

BRANDEAUX

GROUND RENT PORTFOLIO PLUS FUND

NOW IN ITS 8TH SUCCESSFUL YEAR

7.60% p.a. RETURN OVER THE PAST 12 MONTHS

8.71% AVERAGE ANNUAL RETURN SINCE LAUNCH*

TOTAL RETURN TO 30TH NOVEMBER 2008

1 YEAR: **+7.60%**

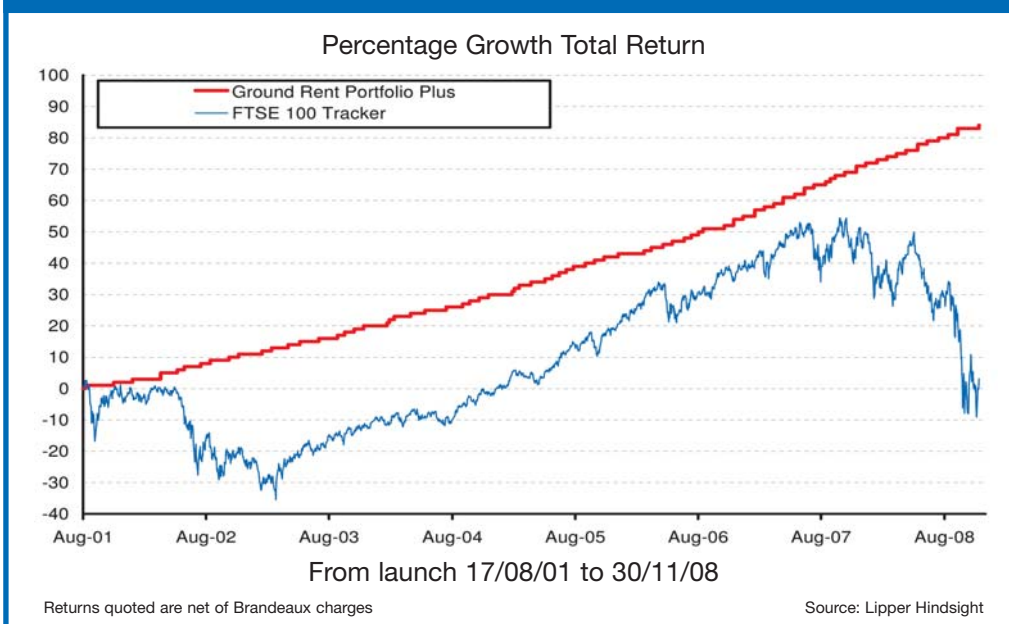
3 YEARS: **+29.58%**

5 YEARS: **+53.33%**

The Fund follows investment objectives and a strategy which have proven to deliver the long term positive returns with low volatility which has characterised the entire range of Brandeaux Funds.

The Fund focuses on the ownership of ground rents and well-located residential properties which have secure income and reversionary value, which is the increasing capital value as a result of the approaching date after which a leaseholder loses the right to occupy the property. This long term performance demonstrates the success of the investment strategy and sets Ground Rent Portfolio Plus Fund along with the other Brandeaux Funds in a class of their own.

BRANDEAUX GROUND RENT PORTFOLIO PLUS FUND



*Average annual return since launch on 17 August 2001 compounded annually on fund anniversary date.

KEY FACTS

Fund Size
£48m

Launch Date
17 August 2001

Manager
Brandeaux Managers Limited

Investment Adviser
Brandeaux Advisers (UK) Limited

Administrator
Brandeaux Administrators Limited

Auditor
Deloitte & Touche LLP

Banker
HSBC Bank plc

Custodian
Investec Bank (Switzerland) AG

External Property Valuer
CB Richard Ellis Limited

Initial Charge
1.5%

Annual Management Charge
1.5%

Dividend Status
None

Dealing Day
Weekly on Friday

MEXID Number
8QGRPP

SEDOL Number
2793416

ISIN Number
VGG130921122

Website
www.brandeaux.com

BRANDEAUX

GROUND RENT PORTFOLIO PLUS FUND

MAIN OBJECTIVES

- To deliver consistent annualised positive returns of 8% to 10% while maintaining a profile of low volatility performance;
- To invest in UK ground rents and residential properties which are expected to provide capital appreciation through reversionary value;
- To provide investors with access to an actively managed Fund holding assets with little correlation to traditional asset classes; and
- To provide long term positive returns through a combination of capital appreciation and secure rental income.

WHERE THE FUND INVESTS

The Fund invests in a portfolio of over 23,000 residential ground rent properties located throughout the UK, with geographical emphasis on Central London. There is a concentration of value in the affluent London locations of Chelsea, Knightsbridge, Kensington and Mayfair. The properties are focused on freeholds producing an increasing value towards reversion date which provides the backbone of the low volatility and consistent performance.



An example of a ground rent investment with significant reversionary value.



An example of a ground rent investment with significant reversionary value.

PRIVATE PLACEMENT MEMORANDUM

For a copy contact:
info@brandeaux.ie

WEBSITE

www.brandeaux.com

HEAD OF MARKETING

Contact: Adrian Perry
Telephone: +353 877 55 88 50
a.perry@brandeaux.com
info@brandeaux.com

Brandeaux's student and key worker accommodation portfolio can be viewed on:
www.libertyliving.co.uk

This Fact Sheet is for information purposes only and is not intended as an offer or solicitation to anyone in any jurisdiction in which such an offer or solicitation is not authorised, or to any person to whom it would be unlawful to make such an offer or solicitation. Persons who receive this Fact Sheet are required to inform themselves about and observe any such restrictions and should seek professional advice. This Fact Sheet should be read in conjunction with the Memorandum and Articles of Association and Private Placement Memorandum of Ground Rent Portfolio Plus Limited. Information and representations herein are based on information available at the date hereof, and are, therefore, subject to change. In particular, past returns are not a guide to future returns and the value of shares may go down as well as up. All returns are shown net of Brandeaux charges.

Ground Rent Portfolio Plus Limited is incorporated in the British Virgin Islands ("BVI") as a BVI Business Company with registration number 436386. It is recognised as a professional fund under the BVI Mutual Funds Act, 1996 (as amended) and is subject to the supervision of the BVI Financial Services Commission.

This Fact Sheet is distributed on behalf of Brandeaux Managers Limited by Brandeaux Administrators Limited, Brandeaux House, 13 Upper Mount Street, Dublin 2, Ireland, which is authorised by the Financial Regulator under the Investment Intermediaries Act, 1995.