GIC Global Real Estate Securities Fund Limited

December 2006

The GIC Global Real Estate Securities Fund (the "Fund") invests in publically traded real estate securities located in North America, Europe and Asia-Pacific regions. The Fund is distributed by Gulf Investment Corporation (GIC) and sub-advised by ING Clarion Real Estate Securities a industry leader in real estate securities investing. GIC expects the Fund to provide diversification, consistent income, and an appreciation component that keeps pace with inflation over time. The Fund's management process aims to add value two ways: dynamic top-down asset allocation and bottom-up security selection.

Product Facts

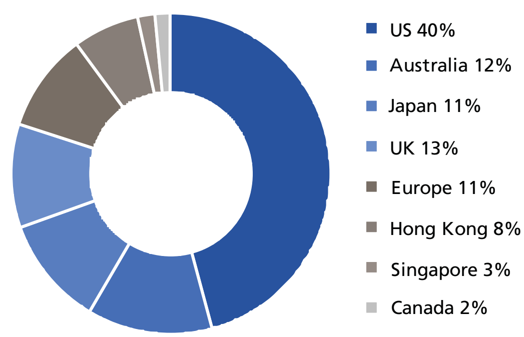
Fund Sponsor	Gulf Investment Corporation	**Dividend Distributions**	Quarterly
Sub-Advisor	ING Clarion Real Estate Securities	**Shareholder Liquidity**	Monthly
Inception Date	January 31, 2006	**Investment Minimum**	$500,000
Benchmark	S&P Citigroup World Property Index	**Management Fee**	1.5%
Currency	US Dollars	**Range of Holdings**	80 - 100
Domicile	Cayman Islands	**Fund Assets**	US$67 million

Top Ten Holdings

Securities	Country	Sector	Fund %
Mitsubishi Estate Co Ltd	Japan	Diversified	3.9
Land Securities Group	UK	Diversified	3.8
Westfield Group	Australia	Retail	3.6
Mitsui Fudosan Co Ltd	Japan	Diversified	3.5
British Land Co	UK	Diversified	2.8
Sun Hung Kai Properties Ltd	Hong Kong	Diversified	2.6
Simon Property Group*	US	Retail	2.3
GPT Group	Australia	Diversified	2.0
Sumitomo Realty and Development Co	Japan	Residential	2.0
Equity Office Properties Trust	US	Office	1.8
Total			**28.2**

*Holdings subject to change. * Indirect position through total return swap*

Country Allocation



Allocation subject to change - Percentages may not round to 100% due to rounding

Performance*

	1 Month	3 Month	6 Month	Since Inception
GIC Global Real Estate Securities Limited (gross)	3.0%	14.9%	25.9%	32.4%
S&P/Citigroup World Property Index	2.7%	13.9%	24.7%	31.6%

Fund Inception: January 31, 2006

Past results are not necessarily indicative of future performance and there exists a possibility of loss including capital. Fund returns assumes the reinvestment of dividends. Gross performance figures are net of transaction costs and witholding taxes but do not reflect the deductions of investment advisory fees. Actual investment returns will be reduced by the advisory fees, consistent with the fees described in the fund's offering document.

Portfolio Managers

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Market Overview

Global property stocks surged during the 4Q with total return of +13.9%, driven by strong performance in Singapore +29.0%, Europe +22.1%, and Australia +20.4%. Trends during the quarter included 3Q earnings reports which provided continued evidence of improving property fundamentals, significant M&A announcements, and economic growth which is slowing but still healthy.

Asia-Pacific

Asia-Pacific property companies on average outperformed for the quarter with +15.2% total return, but results were mixed by country. On the positive side, the Singapore Monetary Authority revised up its estimate of 2006 GDP growth yet again, this time from 7.1% to 7.8%. Strong economic growth has helped to fuel office rents, which are up nearly 50% year-over-year. Singapore property companies have, additionally, continued to demonstrate the ability to successfully access the capital markets to create new property companies. CapitaRetail China Trust was taken public during the fourth quarter and represents the first purely China-focused S-REIT. CapitaRetail China Trust owns seven shopping centers in mainland China comprising over four million square feet, one of which is Wal-Mart anchored. Singapore achieved a 29.0% total return for the 4Q. Strong performance in the Asia-Pacific region was also generated by the Australian Listed Property Trusts, which were +20.4% and continue to benefit from attractive dividend yields and a steady stream of acquisition announcements.

