

BRANDEAUX UPDATE

BRANDEAUX EURO FUND NOW FULLY OPEN

Dear Supporters,

We have reached another positive milestone in re-opening the Brandeaux funds. More than 85% of existing shareholders in Brandeaux Euro Fund agreed to convert into the new class "A" Share. Accordingly, all existing shares in the previously suspended share class have been converted to the class "A" Shares and the fund is fully open for both subscriptions and redemptions on the new terms.

Brandeaux Euro Fund ("the Fund") has continued to perform positively throughout the last 2 years. The Fund has delivered a return of 6.57%* for 2008 and 4.79%** for 2009 producing a total return of 11.39%; an average of 5.68% per annum over the 2 year period.

The Fund is currently approximately 80% invested in student accommodation assets through its investment in Brandeaux Student Accommodation Fund (£) and 20% in ground rent and reversionary property through its investment in Ground Rent Income Fund. Both of these investments are performing positively and have demonstrated their resilience to financial turmoil.

The outlook is positive for both asset classes and we are confident that the Fund will continue to perform well during 2010.

† Liberty Living is the exclusive brand for the Brandeaux student accommodation portfolio.



University of Kent students at a Brandeaux 'Liberty Living' residence †.

Fund	Average Since Launch	Total Return to 31 st December 2009		
		Last 12 Months	3 Years	5 Years
Brandeaux Euro Fund (Launched 25/07/03)	+6.81%	+4.79%	+20.47%	+37.84%

All returns are net of Brandeaux charges.

Brandeaux Euro Fund Limited

*Total Return for the year to 31st December 2008, net of Brandeaux charges: 6.57%

**Total Return for the year to 31st December 2009, net of Brandeaux charges: 4.79%

Please contact info@brandeaux.ie for a copy of the Brandeaux Euro Fund Fact Sheet, Private Placement Memorandum, and audited Report & Financial Statements to 31st August 2009.

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 Fund's Articles of Association and Private Placement Memorandum. Information and representations herein are based on information available at the date hereof, and are, therefore, subject to change.

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 regulated by the Financial Regulator.

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