

Semi-annual Board Update

WPC Diversified Global LargeCap Fund

Agenda

- Recap of portfolio construction methodology
- Changes in portfolio
- Performance and risk
- Opportunity costs of trades we considered but did not execute
- Transition into next year

Portfolio Engineering



Blend/Style/Focus
Research and
Gathering Data



Asset Allocation

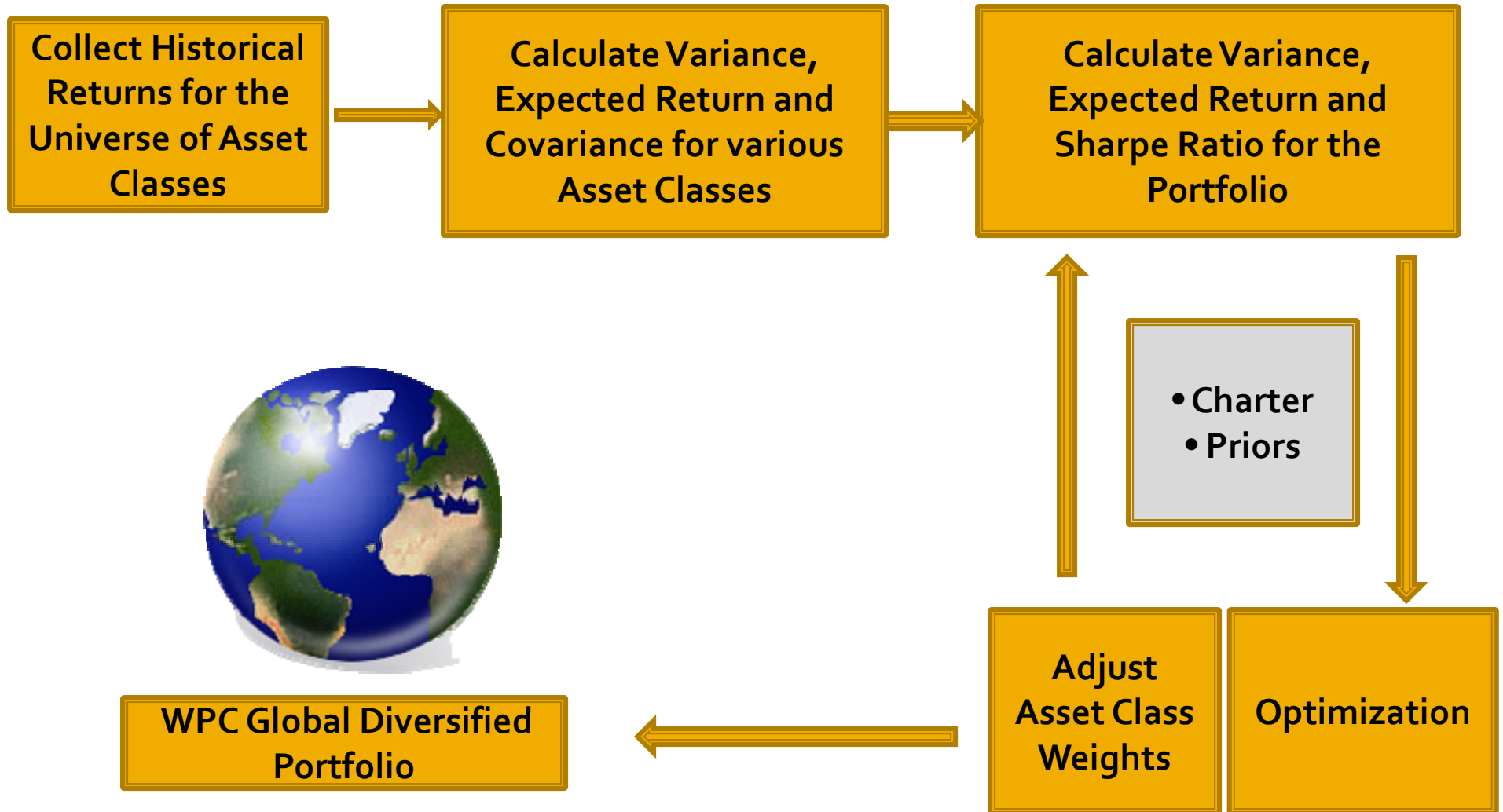


Industry Allocation



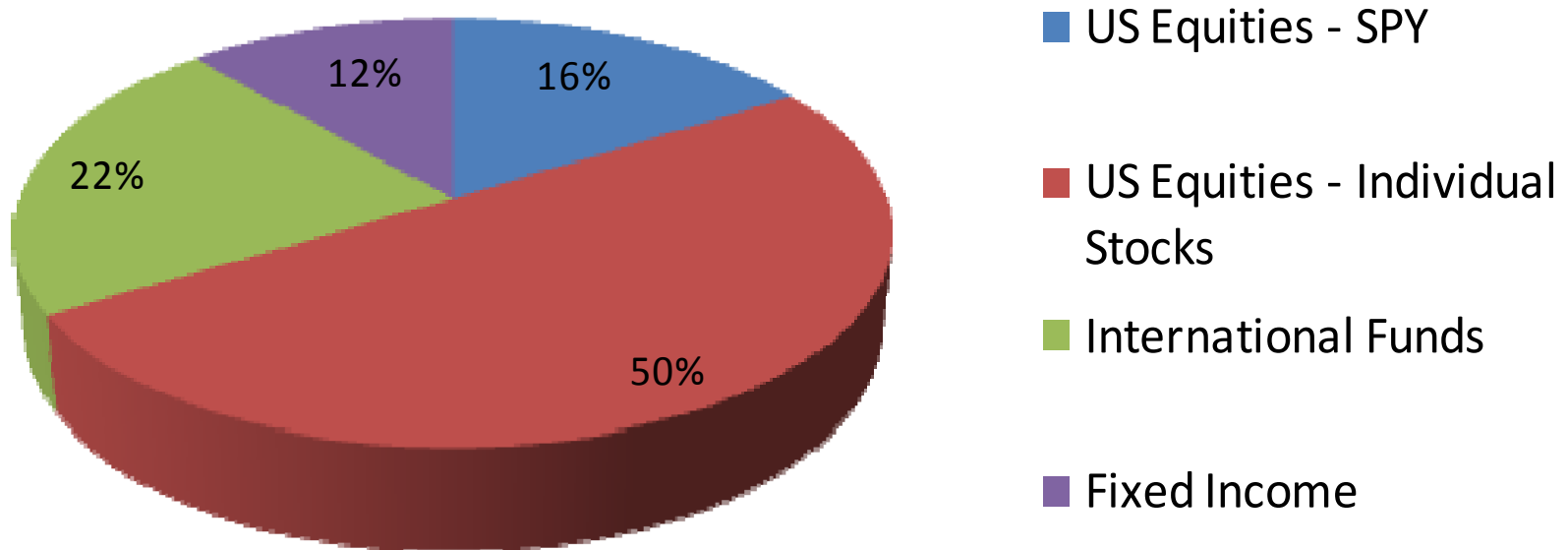
Fundamental
Analysis and
Security Selection

