

The Aldgate East Property Fund Ltd

Location: No.1 Commercial Street
Aldgate East, London E1

A £120 million combined 21 floor Office,
Retail and Residential new build development
in a prime London regeneration location.

Full planning permission already granted.
To be developed by an experienced London
based company.

Development and sell out expected to be
complete early 2010.

Comprising:

- 189 - Private Residential Apartments and Penthouses
- 28 - Social Housing Apartments
- 90,000 sq. ft. - Office Space
- 10,000 sq. ft. - Retail Space
- 5,000 sq. ft. - Retail Car Parking
- 16 - Car Parking Spaces

To be financed via an £18 million combination of preferential underwritten junior loan notes and unsecured loan notes as well as Bank development funding.

Indicative Terms Subject to confirmation and potential change pending issue of an Information Memorandum.

The Fund is to be a listed vehicle on the Channel Islands Stock Exchange.

Preferential Junior loan notes expected to be underwritten at the rate of 10% pa compound.

The unsecured loan notes are expected to have a fixed return of 19% pa compound. These notes will rank after the bank debt and secured loan notes but ahead of the developer fees and sponsor fees to be paid. In addition they will also be entitled to a 15% share of any residual profits.

This fund is suitable for SIPP Investment, Trusts, Corporate and Private clients.

This is not an invitation to invest in this Fund. The Information Memorandum will only be distributed to individuals authorised to receive such a communication.

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