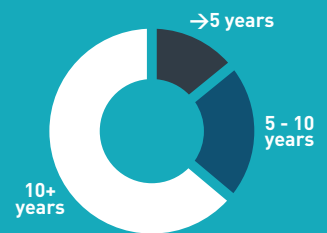




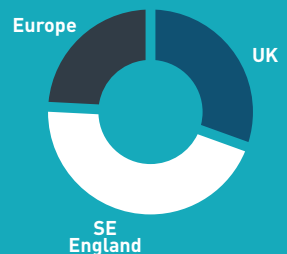
FUND FACTS

Price Date 1	28 March 2013
NAV Price	£3.0616
AV Price (inc. 5% initial charge)	£3.21
GAV	£145.1million
Fund Currency	Sterling
Dealing	Quarterly
Minimum Investment	£25,000
Fund Administrator, Secretary and Registrar	Praxis Fund Services Limited
Investment Advisor	Montreux Advisers Limited
Auditors	Moore Stephens
Bloomberg Fund Class	CUBPROP JY The UK and European Sterling Class
Listing	CISX

UNEXPIRED RENTAL INCOME



PORTFOLIO % VALUE BY LOCATION



CUBIC QUARTERLY UPDATE MAY 2013

CAPITAL RAISING:

During the first quarter of 2013, the Fund has concluded the successful raise of £30.5m of new equity.

These funds will be used to continue the Fund's strategy of further deleveraging its loan book, reducing its cost of borrowing to enable sufficient cash generation to meet further refinance requirements and position itself for distributions going forward.

The Fund will also seek to take advantage of currently depressed markets to acquire high quality cash generative investments with long term growth potential.

ACQUISITIONS:

- During the final quarter of 2012 Cubic completed the acquisition of the Louis Vuitton store in Copenhagen. The asset is let on a new lease having been extensively refurbished to a standard befitting a flagship store at a cost of c.DKK30m. The asset is one of the most prominent retail units in Copenhagen.

- Completion has also taken place on the Matas & Synoptik stores on Kobmagergade, Copenhagen at a price of DKK 131,500,000. The property is adjacent to the Benetton acquisition and the Illum department store. The major tenants are Matas, Synoptik and a government department (AKF) occupying the upper levels. The asset has excellent potential for rental growth and lease regear opportunities.



DURING THE FINAL 6 MONTHS OF THE YEAR THE FOLLOWING ASSET MANAGEMENT INITIATIVES HAVE BEEN CONCLUDED:

- The refinancing of the Colchester asset was concluded, deleveraging the asset to 55% LTV and with cost of debt reduced by 28%.
- Debt restructuring of the Worcester asset has been completed with 1/3rd of the fixed rate broken and a reduction in cost of debt of 33%.
- Re-finance completed on West End Quay with a reduction in LTV to 55% and reducing the cost of debt by over 30%.
- Loan reduction and extension agreed on Lincoln asset agreed achieving over 20% cash return on capital deployed.
- Refinance terms agreed on Ashford asset for new 7 year debt facility, making the property a strong cash producing asset.
- Poland asset lease extension and debt extension completed with additional surety added to lease from French parent Company and cost of debt reduced by 45%.
- Since P class share raise, debt restructuring on 55% of the portfolio has been completed.
- Terms agreed for sale of Valiant House at Crawley asset and debt restructuring negotiations are continuing.
- Terms agreed for new lease at Unit 12 at West End Quay asset at 225% increase to current passing rent. Contracts due to be completed in June.
- New lease completed at Hemel Hempstead asset with 5 year term at £30,000 pa
- Contracts completed with Luminar Leisure for a new 5 year lease of approx 8,000 sq.ft, at Luminar House, Milton Keynes, which includes upgrade to landlord's a/c system and creation of communal meeting rooms.
- AKF lease at 22 Kobmagergade, Copenhagen extended to 10 years with full VAT recoverability, with air conditioning upgrade being facilitated by the tenant at their cost
- Cos/H&M, 33 Ostergade, Copenhagen annual rent increased by DKK485,000 pa in line with turnover rent clause
- Two rent reviews have been concluded at the West End Quay asset with William Hill unit achieving 25% growth and Post office unit achieving 24% uplift. Achieved rental growth has been above targets and strengthens the tone for further reviews being negotiated this year.
- Further rent review concluded at Bristol asset with an uplift of £5,500 pa (1.3%).

TOP 10 TENANTS

TENANTS	% OF INCOME	TENANTS	% OF INCOME
HSBC The world's local bank	7.5%	AAH	4.9%
ODEON THEATRICAL ABOUT FILM	7.5%	STATE STREET FOR EMPLOYING THE BEST	4.4%
vue	6.9%	UNITED COLORS OF BENETTON	4.2%
Schlumberger	6.6%	H&M	3.3%
P&H	5.8%	Lloyds TSB	3.1%
JEWSON WOLSELEY	5.1%	LYCATION	3.0%

CONTACT DETAILS

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IMPORTANT INFORMATION

This Quarterly update is for information purposes for existing Cubic Investors and their advisors and is not an invitation to purchase shares in the Fund. An investment in the Fund should be made solely on the basis of the prospectus relating to the Fund which should be read in full. The prospectus and other information, including contact details, is available on www.cubicfund.net. Investment in the shares of open ended investment funds is generally a medium to long term investment. The value of shares may go down as well as up and investors may get back less cash than originally invested. Past performance is not necessarily a guide to the future. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. The shares of Cubic are traded at ruling prices and are priced quarterly using the forward pricing method. A schedule of fees and charges and maximum commissions is available on request from Praxis Fund Services Limited, the Administrator, Secretary and Registrar. Cubic is an open ended investment company in that it may issue and redeem participating shares which represent the rights of investors at prices based on the underlying value of the property of the Fund. Commission and incentives may be paid and if so, are included in the overall costs. Performance is quoted in sterling terms. Please refer to the prospectus of this scheme for more details, a copy of which is available on request from the Administrator, Secretary and Registrar, the registered office of which is Praxis Fund Services Limited, PO Box 296, Sarnia House, Le Truchot, St Peter Port, Guernsey, GY1 4NA, Channel Islands.

Praxis Fund Services Limited, is a company incorporated with limited liability in Guernsey on 13 April 2005 and is licensed to carry out controlled investments in the Bailiwick of Guernsey and for the purpose of the POI Law and the Fund rules, is the designated Manager, Administrator, Secretary and Registrar of the Fund. South African Investors : The Fund is not approved for sale in South Africa by the South African Financial Services Board and is only available in South Africa through policies issued by South African licensed and registered life offices.