Portfolio Engineering Continued



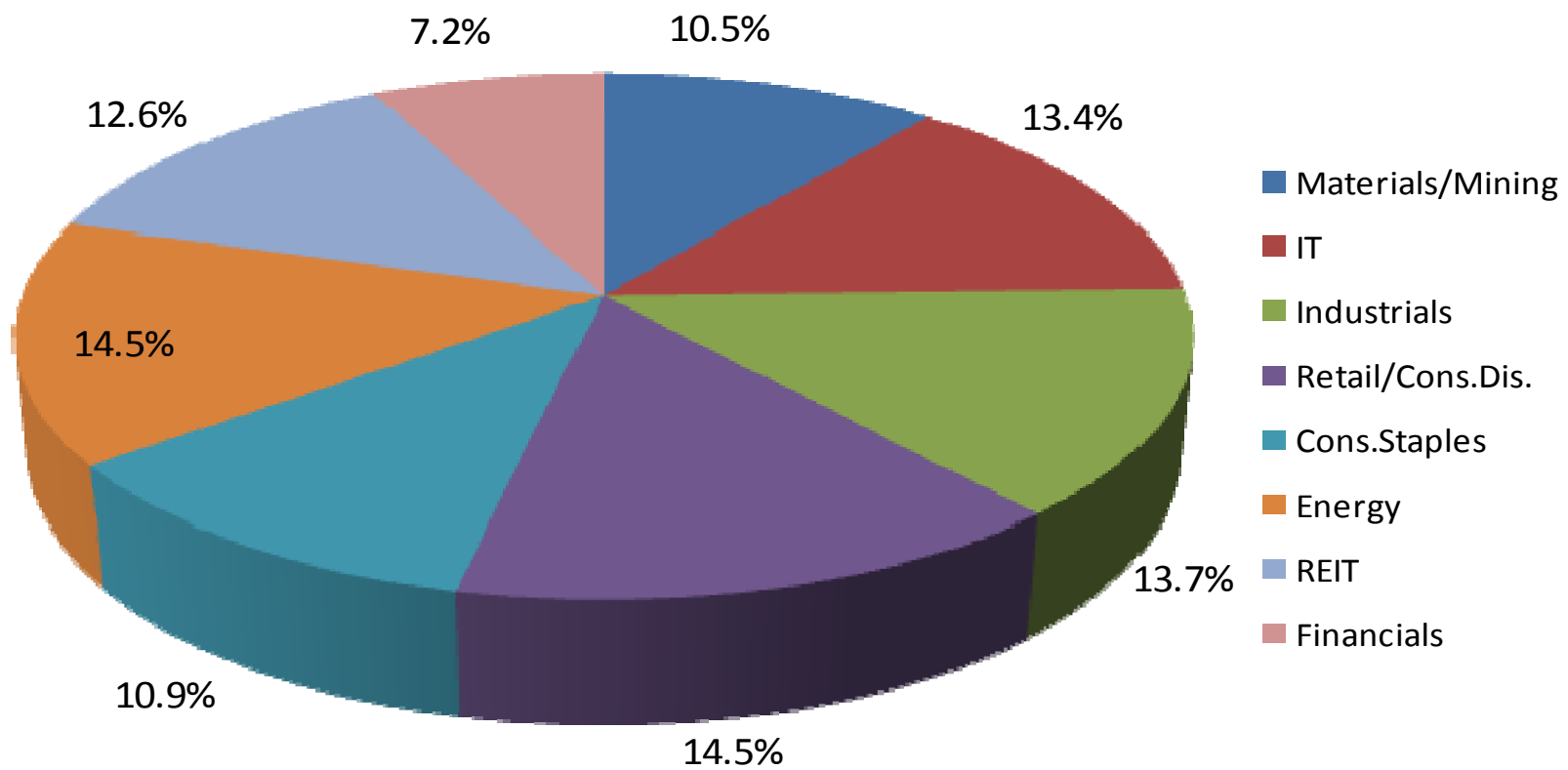
Fund Composition - Seed

Fund Composition - Broad Asset Classes



Fund Composition - Seed

Fund Composition - US Stocks by Industry



Changes to Portfolio

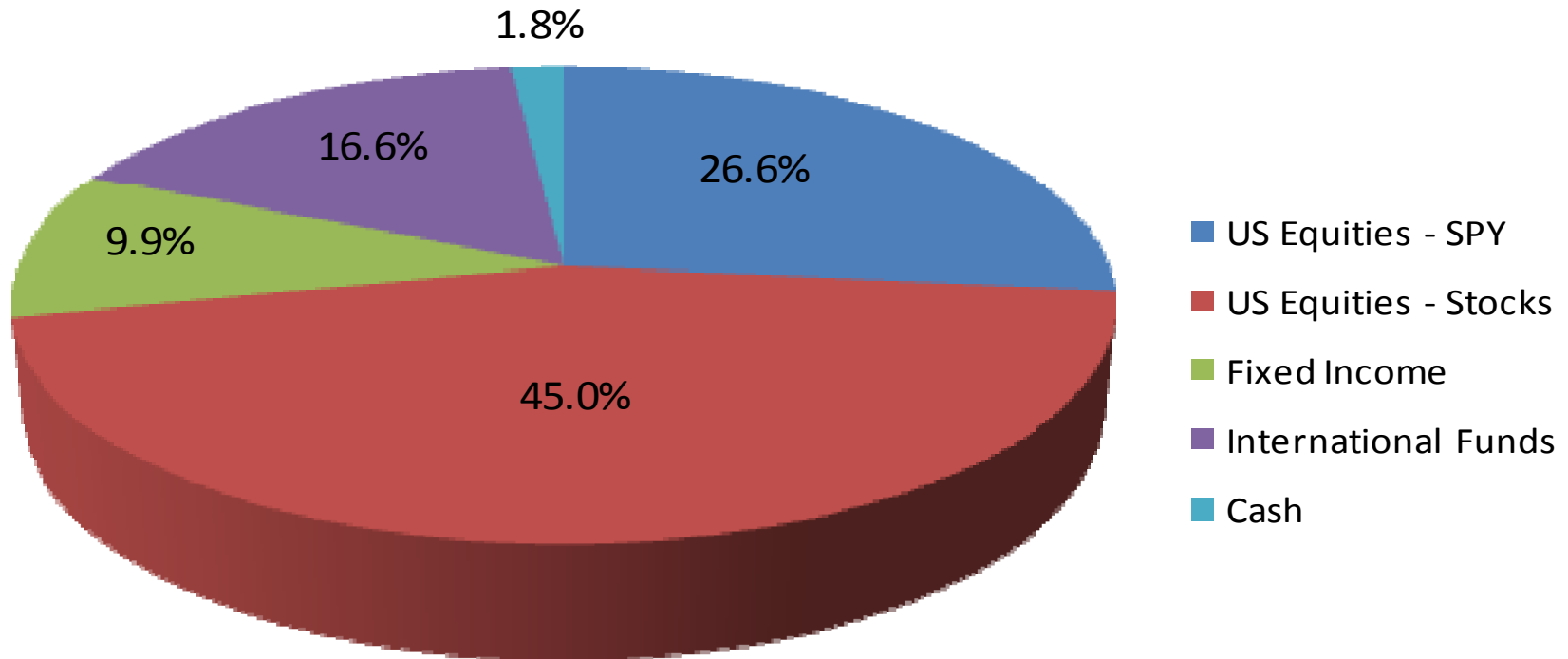
- Sold K, bought CSCO – 12/7/10
 - Concerns regarding high input costs, strength of brand in face of slow consumer recovery
 - Price for CSCO had dipped after its recent earnings release, we still had faith in its management, and with a lower price its valuations were more attractive based on expectations for future performance
- Sold GLD, bought SPY – 2/5/11
 - GLD didn't act as the hedge we expected in face of global turmoil, too much speculation and price movements not based on fundamentals
 - Desire to expand our core, belief in strength of US equities market

Changes to Portfolio Cont.

- Sold securities tied to price of oil (RSX, EWZ, half of NOV), bought SPY and EFA – 3/11/11
 - Wanted to reduce exposure to oil in face of volatility in prices due to Middle Eastern turmoil
 - Expand core further, keep international exposure in more stable developed markets.
- Sold entire holding of 3M, 100 shares of VTR, bought SPY – 4/14/11
 - 3M had been a laggard versus industrial sector, we were not impressed with their acquisition sprees, desire to partially cash out of an overbought industry
 - VTR was our single biggest stock holding, which we could not justify based on valuations, sector
 - Again, we wanted to expand our core, and reduce firm-specific risk during “portfolio aestivation”

