

A Brooks Properties Ltd

15 Henry Street, Limerick, Ireland
Tel: 00 353 6 131 7559 Fax: 00 353 6 131 7302

Contacts

Aidan Brooks (Managing Director)

Comment

Limerick property man Aidan Brooks has bought extensively in London over the past few years, acquiring properties in shopping areas such as Bond Street and Knightsbridge. In 2006 he purchased Sainsbury's Pimlico "market" for £55m from Delancey. Through his Sloane Capital operation, he bought Unilever House in London. A Brooks Properties is worth £44m on the back of £6.3m profit and £35.7m net assets in 2004-05.

A M Investments

76a Westbourne Grove, London W2 5SH
Tel: 020 7792 5558 Fax: 020 7792 5590
Email: tony@aminvestments.co.uk

Contacts

Anthony Moss (Proprietor)

Abacus Developments Ltd

40 Bernard Street, London WC1N 1LG
Tel: 020 7833 3322 Fax: 020 7837 3112
Email: adl@abacusgen.demon.co.uk
Web: www.sir-robert-mcalpine.co.uk

Contacts

Adrian McAlpine (Chairman)
Peter Sanders (Director)
Andrew Bolt (Director)

Comment

Abacus, an associate company of Sir Robert McAlpine, is a property investment and development company with involvement in many business parks, retail schemes, office developments, industrial and warehouse schemes throughout the UK.

Year Ending	Oct 2006	Oct 2005	Oct 2004
Turnover	£2.43m	£5.14m	n/a
Pre-Tax Profit	£3.9m	£1.06m	£-0.14m
Net Worth	£-8.18m	£-11.9m	£-13.1m
Total Assets	£10.5m	£12.3m	£10.8m

Abbeygate Developments

Blackfriars House, 379 South Row, Milton Keynes MK9 2PN
Tel: 01908 230911 Fax: 01908 230931
Email: cfaine@abbeygate-dev.co.uk

Contacts

Clive Faine (Managing Director)
David Gwynne (Director)

Comment

Much of Abbeygate's development has centred on Milton Keynes since Faine bought out the business with fellow director David Gwynne in 1988. It has invested more than £250m in the town and has another scheme in the pipeline that will take that figure past £350m. Most of developments are traded, although Abbeygate retains about £40m to £50m of its portfolio. (06/07)

Fund**Aberdeen Property Investors**

One Bow Churchyard, Cheapside, London EC4M 9HH
Tel: 020 7463 6000 Fax: 020 7463 6001
Email: glenn.newson@aberdeenpropertyinvestors.com
Web: www.aberdeenpropertyinvestors.com

Contacts

Glenn Newson (Managing Director - UK)

Comment

10/07 - Aberdeen Property Investors is poised to return to the UK fund market after a three-year hiatus.

The European fund manager aims to launch two funds with a total of around £400m as it looks to take advantage of the growing numbers of buying opportunities in an uncertain UK market.

Aberdeen has been out of the market since its UK and continental European fund management business was bought by Arlington Securities, now part of the Goodman group, in May 2004 for £50m.

The Ability Group

Ability House, 7 Portland Place, London W1B 1PP
Tel: 020 7580 1234 Fax: 020 7580 7271
Email: info@theabilitygroup.com
Web: www.theabilitygroup.com

Contacts

Andreas Panayiotou (Chairman)

Comment

The Ability Group was formed in 1996 by Group Chairman Andreas Panayiotou who built a £1bn residential property portfolio with over 7,000 tenants. Over the past two years Ability has sold around £500m of residential property and reinvested the proceeds into hotels and hotel development sites in the UK and Europe.

12/07 - Ability Group bought the 122 bedroom Cambridge Garden House Hotel from the Whitehall Fund for around £50m. This acquisition is the latest in a line for the Ability Group hotel portfolio, which now totals five properties, following the recent acquisitions of the Dunblane Hydro Hotel last week, Hilton Liverpool, Club Med Kamarina and Premier Inn Glasgow.

Year Ending	Dec 2006	May 2006	May 2005
Turnover	£3.2m	£6.54m	£6.5m
Pre-Tax Profit	£-2m	£-42.3m	£-5.9m
Net Worth	£114m	£106m	£190m
Total Assets	£273m	£261m	£418m

Acaster LLP

Palmers House, 7 Corve Street, Ludlow, Shropshire SY8 1DB
Tel: 01584 878353 Fax: 01584 873010
Email: mail@acaster-llp.co.uk
Web: www.acaster-llp.co.uk

Contacts

Richard Cundall (Director)

Comment

Acaster is a limited liability investment partnership which owns a number of office and retail investment properties. Acaster concentrate on managing and improving its assets, whilst seeking new long term opportunities.

