

BRANDEAUX LOOKS TO 2009 WITH OPTIMISM GOING INTO OUR 14TH SUCCESSFUL YEAR

Brandeaux Funds	Share Price	Total Return to 30/11/08			
		Average Since Launch*	1 Year	3 Years	5 Years
Brandeaux Ground Rent Funds					
Ground Rent Income Fund (Launched 29/02/96)	£3.10	+9.27%	+8.01%	+30.80%	+57.36%
Ground Rent Portfolio Fund (Launched 24/03/99)	£2.34	+9.15%	+7.83%	+30.73%	+52.94%
Ground Rent Portfolio Plus (Launched 17/08/01)	£1.84	+8.71%	+7.60%	+29.58%	+53.33%
Brandeaux Student Accommodation Fund					
Brandeaux Student Accommodation Fund (Launched 15/06/00)	£2.17	+9.57%	+10.71%	+33.95%	+57.25%
Brandeaux Dual Asset Funds - Ground Rents/Student Accommodation					
Brandeaux Sterling Fund (Launched 10/10/03)	£1.63	+9.97%	+8.67%	+34.71%	+61.39%
Brandeaux US Dollar Fund (Launched 25/07/03)	\$1.55	+8.52%	+6.16%	+31.36%	+51.96%
Brandeaux Euro Fund (Launched 25/07/03)	€1.45	+7.18%	+7.41%	+23.93%	+42.16%

*Average annual return since launch compounded annually on Fund anniversary date.

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