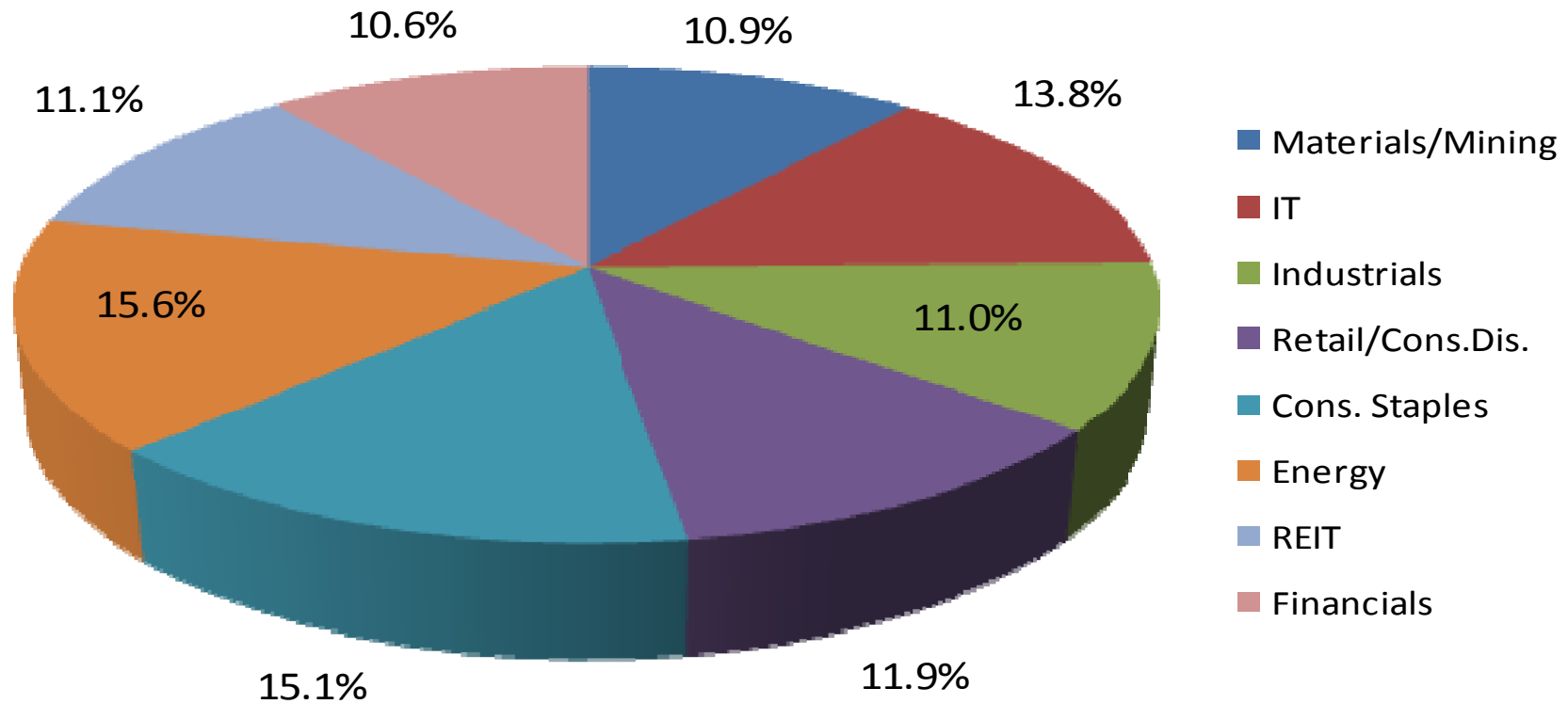
Fund Composition - Current

Fund Composition - Broad Asset Classes



Fund Composition – Current

Fund Composition - US Stocks by Industry

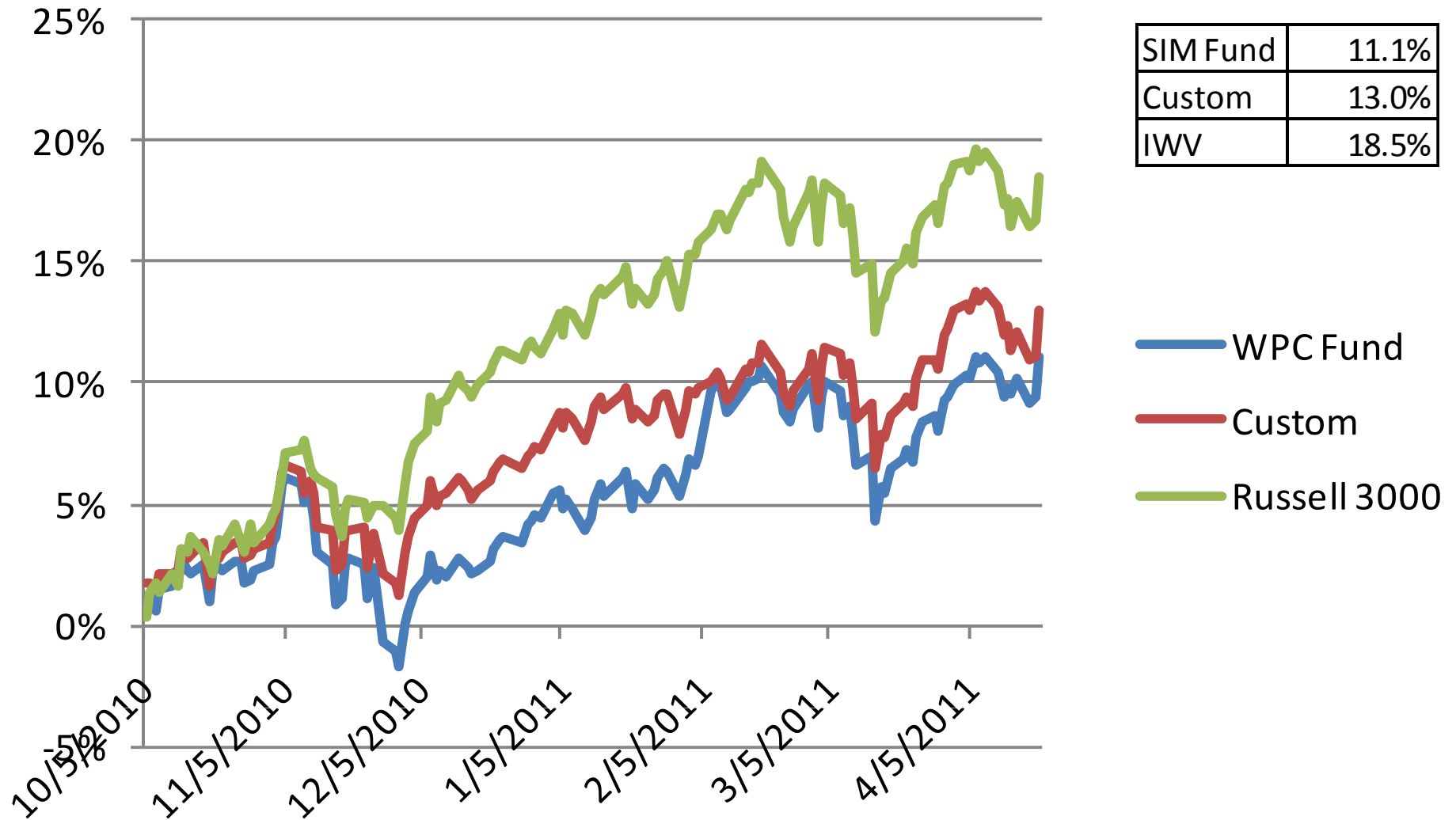


Performance

MBA WP CAREY SIM FUND PERFORMANCE

	ACTUAL	EXPECTED
Total Return (6.5 Months)	11.10%	6.96%
Total Return Annualized	20.50%	12.85%
Annualized Portfolio Standard Deviation	18.01%	14.04%
Sharpe Ratio	1.13	0.92
Beta (vs. S&P 500)	0.585	
Turnover Percentage	27.80%	
Average Holding Period	3.6 years	

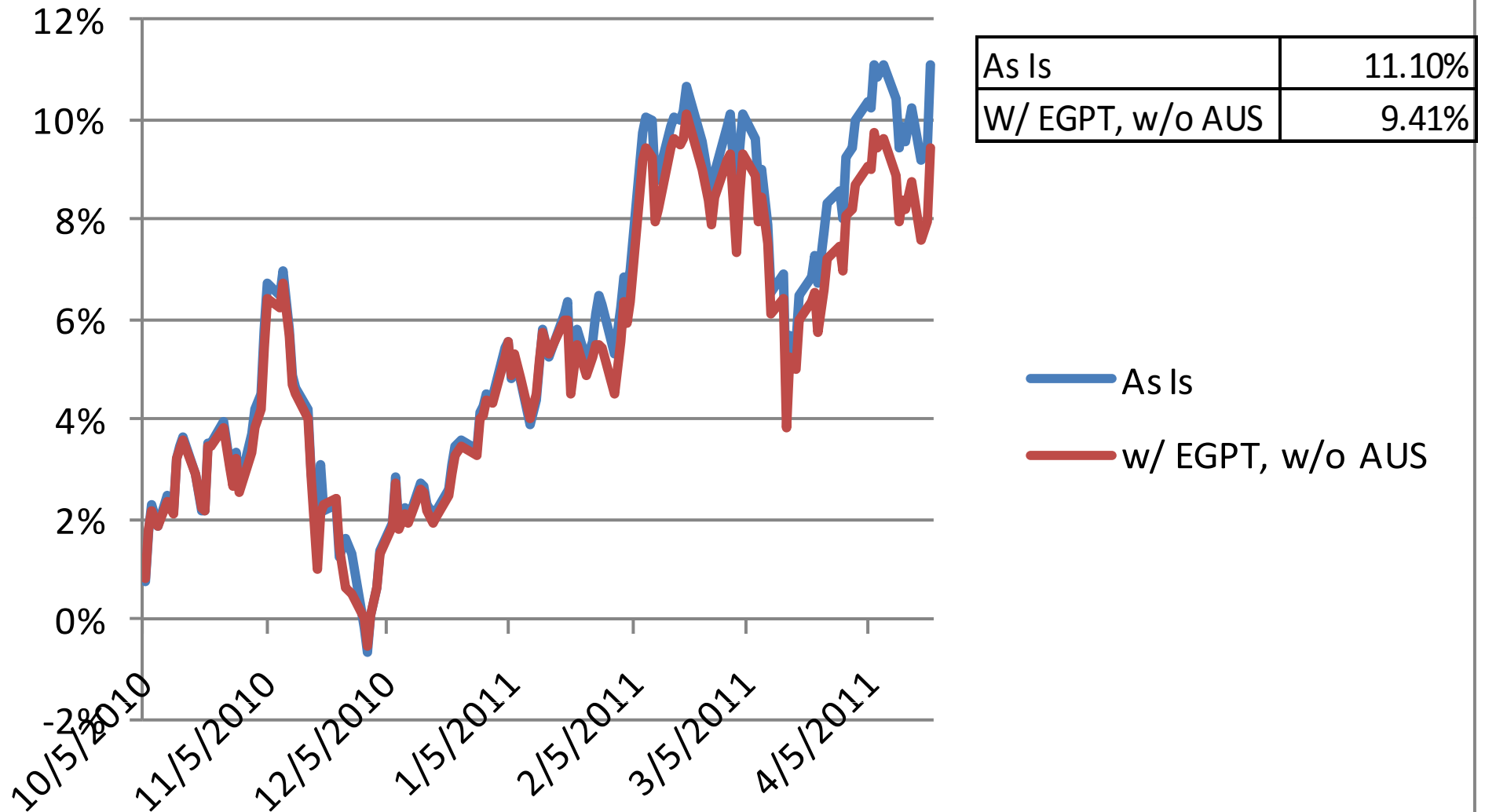
WPC Performance vs. Benchmark



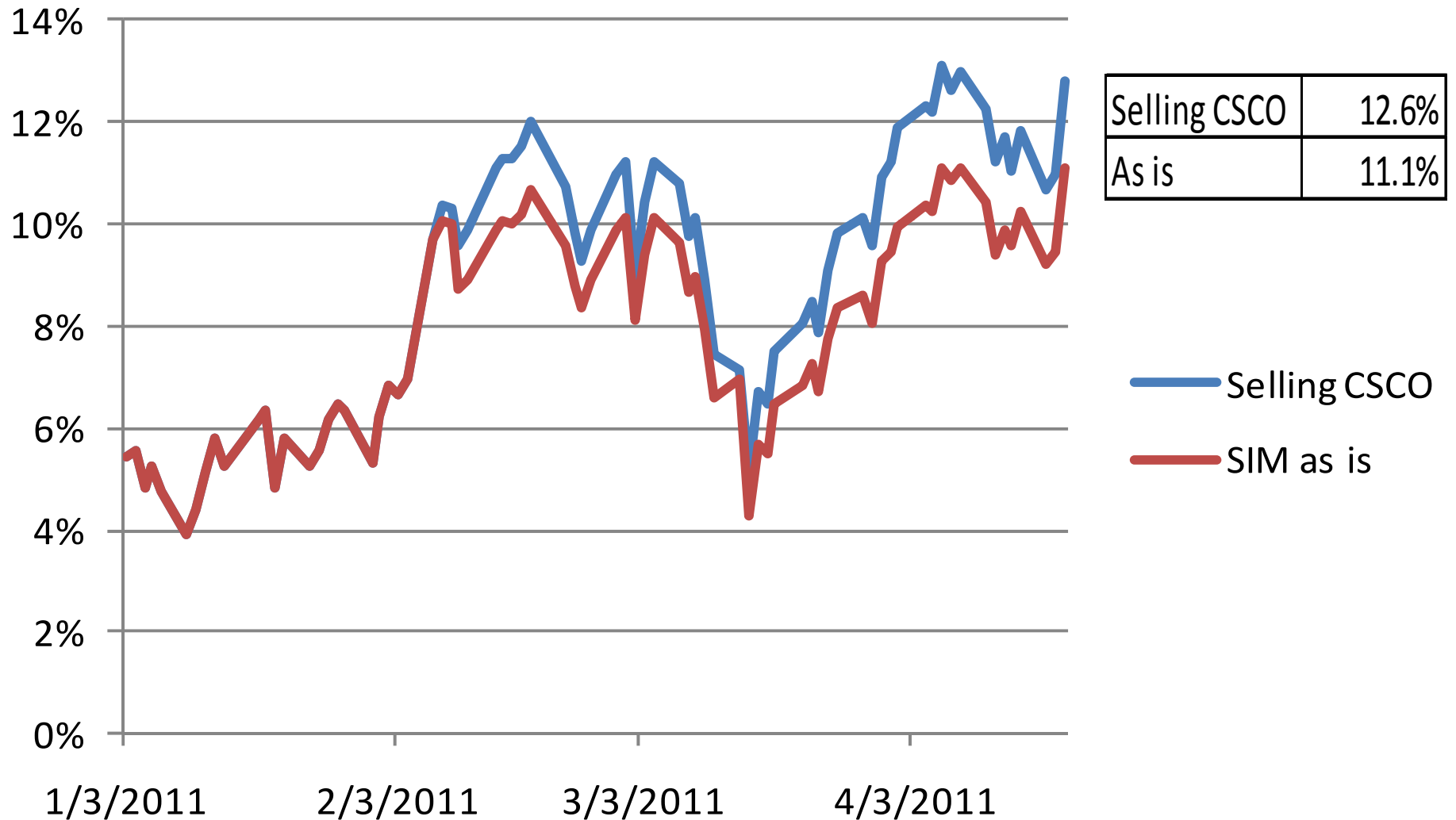
Proposed Changes to Charter

- Charter only allows fund to invest in fixed income securities rated AA/Aa or higher
 - Limits investment pool to Government bond funds
- Proposed change to charter to allow investment in fixed income corporate bond funds in which 95% of securities have BBB/Baa rating or higher
 - Allows fund to invest in diversified corporate bond fund with investment grade credits
 - Given current market conditions, this will create approximately 200 basis points of additional yield assuming a 5-year duration

