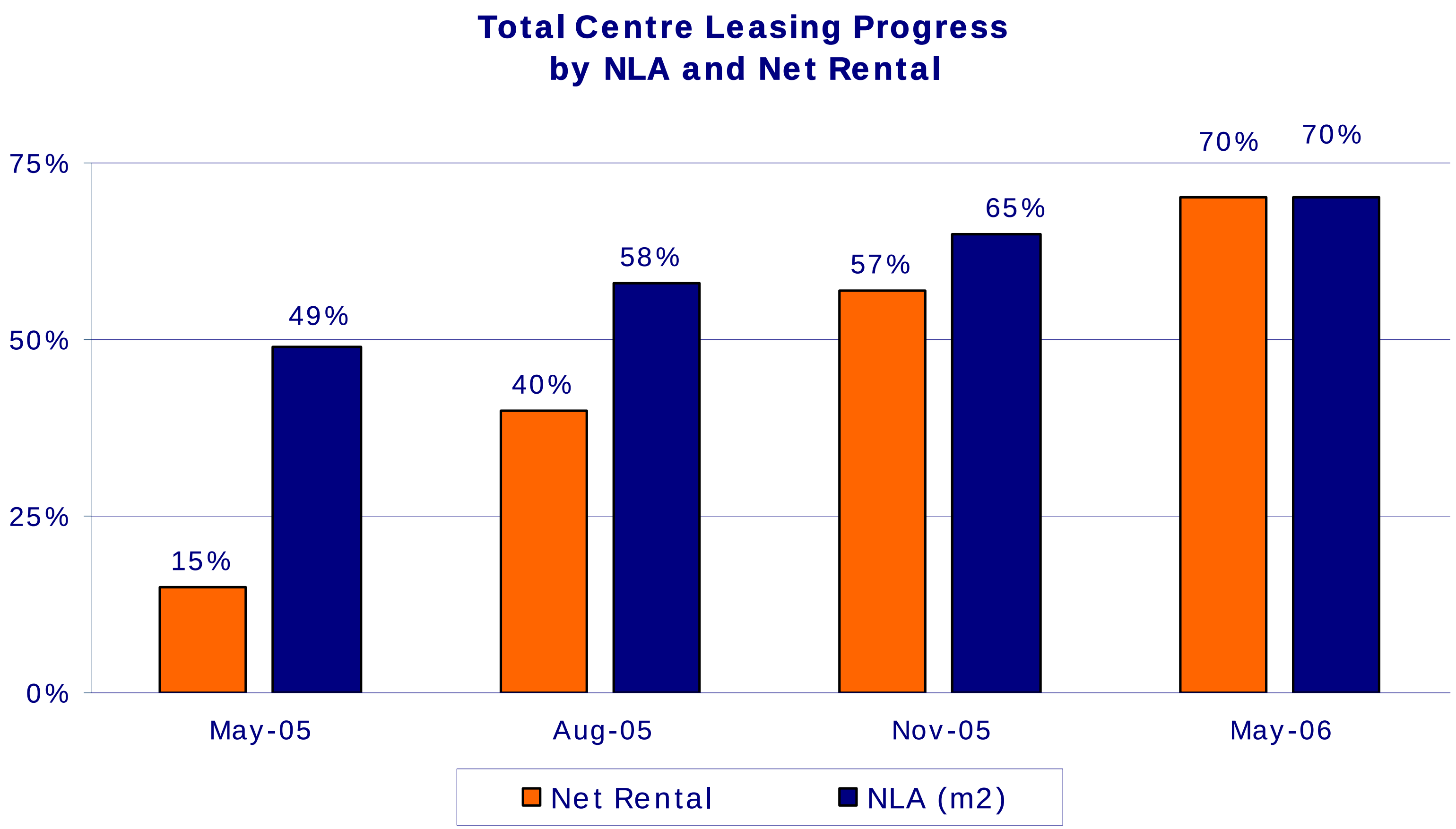
Leasing

- **Stage I:**
  - The Warehouse Extra, Foodtown and 57 specialty stores
  - 22,700m^2
  - 100% leased
  - Opened 8 June 2006

- **Stage II:**
  - PAK'nSAVE and 51 fashion stores
  - 14,200m^2
  - 100% leased
  - Opening 24 August 2006 (Pak'nSAVE opened 1 August)

- Strong demand for fashion tenancies
- Australian retailers committed include – Country Road, Cue, David Lawrence, Kookai, Roxy, Just Jeans Group (5 stores)

Leasing


Total Centre Leasing Progress
by NLA and Net Rental
75%
50%
25%
0%
15%
49%
40%
58%
57%
65%
70%
70%
May-05
Aug-05
Nov-05
May-06
Net Rental
NLA (m2)

Stage I

Opened

8 June 2006

KIWI INCOME PROPERTY TRUST

Construction Progress

- On programme: Stage III — 2nd Quarter 2007
  Stage IV — Mid 2007

- Main contractor Multiplex progressing well onsite

- Other contract works completed
  - Naylor Love (The Warehouse Extra)
  - Fletcher Construction (PAK'nSAVE)
  - Fulton Hogan (Carbine Road overbridge)

- All construction contracts in place (Guaranteed Maximum Price and Lump Sum Fixed Price contracts)

Construction Progress

View North – Stage I & II

View West – PAKn'SAVE plus Stage III & IV

KIWI INCOME PROPERTY TRUST

Entertainment & Leisure Precinct

The Cone

Eastern aspect

Commerce

- Overall retail area has increased by 3,500m^2 to 65,200m^2, plus additional 2,700m^2 of office space being constructed (cost of $25m)
- Total estimated capitalised project cost $388m
- Project financials remain in line with 31 May 2005 Prospectus

	FY06	FY07	FY08
Indicative Net Rental Income	Nil	$6m	$22m - $24m
Approximate Construction Costs (% of total cost)	50%	40% - 45%	5% - 10%

Note: Indicative net rental income is net of marketing expenditure, leasing fees and lease incentives which are required to be expensed/amortised under IFRS.

KIWI INCOME PROPERTY TRUST

KIP Outlook

- KIP portfolio in sound position for rental growth
- Gross distribution projection of no less than 9.10 cents per unit for year ending 31 March 2007 (will be reviewed in November 2006)
- Key focus on successful completion of Sylvia Park
- Other opportunities include expansion of The Plaza

KIWI INCOME PROPERTY TRUST

Disclaimer:
This presentation has been prepared by Kiwi Income Properties Limited as the Manager for Kiwi Income Property Trust. The details in this presentation provide general information only. It is not intended as investment or financial advice and must not be relied upon as such. You should obtain independent professional advice prior to making any decision. This presentation is not an offer or invitation for subscription or purchase of securities or other financial products. Past performance is no indication of future performance.

August 2006