Disappointing on a relative basis, but still nicely positive, were property companies in Hong Kong +11.4% and Japan +10.7%. While office rents in Hong Kong are up year-to-date over 30% and 3Q real GDP growth came in at an annualized 6.8% from a consensus 5.5%, the listed property market stocks appear to continue to remain wary of decelerating increases in office rents and persistent soft residential demand and pricing. Our current portfolio strategy is to underweight companies with exposure to Hong Kong residential and to overweight those companies with exposure to the strong growth in mainland China.

In Japan, low vacancies and firming office rents have yet to fully convert to outperformance among the listed companies. Office vacancies in Tokyo's five central wards are currently at 2.90%, and rents are up 8% year-over-year in the most recent Miki Shoji survey. Current portfolio strategy is to maintain an overweight in Tokyo office.

Europe

European property stocks have been the powerhouse for the year, up 68.7% year-to-date, of which 22.1% was achieved during the 4Q. Catalysts for the quarter included strong 3Q earnings releases and positive REIT legislation news on many fronts. In the U.K., essentially all of the large capitalization property companies have confirmed that they have converted to a REIT structure effective January 1, 2007. Separately, on November 2nd, the German cabinet announced approval of the introduction of REITs in Germany. While the Parliament must make final revisions to the legislation, it is expected that Germany will have the REIT structure in place for 2007. Additionally, the Italian government passed in December the 2007 Budget law, which confirms that the Italian REIT structure will come into force on 30 June 2007.

REIT conversions have historically acted as positive catalysts for property stocks as a result of increased dividend yields and the removal of a tax liability post conversion, which has typically caused REIT companies to trade at premiums to the estimated private market value of the underlying real estate. The U.K. and Germany could easily add USD$50 to $100 billion each to the global REIT universe over time, thereby expanding this universe by nearly one-third, taken together.

North America

The most significant event in listed real estate for the quarter, and perhaps the year, was the November announcement that Blackstone, a highly respected private equity firm, had agreed to acquire Equity Office Properties (EOP), the largest US REIT, for $48.50 per share--an 8.5% premium to the previous days close and over 60% above the stock price at the beginning of the year. The deal represents total consideration of $36 billion ($20 billion of equity value plus $16 billion of assumed debt), making it prospectively the largest privatization in history. If it succeeds, the EOP privatization will top the RJR Nabisco sale in 1989 for $31.3 billion and the $33 billion acquisition of HCA, the largest for-profit hospital company, announced in July. Overall the implications of such M&A activity include:

1) REITs still aren't expensive. We estimate that at $48.50, Blackstone can reasonably expect a rate of return on its investment in the vicinity of 8% - 9% -- and that's before considering how they might employ higher leverage or parceling off pieces of the portfolio to enhance returns on equity. In a market offering 5% to long-term bond investors, give or take 50 basis points, and where most investors' expectations for stock market returns are at best 10%, a prospective real estate return of 8% - 9% seems appropriate.

2) REITs should trade at a premium to NAV. There is an enormous amount of capital now looking to invest in real estate. The heightened takeover activity in the last 24 months is directly the result of there being no consistent premium in the U.S. for real estate in public hands versus private hands. Thus far, investors in the U.S. receive the benefits of a public company (liquidity, portfolio assemblage, professional management) without having to pay a premium for it. In any other industry, public companies command

premiums versus their private market counterparts, though not yet for real estate in the U.S. Interestingly, in Australia, investors do pay a consistent premium of 10% or more for public real estate. We think Australia maybe an indicator of where public REIT pricing should settle – at a consistent premium to NAV.

Market Outlook

Expect another positive year in 2007. Our projection for total return in 2007 is identical to last year's at 8-12% with full acknowledgement that our track record in projecting returns has proven conservative (witness last year's projections versus the 35.9% actual). All the forces and trends from a year ago remain in place to expect positive total return in 2007. These are: continued reasonable valuations of the public companies versus private real estate valuations, continued strong funds flows, M&A activity and new REIT company formation. There appears to be no shortage of capital seeking a home in property investments as well as no shortage of companies which are contemplating entering the listed property stock arena, which should serve to enrich the investment opportunity set. Our projected 8-12% total return in 2007 assumes 3-4% in dividend yield, 7-9% in earnings growth and modest multiple contraction.