Trades We Considered – buying EGPT



Trade We Considered – selling CSCO



Transition Process

■ Methodology

- 13 interviewees, 6 accepted candidates
- Interviews with Dr. Wahal, 2 current SIM Funders
- Interviewees ranked from 1 to 10, top 6 scores were chosen

■ Integration

- Sitting in on presentation, meetings
- Bloomberg training

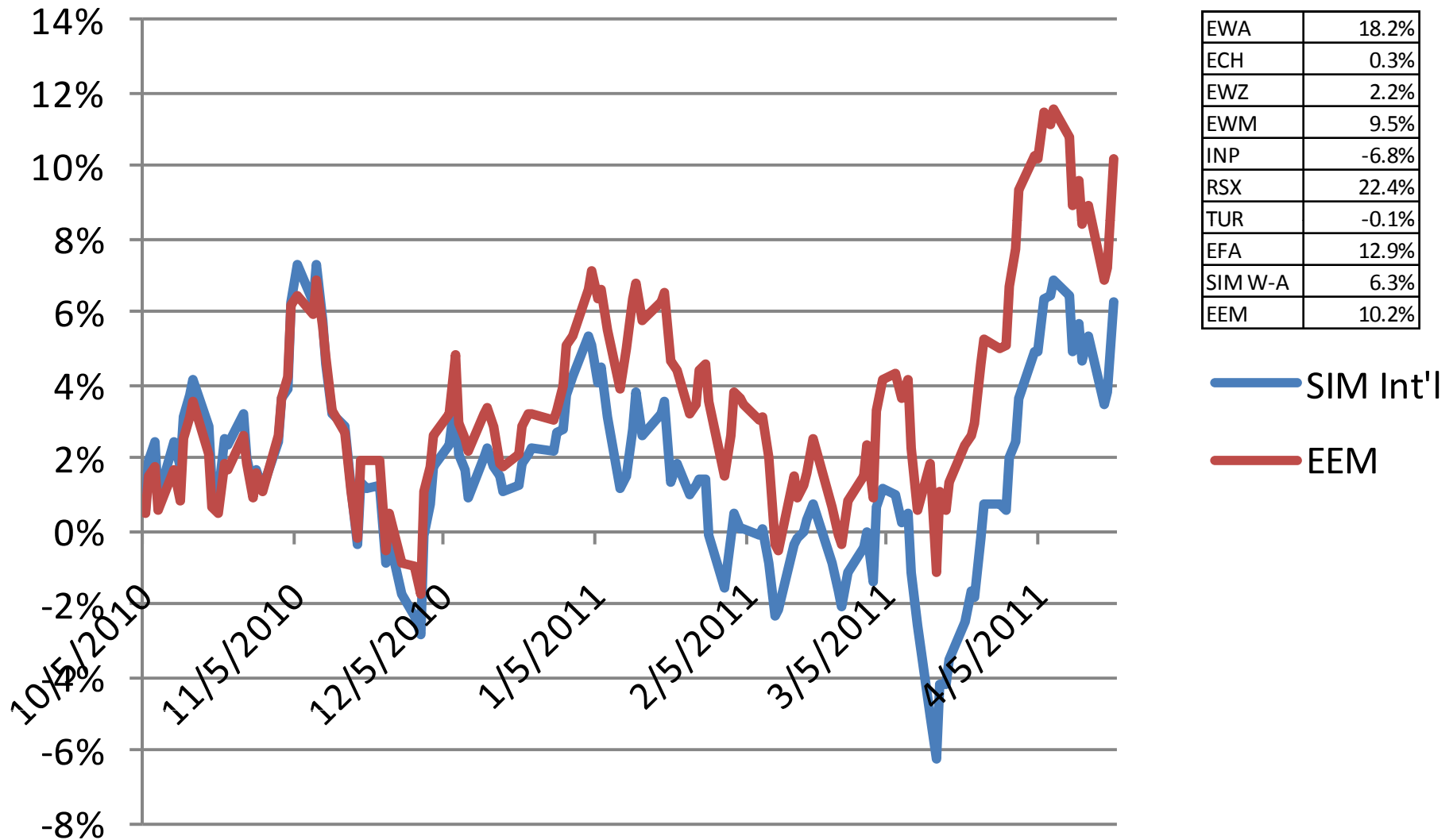
New SIM Funders

- Jaspreet Anand
- Spencer Hardy
- Seth Landau
- Margaret MacCool
- David Pye
- Piers Sharman

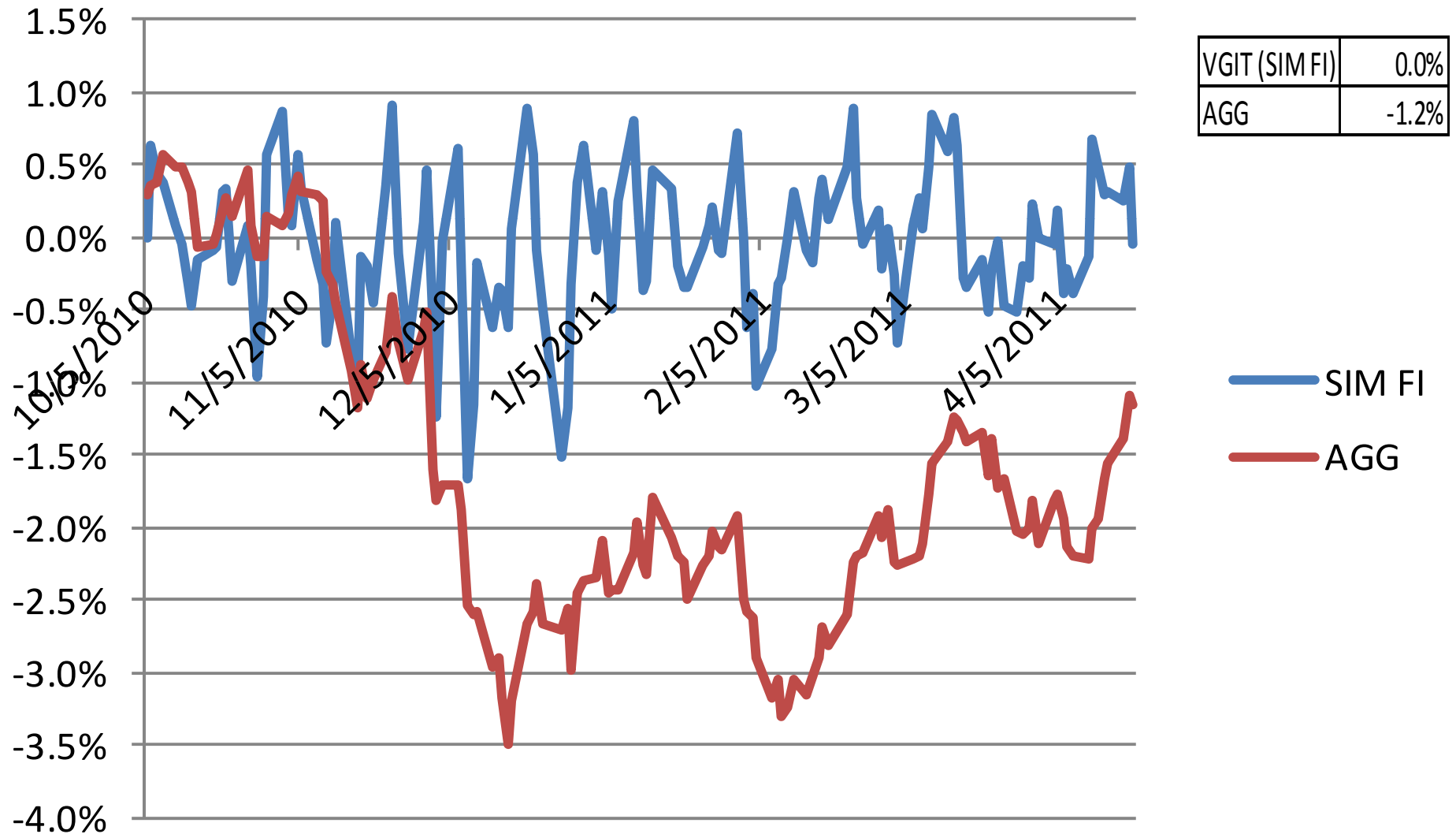
Appendices

- Appendix A – Performance vs. Benchmarks
- Appendix B – Performance of Securities We Sold
- Appendix C – Current Holdings

