

BRANDEAUX STUDENT ACCOMMODATION FUND LIMITED
(the "Fund")
SUMMARY OF THE NEW SHARE CLASS

The new share class (the "New Shares") are "A" participating redeemable preference shares in the capital of the Fund.

A Private Placement Memorandum ("PPM") is available from Brandeaux Administrators Limited containing details of the New Shares and how to subscribe for them and how to convert the existing participating redeemable shares (the "Existing Shares") in the capital of the Fund into New Shares.

The Existing Shares and the New Shares will have the same share price.

A summary of the rights attaching to the New Shares and certain other information is set out below.

New Shares

The directors are offering New Shares in order to (i) satisfy the continuing demand amongst investors to invest in the Fund, and (ii) enable the Fund to seek to expand its portfolio of student accommodation properties.

In addition, the directors believe that it is in the best interests of the Fund for the notice period for requests to redeem Shares to correlate to the long term nature of the investments made by the Fund. Accordingly:

- the New Shares will require a holder to give longer notice in relation to redemption; and
- Shareholders will be offered the opportunity to convert their holding of Existing Shares into New Shares.

The rights attaching to the New Shares and the terms on which the Fund intends to issue New Shares and offer Shareholders the opportunity to convert Existing Shares into New Shares are set out in the Articles of Association of the Fund, (the "Articles") and are summarised in the PPM.

Once the Existing Shareholders have elected to convert 75% or more of Existing Shares into New Shares, the Fund may compulsorily convert all of the remaining Existing Shares into New Shares on the terms set out in the PPM and the Articles.

Subscriptions for New Shares

New shares are being offered for subscription from 12th March 2009. The new shares will be issued on the 5th business day of each calendar month, or such other business day as determined by the directors.

The directors have absolute discretion to accept or refuse any subscription application for New Shares in whole or in part or postpone any Subscription Day at any time and in any circumstances.

An applicant may be required to agree bespoke redemption terms in respect of any singularly large subscription for New Shares, as a condition for accepting the subscription.

No subscription application from any US person or ineligible investor (as defined in the PPM) will be accepted.

Redemptions of New Shares

Redemptions in respect of New Shares will take place on the 5th business day of the first calendar month which falls six clear calendar months after the date on which the redemption request is received, or earlier at the discretion of the directors. The redemption price will be calculated by reference to the most recent determination of the net asset value of the Fund prior to the date of such redemption. Once a redemption request is submitted it cannot be withdrawn.

The directors in their absolute discretion have the right to advance or postpone a redemption at any time and in any circumstances and to accept or refuse any redemption request in whole or in part at any time and in any circumstances.

It is the directors' current intention not to exercise the power to postpone redemptions beyond the six-month notice period unless redemptions are at a level that endangers liquidity, or for regulatory reasons. Whilst the directors will always be mindful of the need to treat all shareholders fairly, postponement would not necessarily apply to all redemption requests, but may be restricted to those whose quantum the Fund needs more time to meet.

The directors have absolute discretion to suspend redemptions of New Shares for any period, including until further notice, at any time and in any circumstances but believe that the flexibility to postpone redemptions will give greater ability to control liquidity and therefore reduce the potential for a general suspension that large scale redemptions might otherwise necessitate.

This Update 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 Update are required to inform themselves about and observe any such restrictions and should seek professional advice. This Update should be read in conjunction with the Memorandum and Articles of Association and Private Placement Memorandum of Brandeaux Student Accommodation Fund 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.

Brandeaux Student Accommodation Fund Limited is incorporated in the British Virgin Islands ("BVI") as a BVI Business Company with registration number 384467. 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. Shares are listed on the Irish Stock Exchange.

This Update 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.

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