Ackerman Group of Companies

113 Brent Street, London NW4 2DX
Tel: 020 8203 2288 Fax: 020 8203 2951

Contacts

Joseph Ackerman (Director)

Comment

The Ackerman Group owns a large portfolio of retail and residential property. The company paid £187m for the Project Royal portfolio (10/06) and £75m for the Liberty 2 portfolio. (12/06)

Investment Agents Listing

North West	North West	North West
<p>Irving Rice & Partners St Nicholas House, Old Church Yard, Chapel Street, Liverpool L2 8TX Tel: 0151 476 0001 Fax: 0151 476 0002 Malcolm Irving (Partner) Email: malcolmirving@irvingrice.co.uk</p>	<p>Leslie Roberts 7th Floor, Arkwright House, Parsonage Gardens, Manchester M3 2LF Tel: 0161 834 4834 Fax: 0161 839 2434 Tony Lawton (Director) Email: tonylawton@leslieroberts.co.uk</p>	<p>Petch Hall Grampian House, 144 Deansgate, Manchester M3 3EE Tel: 0161 819 5050 Chris Petch (Director) Email: chris@petchhall.co.uk</p>
<p>Jeremy Rubin & Co Hilton House, 104 St George Road, Bolton BL1 2BZ Tel: 01204 361555 Fax: 01204 528271 Jeremy Rubin (Managing Director) Email: jeremyrubin@btconnect.com</p>	<p>Madison Commercial Optimum House, Clippers Quay, Manchester M50 3XP Tel: 0161 877 1660 Fax: 0161 872 2633 Martin Stringer (Director) Email: madisoncommercial@talk21.com</p>	<p>Rapleys Sixth Floor, Pall Mall Court, 61-67 King Street, Manchester M2 4PD Tel: 0870 777 6292 Martin Cearey (Partner Investment) Email: info@rapleys.co.uk</p>
<p>Jolley & Co 50 Hamilton Street, Birkenhead CH41 5AE Tel: 0151 647 5959 Fax: 0151 632 4978 Steve Jacob (Director) Email: enquiries@jolleyco.com</p>	<p>Mason & Partners The Corn Exchange, Brunswick Street, Liverpool L2 7TP Tel: 0151 227 1008 Fax: 0151 225 0155 Lee Randall (Surveyor) Email: leerandall@masonpartners.com</p>	<p>Regional Property Solutions 1-5 The Downs, Altrincham WA14 2QD Tel: 0161 927 7824 Fax: 0161 927 7834 Charles Murray (Director) Email: info@p-r-s.co.uk</p>
<p>Jonathan Kersh Commercial 2 Cotton Street, Liverpool L3 7DY Tel: 0151 207 9339 Fax: 0151 207 9449 Jonathon Owen (Commercial Manager) Email: jonathanowen@suttonkersh.co.uk</p>	<p>Mason Owen & Partners Gladstone House, 11 Union Court, Liverpool L2 4UQ Tel: 0151 242 3000 Fax: 0151 236 2569 Simon Bland (Investment Surveyor) Email: liverpool@masonowen.com</p>	<p>Riddell TPS Old Colony House, South King Street, Manchester M2 6DQ Tel: 0161 835 9333 Fax: 0161 835 9444 Gareth Riddell (Director) Email: gr@riddelltps.co.uk</p>
<p>Jones Lang LaSalle 82 King Street, Manchester M2 4WQ Tel: 0161 828 6440 Fax: 0161 828 6490 Jonathan Mills (Director of Investment) Email: jonathan.mills@eu.jll.com</p>	<p>Matthews & Goodman 2nd Floor, 196 Deansgate, Manchester M3 3WF Tel: 0161 839 5515 Fax: 0161 839 5590 Dominic Evans (Head of Investment) Email: devans@matthews-goodman.co.uk</p>	<p>Robert Pinkus & Co 16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP Tel: 01772 769000 Fax: 01772 760066 Robert Pinkus (Senior Partner) Email: all@pinkus.co.uk</p>
<p>Kenney Moore 5 York Street, Chester CH1 3LR Tel: 01244 345 600 Fax: 01244 340 404 Eddy Cotterill (Director) Email: secretary@kenneymoore.co.uk</p>	<p>Matthews & Goodman Suite 291, Water Street, Liverpool L2 OXF Tel: 0151 236 8732 Fax: 0151 236 1009 David Colvin (Director) Email: initialsurname@matthews-goodman.co.uk</p>	<p>Roberts & Roberts 15 Great Underbank, Stockport SK1 1LF Tel: 0161 477 4212 Fax: 0161 474 7722 Philip Cook (Director) Email: info@robertsandroberts.co.uk</p>