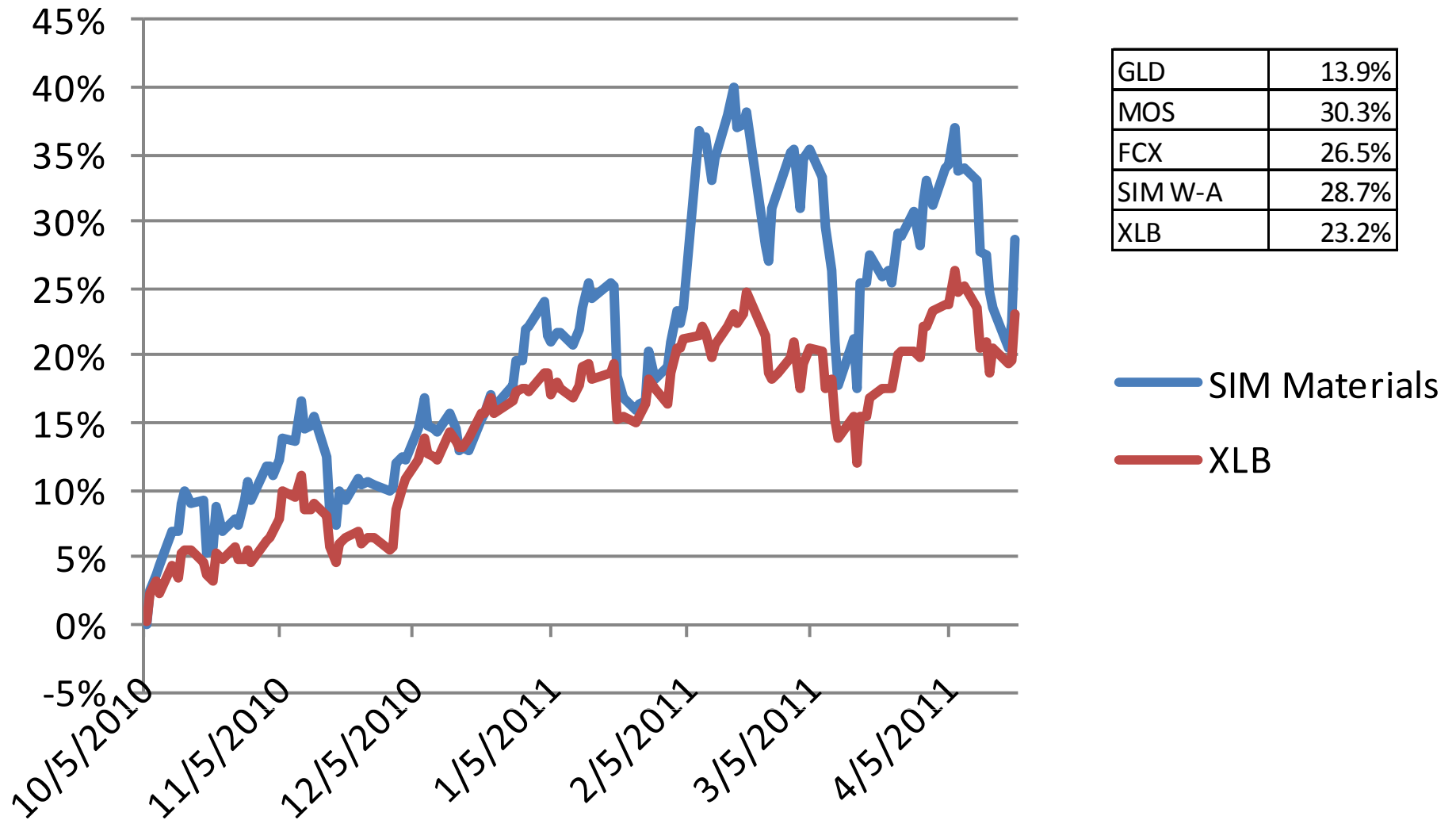
Appendix A: Performance vs. Industry ETFs - WPC International vs. SPDR Emerging Markets



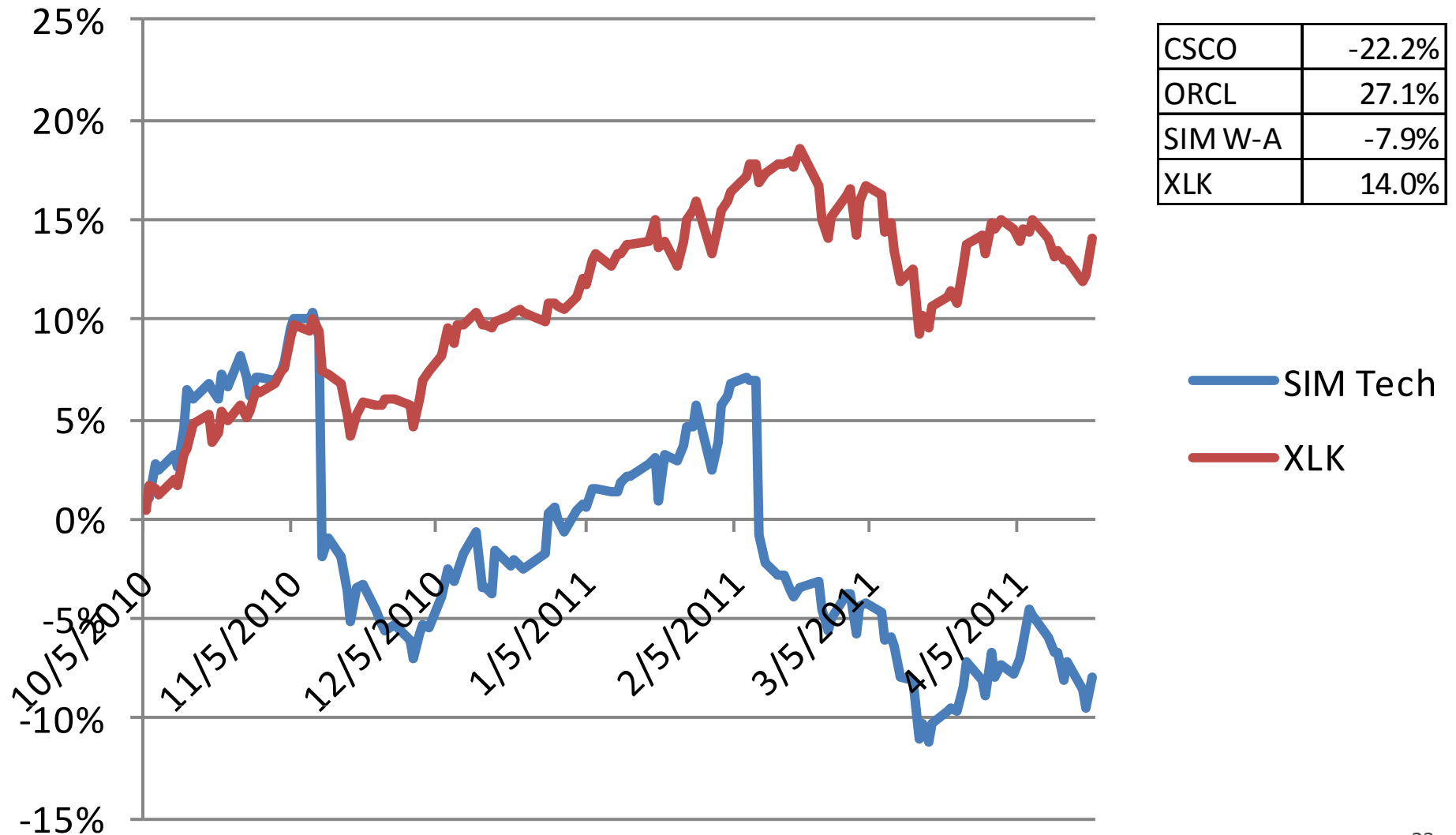
WPC Fixed Income vs. Barclays Aggregate Bond Index



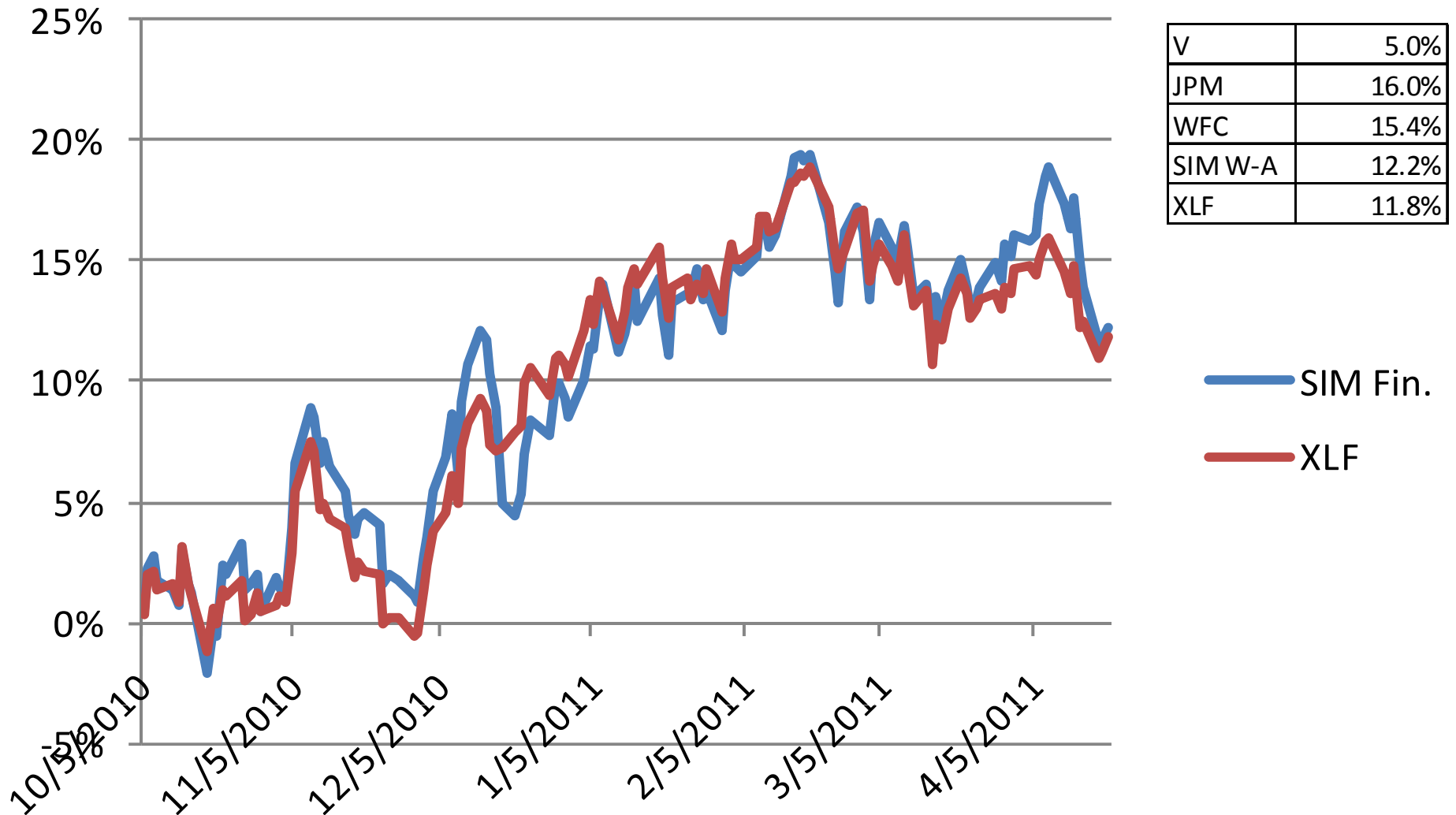
WPC Mining Securities vs. SPDR Metals & Mining



