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Matrix European Real Estate Investment Trust Limited ("the Company")

7 July 2008 The Board of Matrix European Real Estate Investment Trust Limited, a closed-ended, Guernsey registered, investment company, announces the valuations of the Company's property portfolio at 30 June 2008. Overall, the portfolio value has fallen by 1.8% quarter on quarter.

Property	Country	Percentage of Portfolio	30 June 2008 €m	31 March 2008 €m	31 December 2007 €m
IZD Tower, Wagramer Stasse 19, 1220 Vienna	Austria	32.1%	256.0	261.0	261.0
Europort, Kelsterbach	Germany	15.2%	121.3	125.3	125.3
Rue de Perat, St Etienne	France	10.8%	86.0	87.1	87.1
Stadtcenter, Duren	Germany	8.2%	65.8	65.8	65.8
228-230 Munsterstrasse, Dusseldorf	Germany	5.4%	43.0	45.4	45.3
Plan du Bois, La Gaude, Nice	France	4.9%	38.8	39.3	39.3
Fackelstrasse 1/Kerstrasse 12, Kaiserslautern	Germany	4.0%	32.2	32.2	32.2
York Centre, Muenster	Germany	4.0%	31.9	31.9	31.9
Plesmanlaan 100, Leiden	Netherlands	3.4%	26.8	28.3	28.5
2 Boulevard de L'Europe, Saint Laurent de Mure, Lyon	France	2.5%	19.6	19.6	19.6
Poligono Industrial Cerro de San Cristobal, Valladolid	Spain	2.4%	18.9	18.9	19.3
Parc d'Activities J. Mermoz, Montpellier	France	2.0%	16.0	16.3	15.3
Canada del Arroyo de San Miguel, Madrid	Spain	2.0%	15.7	15.7	16.2
3 an der Hasenbahn, Celle	Germany	1.6%	12.7	12.7	12.7
Poligono Industrial Los Arcos, Cordoba	Spain	0.9%	7.5	7.5	7.7
Poligono Industrial Oeste C/ Saavedra Fajardo, Murcia	Spain	0.8%	6.3	6.3	6.4
Total		100.00%	798.5	813.3	813.7

The valuations have been performed in accordance with the Royal Institution of Chartered Surveyors (RICS) Appraisal and Valuation Standards. The valuations, with the exception of Vienna which assumes a

corporate sale, show the "market value" assuming an asset sale.

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