<p>Keppie Massie Alabama House, 6 Rumford Place, Liverpool L3 9BY Tel: 0151 255 0755 Fax: 0151 255 1181 Stuart Keppie (Partner) Email: keppiemassie@btconnect.com</p>	<p>McCafferty Asset Management Optimum House, Clippers Quay, Salford M50 3XP Tel: 0161 786 8796 Fax: 0161 848 0003 Ken Hutchings (Managing Director) Email: majid@mccafferty.co.uk</p>	<p>Sanderson Weatherall Brook House, 64/72 Spring Gardens, Manchester M2 2BQ Tel: 0161 615 7000 Fax: 0161 615 7001 Andrew Simmons (Director) Email: andrew.simmons@sandersonweatherall.com</p>
<p>King Sturge 1 Piccadilly Gardens, Manchester M1 1RG Tel: 0161 238 6212 Fax: 0161 228 7972 Edward Blood (Investment Partner) Email: edward.blood@kingsturge.com</p>	<p>Morgan Martin 12 Winckley Square, Preston PR1 3JJ Tel: 01772 556666 Fax: 01772 202159 Mike Barton (Partner) Email: mail@morganmartin.co.uk</p>	<p>Savills Commercial Ltd Fountain Court, 68 Fountain Street, Manchester M2 2FE Tel: 0161 236 8644 Fax: 0161 228 0544 Mark Ridley (Director) Email: mridley@savills.com</p>
<p>Knight Frank LLP 3rd Floor, 55 King Street, Manchester M2 4LQ Tel: 0161 833 0023 Fax: 0161 832 1478 Abid Jaffry (Partner) Email: abid.jaffry@knightfrank.com</p>	<p>Mowbray Gill The Old Rectory, St Marys Hill, Chester CH1 2DW Tel: 01244 409555 Fax: 01244 409556 Ian Gill (Partner) Email: mail@mowbraygill.co.uk</p>	<p>Scott Frazer Peter House, Oxford Road, Manchester M1 5AN Tel: 0161 209 3580 Fax: 0161 209 3581 Andrew Frazer (Partner) Email: andrew@scott-frazer.com</p>
<p>Lambert Smith Hampton 79 Mosley Street, Manchester M2 3LQ Tel: 0161 228 6411 Fax: 0161 228 7354 Stephen Hamer (Director - Investment) Email: lsh@sh.co.uk</p>	<p>NB Real Estate 42-44 Fountain Street, Manchester M2 2BE Tel: 0161 240 1100 Fax: 0161 240 1149 Martyn Markland (Investment Director) Email: mmarkland@nbrealestate.co.uk</p>	<p>Smith & Sons 51/52 Hamilton Square, Birkenhead CH41 5BN Tel: 0151 647 9272 Fax: 0151 666 1336 John Ellershaw (Senior Partner) Email: info@smithandsons.net</p>
<p>Lamont Commercial Ltd Nantwich Court, 5 Hospital Street, Nantwich CW5 5RH Tel: 01270 624441 Fax: 01270 624349 Neil Lamont (Managing Director) Email: nlamont@lamonts.co.uk</p>	<p>Nolan Redshaw Haweswater House, Waterford Business Park, Bury BL9 7BR Tel: 0161 763 0828 Fax: 0161 763 0829 Daniel Crawshaw (Associate Director) Email: info@nolanredshaw.co.uk</p>	<p>Smith Nicholas 2 Friarsgate, Grosvenor Street, Chester CH1 1XG Tel: 01244 408715 Fax: 01244 408778 Nigel Anderton (Managing Director) Email: nja@smithnicholas.co.uk</p>
<p>Lee Baron St James House, 7 Charlotte Street, Manchester M1 4DZ Tel: 0161 228 2001 Fax: 0161 228 7298 Lloyd Tingley (Investment Surveyor) Email: charlotte@leebaron.com</p>	<p>Ockleston Bailey 15 Whitefriars, Chester CH1 1NZ Tel: 01244 403444 Fax: 01244 401345 Hugh Ockleston (Director) Email: hugh@ocklestonbailey.co.uk</p>	<p>Stevens Scanlan 73 Mosley Street, Manchester M2 3JN Tel: 0161 236 8781 Fax: 0161 236 8531 Alan Murdoch (Senior Partner) Email: alan.murdoch@stevens-scanlan.co.uk</p>
<p>Legat Owen Albion House, Albion Street, Chester CH1 1RQ Tel: 01244 408200 Fax: 01244 408208 Peter Owen (Director) Email: pro@legatowen.co.uk</p>	<p>Peill & Co 1 Kent View, Kendal LA9 4DZ Tel: 01524 841230 Fax: 01524 843974 Peter Nicholson (Director Investment) Email: pete@peill.com</p>	