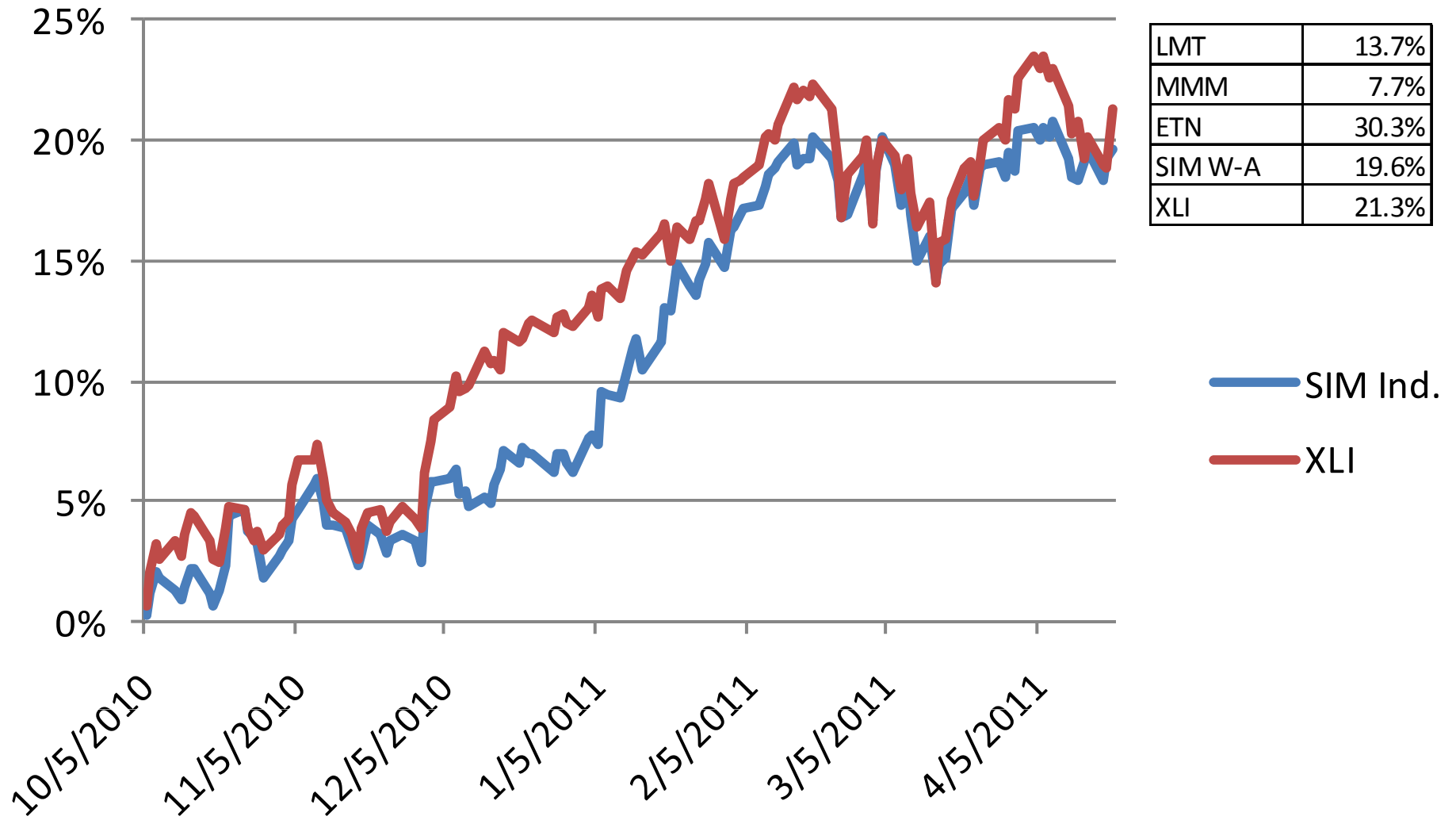
WPC Technology Securities vs. SPDR Technology (XLK)



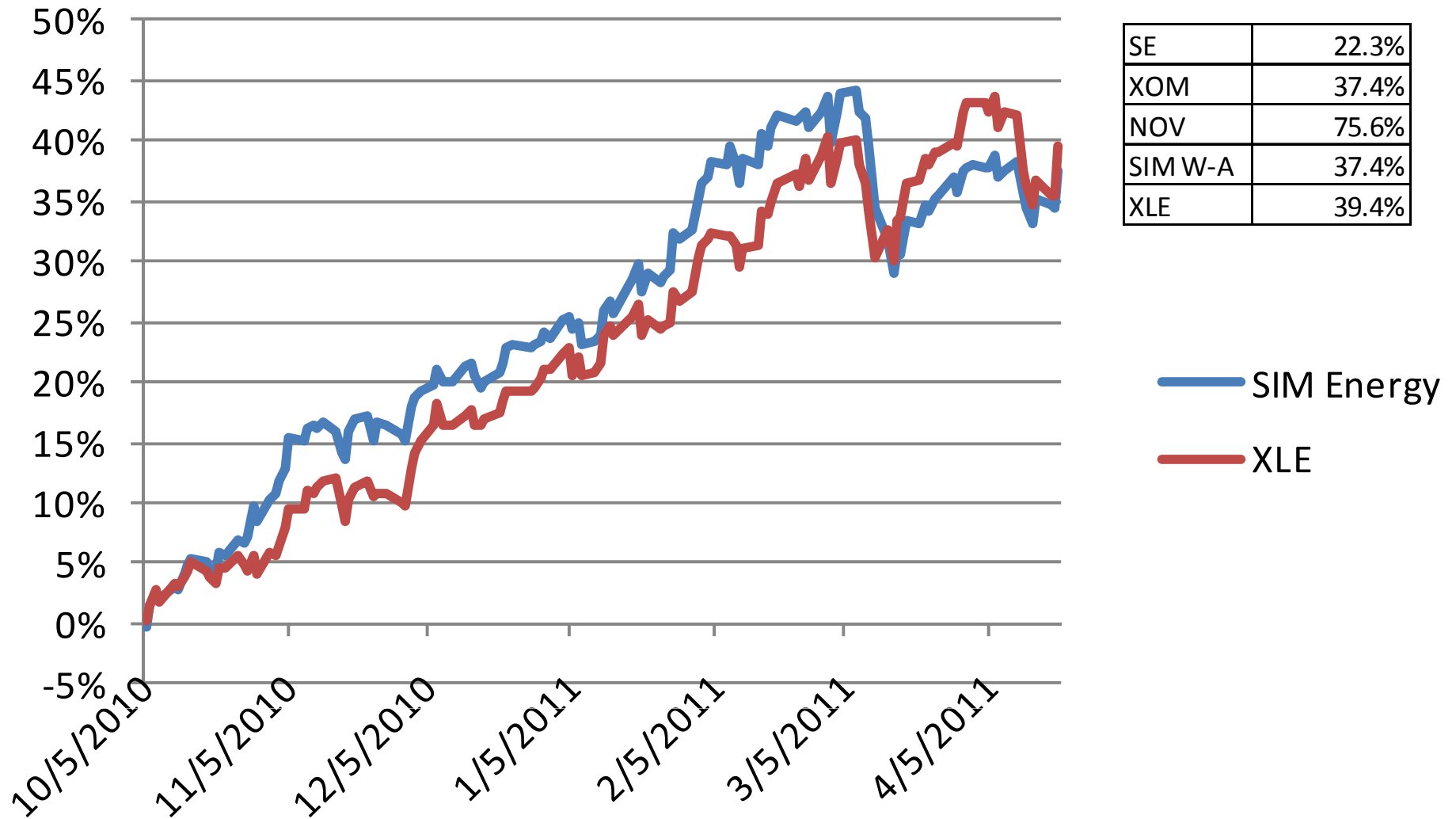
WPC Finance Securities vs. SPDR Finance



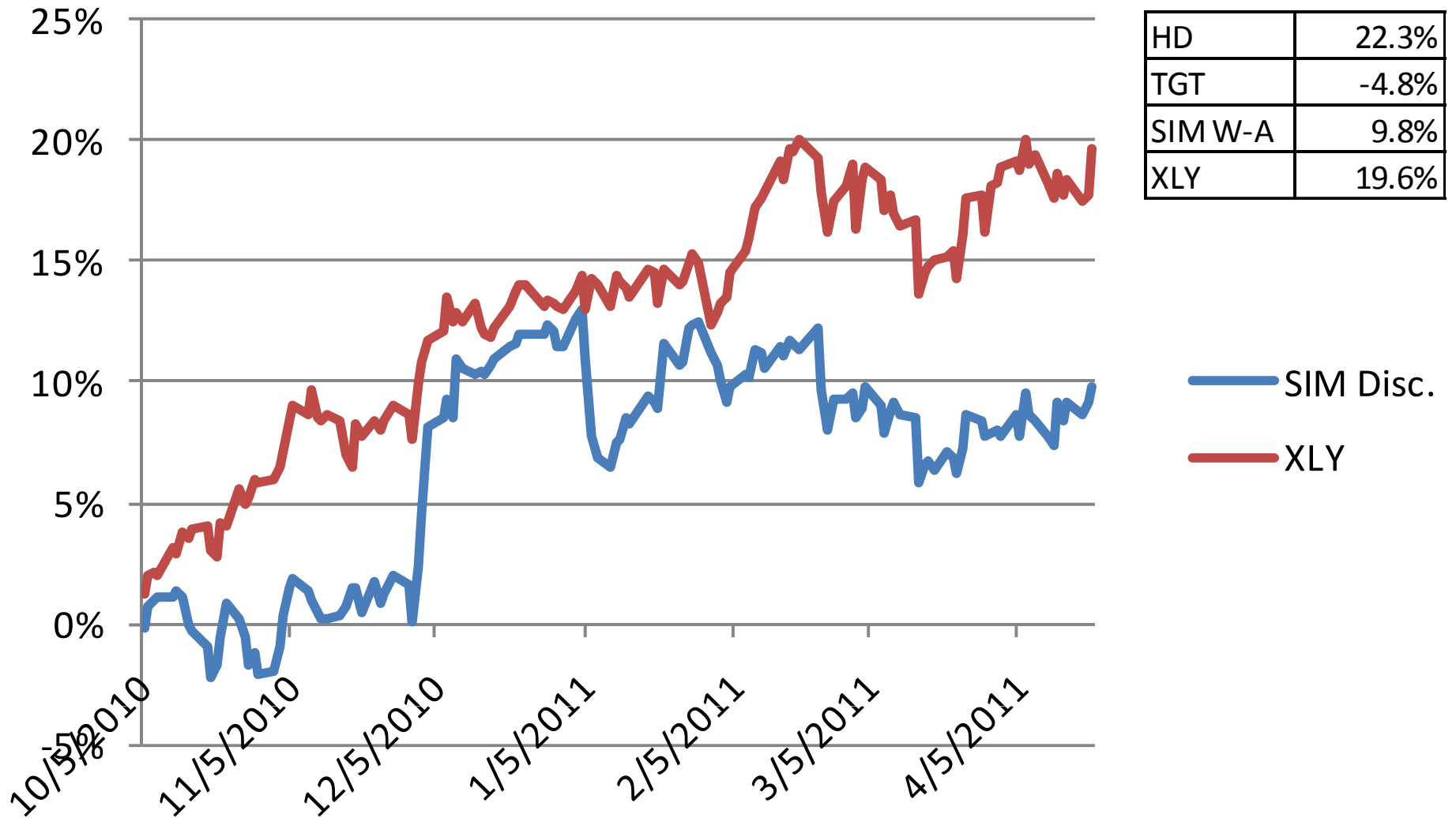
WPC Industrial Securities vs. SPDR Industrials



