

BRANDEAUX UPDATE

Dear Supporters,

BRANDEAUX STUDENT ACCOMMODATION FUND BEGINNING ITS 10TH YEAR

All of us in the financial services industry are only too aware of the worry and fear caused by Madoff and other recent financial scandals. We at Brandeaux are mindful that increased due diligence is essential and we welcome the opportunity to assist you with this. Brandeaux considers strong corporate governance to be a foundation stone of its business.

The Fund is a separate legal entity with its own board of directors. The student accommodation assets are 100% legally owned by the Fund and are entirely separate from Brandeaux's own company assets. The Fund's shares are listed on the Irish Stock Exchange and the Fund is also subject to the supervision of the BVI Financial Services Commission.

The following independent professional advisers act on behalf of the Fund and have been appointed by the Fund's directors based on their professional standing and suitability to safeguard the Fund's assets. We summarise below a brief description of their duties and responsibilities. A comprehensive description of their roles is set out in the PPM, available from the Fund's Administrator on info@brandeaux.ie.

Custodian

The Directors have appointed Investec Bank (Switzerland) AG as custodian of the Fund's investments. The Custodian is a limited liability company incorporated in Switzerland and regulated by the Swiss Federal Banking Commission. The Custodian is responsible for the safe custody of all the non-cash assets of the Fund.

Bankers

The Directors have appointed HSBC Bank Plc to act as the principal banker in relation to the Fund's cash. HSBC provides services to the Fund on normal commercial terms. HSBC holds the subscription account monies and acts as the principal banker for the Fund's cash balances.

HSBC Bank Plc is incorporated in the United Kingdom and is authorised and regulated in the United Kingdom by the FSA.

Barclays Bank Plc and Bank of Scotland (now part of Lloyds Banking Group) also act as bankers to the Fund and are currently holding some cash balances. There are no cash balances held at any other bank.

Property Valuer

The Directors have appointed Lambert Smith Hampton Group Limited as the independent property valuer to the Fund.

Lambert Smith Hampton, who are regulated by the Royal Institution of Chartered Surveyors, act as independent external professional valuers to value the Fund's property investments on acquisition and monthly thereafter, on a basis which complies with the requirements of the Royal Institution of Chartered Surveyors Valuation Standards, Sixth Edition.

Lambert Smith Hampton issue a monthly Valuation Certificate stating their professional opinion of the value of the student accommodation properties, and the Valuation Certificate is given with their full PI cover.

Auditor

The Directors have appointed Deloitte & Touche LLP, chartered accountants, as the auditor to the Fund. The Fund's financial statements are prepared in accordance with UK generally accepted accounting standards and comply with relevant legislation. Deloitte & Touche sign the audit certificate for the financial statements.

The audit process includes verification that the student accommodation assets are legally owned by the Fund, and that the Valuation Certificate given by the property valuer reconciles to the asset value in the Fund's balance sheet. Deloitte & Touche, as part of their audit, certify the Net Asset Value of the Fund which determines the share price, and also carry out procedural tests on the monthly calculation of the Net Asset Value.

Deloitte & Touche LLP are one of the world's largest international firms of chartered accountants.

Brandeaux Student Accommodation Fund's half yearly accounts to 28th February 2009 are now available. If you would like to receive a copy of these, please contact the Fund's Administrator on info@brandeaux.ie.

Legal Counsel (England & Wales)

The Directors have appointed Olswang LLP, a leading firm of London solicitors, as legal counsel to the Fund. They also act for the Fund on property transactions and hold the title deeds to all the student accommodation properties.

Legal Counsel (British Virgin Islands)

The Directors have appointed Harneys, a major firm of solicitors in the BVI to act as legal counsel to the Fund for BVI jurisdictional matters.

Other information:

Brandeaux publishes prices for all of its funds on the following data feeds, in addition to the Brandeaux website, www.brandeaux.com (Password: Investor).

- **Morningstar** (www.morningstar.co.uk)
- **Lipper/Hindsight** (www.lipperweb.com)
- **Financial Times** (www.ft.com/funds/brandeaux)
- **Bloomberg** (www.bloomberg.com)
- **SEDOL Number: B61PNY0; ISIN Number: VGG131721125**

We hope that this information may be helpful. We appreciate your support and loyalty.

Kay Brandeaux
Chairman

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 authorised and regulated by the Financial Regulator under the Investment Intermediaries Act, 1995.

Head of Marketing

Adrian Perry

Tel: +353 877 55 88 50

a.perry@brandeaux.com