UK Buyers Index (2006 - 2007)

Office - West End

Henderson CLOF	3	£155m
Henderson Investors	2	£16m
Henderson Property Fund	1	£6m
Heron International	1	£13m
Highcroft Investment	1	£4m
Hines - HEVAF	1	£39m
Hines Pan-Euro Core Fund	1	£28m
Howard de Walden Estates	2	£9m
HSBC Bank Pension Trust	1	£7m
Hyde Park Properties	1	£16m
ING REIM UK Ltd	1	£23m
Invista REIM	4	£163m
John Lewis Pension Fund	1	£15m
Kier Property	1	£17m
Langham Estate	1	£8m
Lazari Investments	1	£107m
Legal & General Property	10	£311m
London & Stamford	1	£3m
London Bor of Southwark	1	£7m
MCR Property	1	£5m
Merrill Lynch Investment	1	£35m
Merseyside Pension Fund	1	£22m
Middle Eastern	1	£22m
Morley Fund Management	3	£191m
Norwich Property Trust	1	£60m
O&H Properties	4	£63m
Oppenheim Immobilien KAG	1	£21m
O'Regan Financial Trust	1	£69m
Pacific Group	3	£347m
Pink Elephant Prop Ltd	1	£3m
Pollen Estate	2	£33m
Portman Estate	2	£7m
Premier Property Group	1	£23m
Prudential Retire Income	1	£17m
PRUPIM	1	£18m
Railways Pension Trustees	1	£37m
Resolution Asset Man	3	£51m
Rock Investment Holdings	1	£28m
Royal London Asset Man	2	£17m
SAL Pension Fund Ltd	1	£18m
Scottish Widows	4	£215m
SITQ	1	£214m
South Yorkshire Pensions	1	£14m
Standard Life	3	£265m
Stow Securities Plc	1	£13m
Structadene Group	4	£32m
Terrace Hill Group Plc	1	£60m
Town Talk	1	£3m
UK Land Estates Ltd	1	£5m
USS	1	£41m
Vico Capital	1	£170m
WELPUT	1	£18m
West London & Suburban	1	£1m
Western Heritable Inv	2	£11m
Witkoff Group	1	£283m
Zegna III Holdings	1	£85m

Office - Central London

A&A Investments	4	£50m
Abu Dhabi royal family	2	£303m
Allianz Immobilien GmbH	2	£76m
Amises Ltd	1	£5m
Amsprop Ltd	3	£139m
Antler Property	1	£19m
Apperley Properties	3	£46m
Arab Investments	1	£200m
Arlington Property Invest	8	£395m
Artisan Group	1	£5m
Atlas Capital Group	2	£378m
Attleborough Estates Ltd	1	£5m
Avilon Ltd	1	£6m
AXA REIM	1	£12m
Ballymore Properties	1	£30m
Bank of Ireland PB	1	£75m
BCP Asset Management	1	£19m

Office - Central London

Beacon Capital Partners	5	£1,700m
Bellhouse Joseph Property	2	£59m
Berkeley Square Estates	1	£2m
Binden Properties Ltd	1	£5m
Blackstone Real Estate	1	£31m
Blue Capital Europa	1	£34m
British Ensign Estates	1	£18m
British Land Plc	1	£134m
Brooklands Group	1	£300m
Buckingham Securities	2	£185m
Burleigh Estates Plc	1	£81m
Business Environment	4	£42m
Canada Life Assurance	3	£60m
Canadian Pension Plan IB	2	£355m
Canary Wharf Group Plc	1	£30m
Candy & Candy	1	£23m
Capital & Counties Plc	3	£43m
Carlyle Group	2	£23m
Cass Properties Ltd	1	£14m
Catalyst Capital	4	£208m
CBF Church of England PF	1	£14m
CBRE Investors	1	£44m
CBRE Property Trust	1	£3m
CCLA Investment Man	1	£11m
Charles Street Buildings	1	£43m
Cheshire CC Super Fund	2	£15m
Church Commissioners	1	£14m
CIT	2	£29m
Citigroup PI	2	£188m
City Parochial Foundation	1	£8m
City Site Estates	6	£162m
Clerical Medical	1	£16m
COIF Charity Funds	1	£11m
Colliers Capital	1	£7m
Conygar Investment Co Plc	2	£86m
CPC Group	1	£18m
Credit Suisse Asset Man	2	£16m
Crown Estate, The	2	£54m
Crownway Investments Ltd	1	£14m
Dalton Rey	1	£9m
Danescroft Commercial	2	£28m
Davy Stockbrokers	2	£122m
DCD Group	2	£458m
Derek Quinlan	1	£1,050m
Derwent London Plc	1	£46m
Deutsche PAM	1	£58m
Dorington Properties Plc	2	£41m
Doughty Hanson	1	£60m
Draco Property	2	£118m
Ebury Securities Ltd	1	£9m
Ediston Opportunity Fund	1	£9m
Endurance Land Ltd	2	£54m
EPIC UK Ltd	2	£34m
Europe Arab Bank	1	£31m
F&C Asset Management	2	£30m
Faircroft Properties Ltd	1	£4m
Fidelity Investment	1	£57m
Friends Provident	5	£112m
Frogmore Property Company	1	£18m
Frogmore RE Partners	2	£22m
Fusiongold	1	£64m
Gage Properties (UK) Ltd	3	£9m
Garvan O'Doherty	1	£4m
GE Real Estate	8	£270m
GIC Real Estate	1	£480m
Gill Levy	1	£90m
Glebe Holdings Ltd	1	£215m
Golfrate Properties Ltd	2	£188m
Goodbody Stockbrokers	1	£120m
Goodman Investors	1	£10m
Government of Oman	1	£45m
GP Nominees Ltd	2	£79m
Gracemark Investments Ltd	1	£21m
Grafton Advisors	1	£10m
Grattan Properties	3	£279m