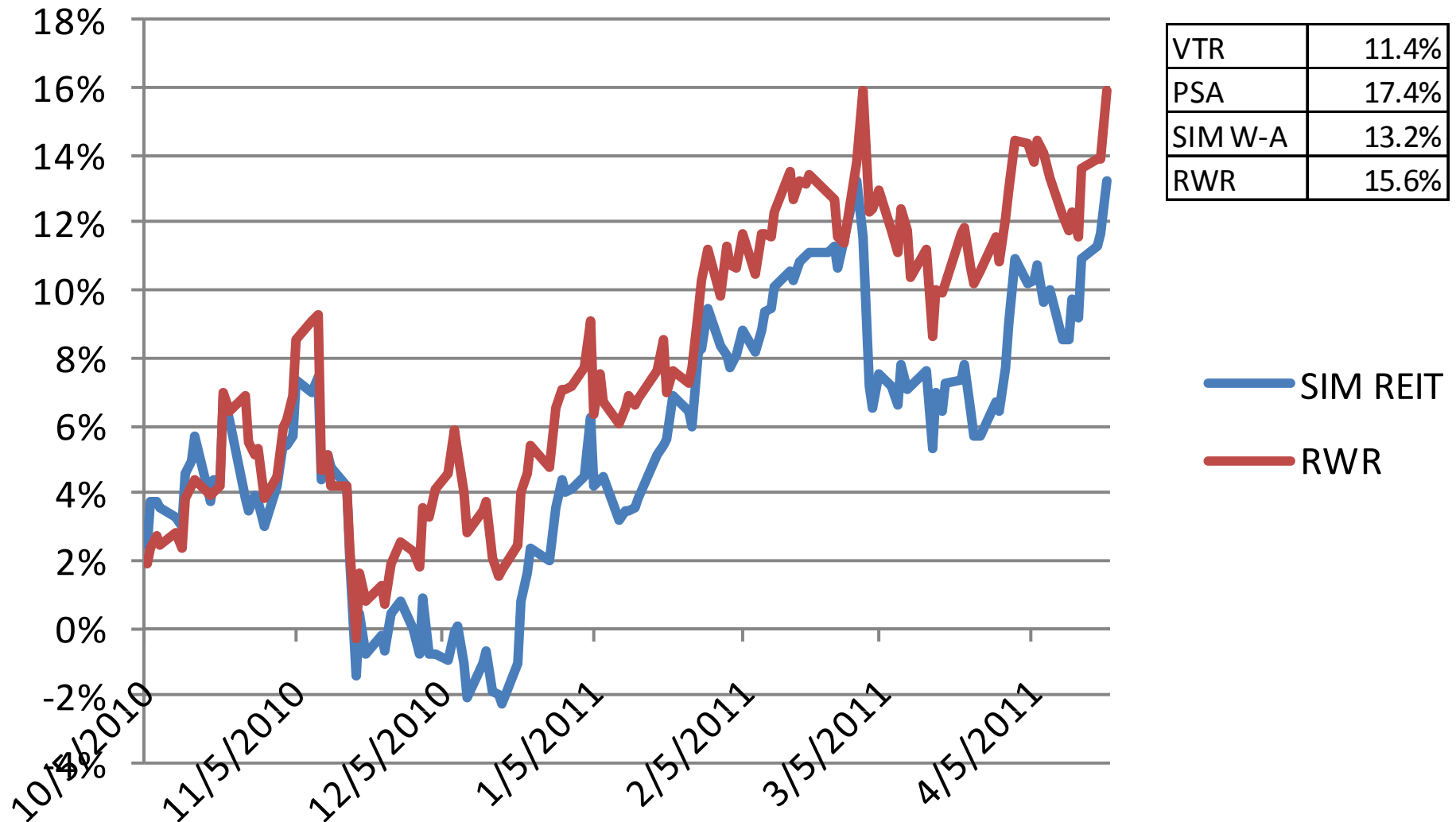
WPC Energy Securities vs. SPDR Energy



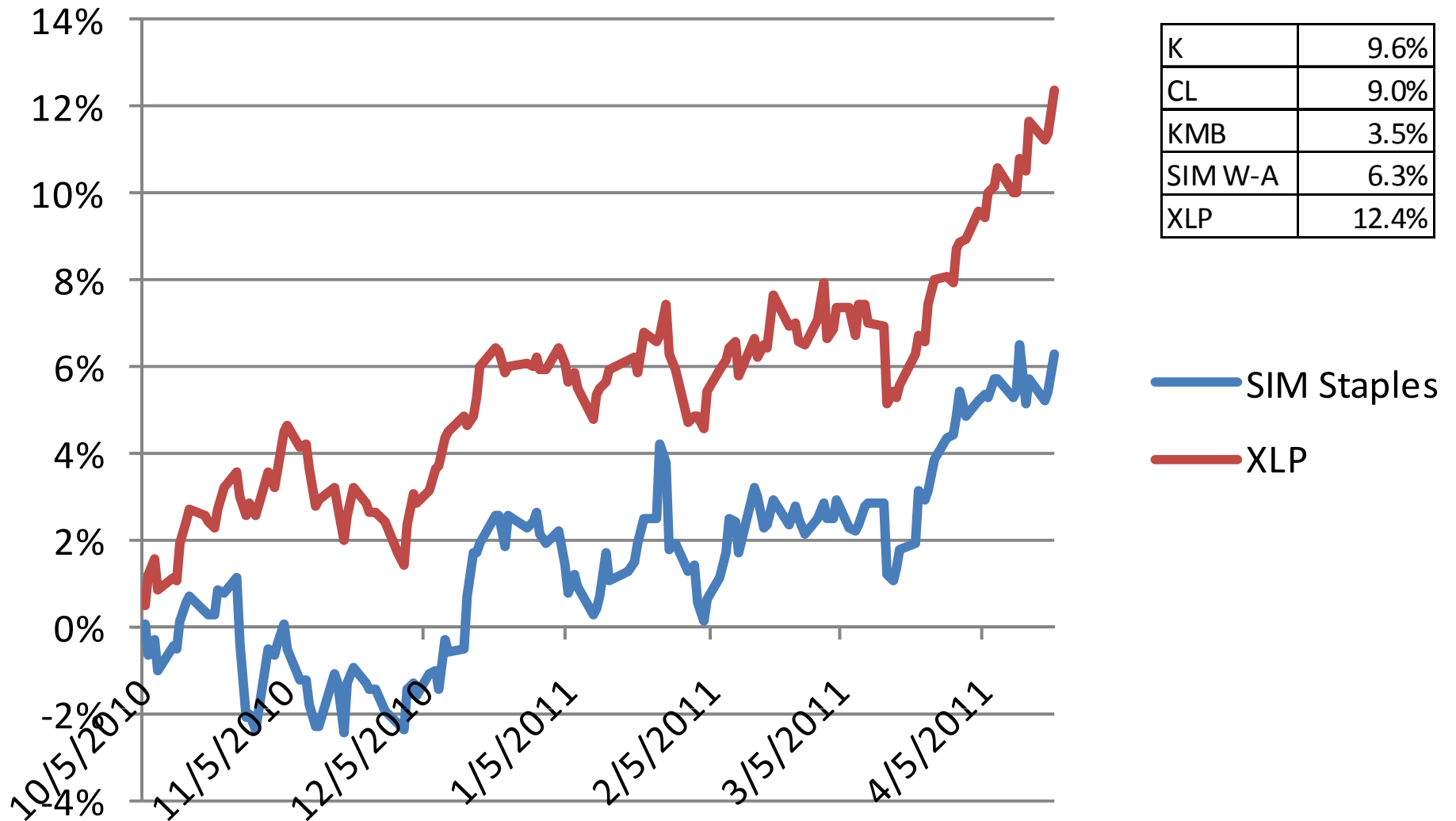
WPC Consumer Discretionary Securities vs. SPDR Con. Disc.