Office - Central London

Great Portland Estates	8	£218m
Greenhills Real Estate	2	£96m
Gresham Real Estate Fund	1	£26m
Greycoat CLOD Fund	3	£115m
Grosvenor Ltd	3	£28m
Halcyon Property Ltd	1	£6m
Halladale Group Plc	1	£8m
Hammerson Plc	1	£71m
Henderson CLOF	4	£265m
Henderson Investors	3	£51m
Henderson Property Fund	1	£6m
Hermes REIM	3	£400m
Heron International	1	£13m
Highcroft Investment	1	£4m
Hines - HEVAF	2	£93m
Hines Pan-Euro Core Fund	1	£28m
Hines UK	1	£26m
Howard de Walden Estates	2	£9m
HSBC Bank Pension Trust	1	£7m
Hyde Park Properties	1	£16m
ING Central London Fund	2	£251m
ING REIM UK Ltd	6	£296m
ING UK REIT	2	£23m
INVESCO Real Estate	2	£29m
Invista REIM	13	£917m
Istithmar PJSC	1	£325m
IVG UK Ltd	4	£750m
Jaguar Capital	2	£128m
Jesta Capital Corporation	1	£355m
John Lewis Pension Fund	1	£15m
KanAm Grundinvest Fonds	1	£406m
Kenmore Group	1	£45m
Kier Property	1	£17m
LAMIT	1	£7m
Land & Equity Holdings	2	£5m
Land Securities Plc	13	£93m
Langham Estate	1	£8m
LaSalle Investment Man	1	£4m
Lazari Investments	4	£355m
Legal & General Property	18	£562m
London & Capital Property	1	£5m
London & Regional Prop	1	£9m
London & Stamford	1	£3m
London Bor of Southwark	1	£7m
London Merchant Sec	1	£10m
Matterhorn Capital	1	£51m
McAleeer & Rushe	1	£25m
MCR Property	1	£5m
Menolly Group	1	£163m
Merrill Lynch Investment	2	£143m
Merseyside Pension Fund	1	£22m
Metrovacesa SA	2	£1,330m
Middle Eastern	1	£22m
Middle Eastern investor	1	£208m
Minerva Plc	1	£9m
Mitsubishi Estate Company	1	£109m
Mitsui & Co	2	£160m
Molloy Properties	1	£55m
Moorevale Ltd	2	£42m
Morgan Stanley RE	1	£61m
Morley Fund Management	8	£423m
Morley Pooled Pensions PF	1	£16m
Motcomb Estates	1	£4m
Nationale-Nederlanden	2	£355m
Nationwide Pension Fund	1	£5m
Norwich Property Trust	2	£136m
Norwich Union	1	£148m
O&H Properties	4	£63m
Oakmayne Properties Ltd	1	n/a
O'Callaghan Properties	1	£17m
Ontario Teachers PPB	1	£132m
Oppenheim Immobilien KAG	1	£21m
O'Regan Financial Trust	1	£69m
Oxford Properties	1	£200m
Pacific Group	3	£347m

CAP

UK Buyers and Sellers (2006 - 2007)

COMPANY	B/S	TOWN	ADDRESS	SECTOR	PRICE (£m)	YIELD (%)	DATE
Capital & Counties Plc	SELL	PORTFOLIO	Great Capital Partnership	Office	299.00	n/a	Apr 2007
Capital & Counties Plc (JV)	BUY	PORTFOLIO	Great Capital Partnership	Mixed	162.00	n/a	Apr 2007
Capital & Counties Plc (JV)	BUY	PORTFOLIO	Great Capital Partnership	Office	299.00	n/a	Apr 2007
Capital & Counties Plc	BUY	LONDON WC2	Royal Opera House	Retail	125.00	4.0	Apr 2007
Capital & Counties Plc	BUY	LONDON WC2	Covent Garden	Mixed	421.00	3.8	Aug 2006
Capital & Counties Plc	SELL	LONDON SE1	Kings Reach Tower	Office	80.00	6.8	May 2006
Capital & Counties Plc	SELL	PORTSMOUTH	Port Way, Port Solent	Business Park	14.28	n/a	Apr 2006
Capital & Counties Plc	SELL	CHESHUNT	Turnford Place	Office	13.28	n/a	Apr 2006
Capital & Counties Plc	SELL	SLOUGH	Bath Road, 33	Office	18.50	n/a	Mar 2006
Capital & Regional (JV)	SELL	PORTFOLIO	Xscape snow centres	Leisure	192.00	n/a	Feb 2007
Capital & Regional	SELL	SWANSEA	Morfa Shopping Park	Retail Warehouse	105.60	4.4	Oct 2006
Capital & Regional	BUY	RAMSGATE	Pysons Road	Retail Warehouse	2.67	n/a	Jul 2006
Capital & Regional (JV)	BUY	MANCHESTER	Manchester Arena	Mixed	61.75	n/a	Jul 2006
Capital Shopping Centres (JV)	BUY	GATESHEAD	Metro Retail Park	Retail Warehouse	82.50	n/a	Sep 2007
Capital Shopping Centres	SELL	GATESHEAD	Metro Shopping Centre	Shopping Centre	426.00	4.6	Mar 2007
Capital Shopping Centres	BUY	MILTON KEYNES	The Centre:MK	Shopping Centre	200.00	n/a	Oct 2006
Capmark Investments LP (JV)	BUY	CAMBERLEY	Watchmoor Park	Industrial	42.00	7.2	Jul 2007
Capmark Investments LP (JV)	SELL	LONDON EC4	Upper Thames Street, 68	Office	172.25	5.2	May 2007
Capmark Investments LP (JV)	BUY	POOLE	Honeywell Complex	Office	9.40	6.8	Feb 2007
Capmark Investments LP (JV)	BUY	NORTH SHIELDS	Royal Quays Outlet Vlll	Shopping Centre	28.76	5.8	Sep 2006
CapReal LLP	SELL	NORWICH	St Peters House	Office	4.27	6.8	Apr 2007
CapReal LLP	BUY	CROYDON	Christopher Wren Yard	Office	7.65	6.8	Feb 2007
CapReal LLP	BUY	ROTHERHAM	Callflex Business Park	Business Park	14.54	6.7	Dec 2006
CapReal LLP	BUY	HALESOWEN	Amber Way, WYKO	Industrial	5.10	6.3	Jun 2006
Carisbrooke Alliance	BUY	PORTFOLIO	Christian Salvesen	Industrial	47.50	n/a	Sep 2006
Carisbrooke Alliance	BUY	BEDFORD	Bedford Heights	Mixed	21.30	7.3	Jan 2006
Carisbrooke Investments	SELL	LONDON EC3	Lime Street, 25-26	Mixed	4.00	n/a	Aug 2007
Carisbrooke Investments	SELL	PORTFOLIO	Project Paddington	Mixed	49.24	6.1	Aug 2007
Carisbrooke Investments (JV)	BUY	PORTFOLIO	Sackville Portfolio	Mixed	170.00	n/a	Nov 2006
Carlyle EREP	BUY	MANCHESTER	3 & 4 Piccadilly Place	Office	160.00	n/a	Jul 2007
Carlyle EREP	SELL	LONDON W1	Grafton Street, 1	Office	39.00	n/a	Jun 2007
Carlyle EREP (JV)	BUY	BEDFORD	Twinwoods Business Park	Business Park	19.72	6.1	May 2007
Carlyle EREP	BUY	BIRMINGHAM	Colmore Plaza 1	Office	150.00	6.0	Nov 2006
Carlyle EREP (JV)	BUY	BRISTOL	Temple Way House	Office	21.30	n/a	Aug 2006
Carlyle EREP	BUY	POOLE	Quayside, Pool Quay	Mixed	10.60	n/a	Apr 2006
Carlyle Group (JV)	BUY	EDINBURGH	Tanfield Silvermills	Office	23.15	n/a	May 2007
Carlyle Group	BUY	LONDON EC3	Fish Street Hill, 2-4	Office	2.60	n/a	Jan 2007
Carlyle Group	SELL	LONDON EC2	Cheapside, 107	Office	163.00	n/a	Nov 2006