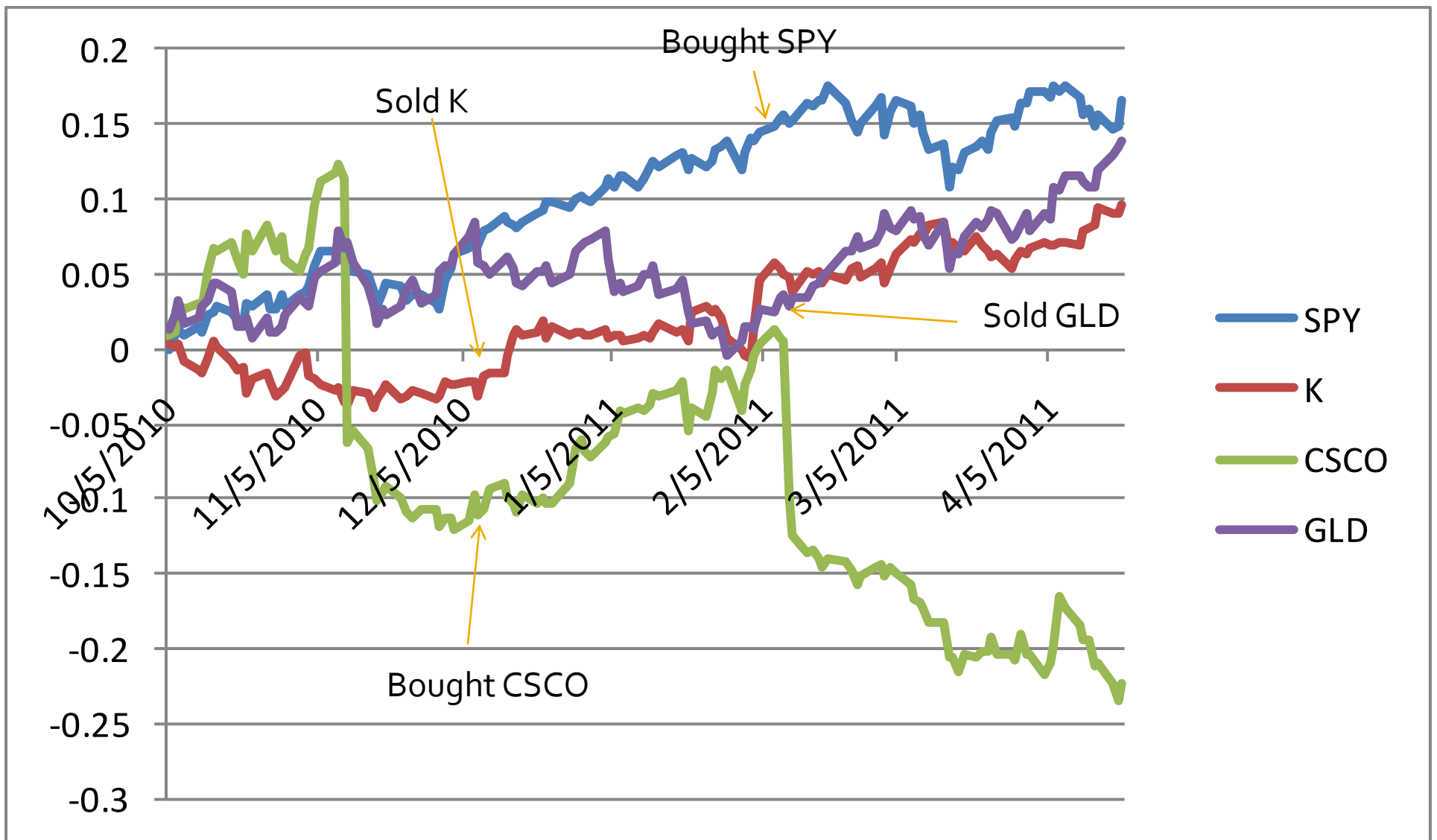
WPC REIT Securities vs. SPDR REIT



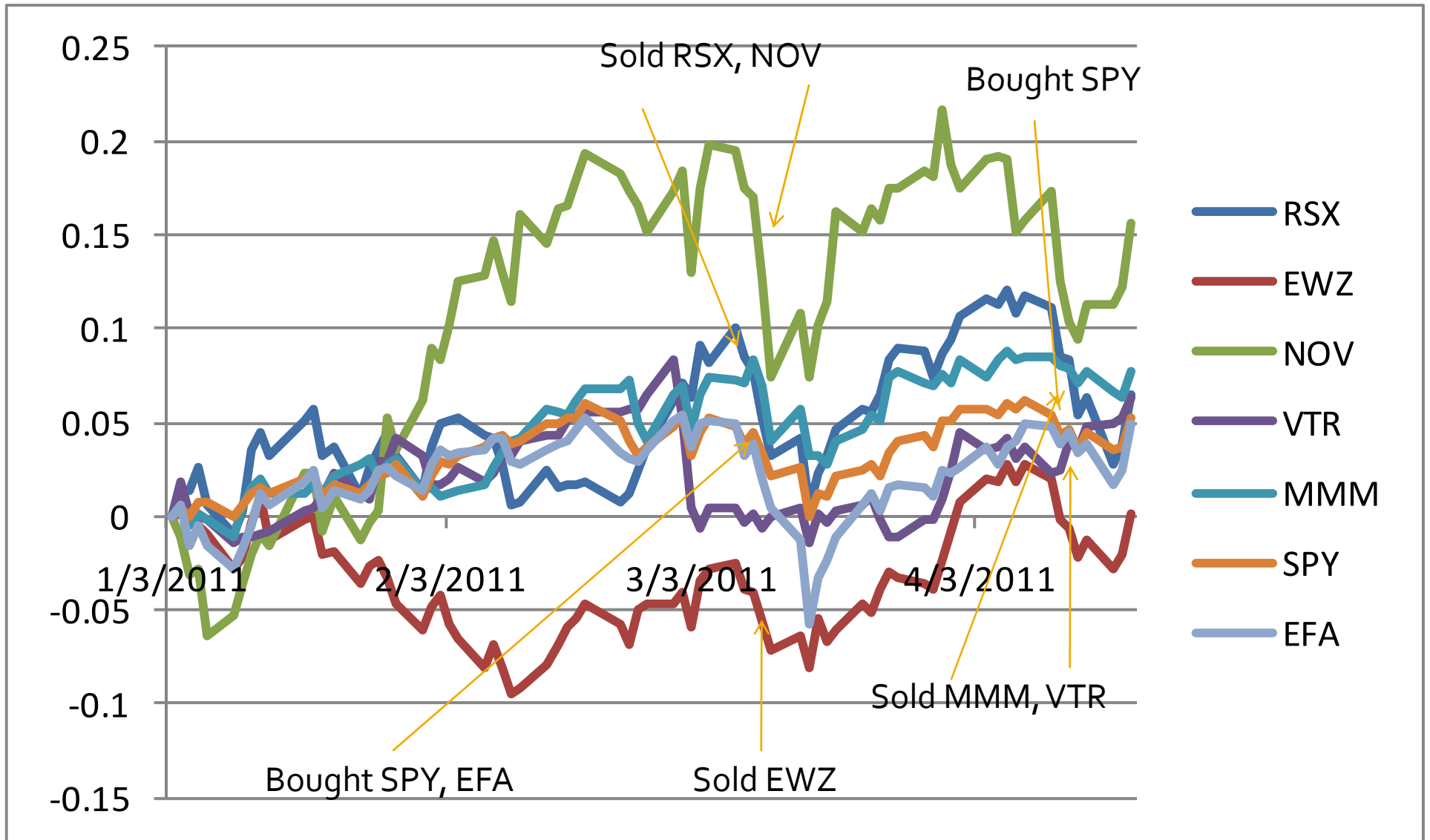
WPC Consumer Staples vs. SPDR Consumer Staples



Appendix B – Performance of Traded Securities



Performance of Traded Securities Cont.



Appendix C – Current Holdings

# Shares	Security	Basis	Price	Dollar Amount	% of Assets	Div. Yield	Total Return
1200	CISCO SYSTEMS INC	20.90	16.61	20,580.00	3.8%	0.0%	-20.5%
200	COLGATE-PALMOLIVE CO	75.46	81.42	16,152.00	3.0%	2.6%	9.2%
200	EATON CORP	41.36	52.63	11,088.00	2.0%	3.6%	29.0%
200	EXXON MOBIL CORP	62.63	83.80	16,826.00	3.1%	2.1%	34.9%
200	FREPORT-MCMORAN COP	44.64	51.72	11,110.00	2.0%	2.2%	17.0%
600	HOME DEPOT INC	31.63	37.77	22,236.00	4.1%	2.5%	20.7%
200	JPMORGAN CHASE & CO	39.26	44.65	9,220.00	1.7%	0.4%	13.9%
200	KIMBERLY-CLARK CORP	65.30	65.82	13,054.00	2.4%	4.0%	2.8%
200	LOCKHEED MARTIN CORP	69.44	77.01	16,080.00	2.9%	3.1%	12.5%
200	MOSAIC CO/THE	60.35	76.75	15,750.00	2.9%	0.3%	27.3%
100	NATIONAL OILWELL VARCC	44.79	77.51	7,927.00	1.4%	0.5%	73.3%
400	ORACLE CORP	27.23	33.67	13,373.00	2.4%	0.6%	24.0%
100	PUBLIC STORAGE	98.10	111.79	11,091.00	2.0%	2.9%	15.4%
500	SPECTRA ENERGY CORP	22.84	27.05	13,590.00	2.5%	3.7%	20.3%
300	TARGET CORP	53.74	49.82	15,003.00	2.7%	2.0%	-6.3%
300	VENTAS INC	53.23	55.13	16,290.00	3.0%	3.9%	5.5%
100	VISA INC-CLASS A SHARES	73.91	75.92	7,362.00	1.3%	0.7%	3.1%
300	WELLS FARGO & CO	25.69	30.07	9,513.00	1.7%	0.6%	17.3%
200	IPATH MSCI INDIA INDEX E	78.36	70.99	14,546.00	2.7%	0.0%	-9.4%
900	ISHARES MSCI AUSTRALIA I	24.01	26.91	23,958.00	4.4%	0.0%	12.1%
200	ISHARES MSCI CHILE INVES	74.53	73.77	14,368.00	2.6%	0.0%	-1.0%
300	ISHARES MSCI EAFE INDEX	58.99	60.14	18,024.00	3.3%	2.3%	3.1%
500	ISHARES MSCI MALAYSIA	13.85	14.71	7,395.00	1.4%	0.0%	6.2%
200	ISHARES MSCI TURKEY INVS	71.26	68.39	12,768.00	2.3%	0.0%	-4.0%
1100	SPDR S&P 500 ETF TRUST	119.52	131.31	145,849.00	26.6%	1.6%	10.7%
900	VANGUARD INTERM-TERM	63.99	61.07	54,450.00	9.9%	0.0%	-4.6%