Carlyle Group (JV)	BUY	LONDON EC3	Monument Street, 11-19	Office	20.00	n/a	Feb 2006
Castlemore Securities	SELL	HUNTINGDON	Ring Road	Retail	12.00	n/a	Sep 2007
Castlemore Securities	BUY	LONDON SE26	Bell Green, Sydenham	Retail Warehouse	35.00	n/a	Aug 2007
Castlemore Securities	SELL	HUDDERSFIELD	Ringway Centre	Industrial	13.50	5.5	Jun 2007
Castlemore Securities	BUY	HASTINGS	Castle Court, Castle St	Retail	1.56	7.1	Jan 2007
Castlemore Securities	BUY	PORTFOLIO	Bawtry Portfolio	Mixed	9.30	6.0	Jan 2007
Castlemore Securities	BUY	GLASGOW	St Vincent Street, 301	Office	6.20	n/a	Dec 2006
Castlemore Securities	BUY	ST HELENS	Four Acre Lane	Shopping Centre	3.44	6.4	Dec 2006
Castlemore Securities	SELL	BOURNEMOUTH	Mallard Road Retail Park	Retail Warehouse	53.00	4.8	Sep 2006
Castlemore Securities	SELL	KINGSWINFOR	Dudley Road, 45	Retail Warehouse	5.90	5.3	Aug 2006
Castlemore Securities	SELL	PORTFOLIO	JD Wetherspoon Portfolio	Leisure	50.00	5.1	Aug 2006
Castlemore Securities	BUY	YEOVIL	Reckleford Road	Retail	0.30	6.3	Apr 2006
Castlemore Securities	SELL	MANCHESTER	Castlemore Retail Park	Retail Warehouse	17.85	4.9	Apr 2006
Castlemore Securities	SELL	SLOUGH	Salamanca, Wellington St	Office	33.00	5.8	Apr 2006
Castlemore Securities (JV)	BUY	RUSHDEN	Sanders Lodge Ind Estate	Industrial	0.96	7.3	Mar 2006
Castlemore Securities	SELL	BRISTOL	Temple Back East, 2	Office	34.25	n/a	Jan 2006
Catalyst Capital	SELL	BRISTOL	Ashton Vale Trad Estate	Industrial	20.34	6.9	Nov 2007
Catalyst Capital (JV)	SELL	HOOK	Bartley Wood Business Pk	Business Park	11.55	7.0	Nov 2007
Catalyst Capital	SELL	LONDON SE1	Blackfriars Road, 46-49	Office	25.00	n/a	Oct 2007
Catalyst Capital	SELL	BASILDON	Southfields Ind Estate	Industrial	8.25	5.7	Aug 2007
Catalyst Capital (JV)	SELL	LONDON EC4	Dorset Rise, 3	Office	35.30	5.5	May 2007
Catalyst Capital (JV)	BUY	NOTTINGHAM	Hounds Gate, 30/34	Office	4.35	6.6	Mar 2007
Catalyst Capital	BUY	BASILDON	Southfields Ind Estate	Industrial	30.80	7.3	Feb 2007
Catalyst Capital	SELL	LONDON W1	Grays Inn Road, 200 & 214	Office	151.72	5.2	Feb 2007
Catalyst Capital	SELL	LONDON SW11	St Johns Hill, 21-25	Leisure	4.00	7.1	Jan 2007
Catalyst Capital	SELL	LONDON WC1	Bedford Square, 4-5	Office	5.84	5.3	Jan 2007
Catalyst Capital (JV)	SELL	RUTHERGLEN	Mitchell Arcade	Shopping Centre	20.50	6.4	Dec 2006
Catalyst Capital	SELL	PORTFOLIO	Blue portfolio	Retail Warehouse	130.50	3.1	Dec 2006
Catalyst Capital	SELL	EDINBURGH	Torphican Street, 24-26	Office	6.66	n/a	Oct 2006
Catalyst Capital (JV)	BUY	LONDON EC3	America Square, 1	Office	116.00	6.0	Oct 2006
Catalyst Capital (JV)	SELL	BIRMINGHAM	Beaufort Court, Edgbaston	Office	17.33	3.5	Sep 2006
Catalyst Capital	BUY	BRISTOL	Spectrum, Bond Street	Office	19.20	6.9	Sep 2006
Catalyst Capital	SELL	GLASGOW	Argyle Street, 389	Office	7.27	6.0	Sep 2006
Catalyst Capital (JV)	BUY	GLASGOW	Buchanan Business Park	Business Park	11.35	8.9	Aug 2006
Catalyst Capital	BUY	LONDON WC2	Bedford Square, 4-5	Office	4.33	7.0	Jun 2006
Catalyst Capital	BUY	LONDON EC4	Dorset Rise, 1-3	Office	79.00	6.9	Mar 2006
Catalyst Capital	SELL	BASINGSTOKE	Alencon Ho, Alencon Link	Office	3.25	n/a	Mar 2006
Catalyst Capital	SELL	SHEFFIELD	Royal Plaza, West Street	Retail	4.05	5.4	Mar 2006

Investment Deals Index (2006 - 2007)

Unit Shops - North West

BURNLEY	Yorkshire Street, 1/7	0.88	8.60	Sep 2006
BURY	Market Street, 22-40	3.35	7.50	Apr 2007
CARLISLE	Wigton Road	3.76	n/a	Sep 2006
CHESTER	Boughton, 78-82	0.31	6.90	Jul 2006
CHESTER	Bridge Street Row, 49	0.56	5.11	Feb 2007
CHESTER	Eastgate Street, 27-29	5.75	3.93	Sep 2006
CHESTER	Eastgate Street, 38	2.10	3.83	Mar 2007
CHESTER	Foregate Street, 15	3.82	n/a	Jul 2006
CHESTER	Mercia Square, Frodsham	12.88	4.75	May 2006
CHESTER	Northgate Street, 40	2.43	3.23	Aug 2007
HUYTON	Derby Road/Sherbourne Sq	10.50	7.20	May 2007
KENDAL	Market Place, 4	0.24	n/a	Dec 2006
KNUTSFORD	Cheshireways, Mere	1.10	n/a	Mar 2006
LANCASTER	Penny Street, 10/10a/12	1.80	5.44	Sep 2006
LIVERPOOL	Brighton Road, 20	3.93	n/a	Sep 2006
LIVERPOOL	Chicago Buildings	10.65	5.00	Mar 2006
LIVERPOOL	Church Street, 22/36	40.00	n/a	Apr 2007
LIVERPOOL	Church Street, 9-15	35.00	4.20	Apr 2007
LIVERPOOL	Crosby town centre	7.50	n/a	Apr 2006
LIVERPOOL	East Lancashire Road	3.23	n/a	Sep 2006
LIVERPOOL	Edge Lane, Old Swan	2.58	n/a	May 2007
LIVERPOOL	Longmoor Lane	3.40	n/a	Sep 2006
LIVERPOOL	Lord Street, 99/101	8.50	4.40	Oct 2007
MACCLESFIELD	Market Place, 35-35B	1.24	4.57	May 2007
MAGHULL	Central Square & Westway	21.25	5.07	Sep 2006
MANCHESTER	Crescent Road, 53-55	0.91	5.73	Jun 2007
MANCHESTER	Deansgate, 130-136	11.29	4.70	Sep 2006
MANCHESTER	Equitable Buildings	20.65	5.25	Mar 2006
MANCHESTER	Exchange Quay	3.00	7.00	Jan 2006
MANCHESTER	Flixton Road, Urmston, 12	1.46	6.40	Aug 2006
MANCHESTER	Kendals, Deansgate	77.00	4.15	Oct 2006
MANCHESTER	King Street, 49	3.03	5.50	Jun 2007
MANCHESTER	Market Street	11.72	3.95	Jan 2007
MANCHESTER	St Anns Street, 28-32	8.55	4.98	Mar 2006
NORTHWICH	Northwich Road, 21-23	0.63	6.30	Jan 2006
OLDHAM	Spindles Shopping Centre	6.60	4.63	Aug 2007
PRESTWICH	Longfield Shopping Centre	4.35	n/a	Feb 2007
PRESTWICH	Radius Retail	8.70	5.56	Feb 2007
SOUTHPORT	Chapel Street, 51-53	2.53	5.30	Nov 2006
SOUTHPORT	Lord Street, 461-463	1.33	4.28	Apr 2006
STOCKPORT	Great Underbank, 2	5.50	4.95	Jan 2007
STOCKPORT	Warren Street	5.00	5.30	Jun 2007
TYLDESLEY	Market Square	1.20	6.25	Apr 2006
WARRINGTON	Audi Car Showroom	1.45	10.11	Feb 2006
WHITEHAVEN	Quay Street, 1a & 1b	2.59	5.80	Jun 2006
WIDNES	Albert Road, 26/34	1.65	5.90	Jun 2007
WIGAN	Makinson Arcade	12.50	4.00	Aug 2006
WIGAN	Standishgate, 61-69	5.98	7.60	Mar 2006

Unit Shops - Yorks & Humbs

DONCASTER	Quest Trade Park	1.25	2.36	Jul 2007
DONCASTER	Toyota	6.00	n/a	Jun 2006
DONCASTER	Wheatley Hall Trade Park	8.15	5.00	May 2007
GRIMSBY	Freeman Street, 121-123	2.33	6.10	Nov 2006
GRIMSBY	Heritage House	2.45	5.50	May 2006
HALIFAX	Southgate, 1-3	1.33	5.10	May 2007
HARROGATE		5.65	n/a	Mar 2006
HARROGATE	Parliament Street, 17-23	3.80	4.13	Aug 2007
HUDDERSFIELD	New Street, 61-67	4.95	6.54	Aug 2007
LEEDS	Albion Place, 4/5	16.40	4.85	Apr 2007
LEEDS	Arndale Centre	1.25	5.50	Mar 2006
LEEDS	Briggate, 115-126	50.00	3.75	Mar 2006
LEEDS	Commercial Street, 14	5.68	4.00	Nov 2006
LEEDS	Commercial Street, 3	3.30	n/a	Nov 2006
LEEDS	Headrow Centre	1.05	5.00	May 2006
LEEDS	Kirkstall Road, 338-340	0.75	n/a	May 2006
LEEDS	Street Lane, Morley, 52	1.55	4.75	Feb 2006
ROTHERHAM	Effingham Street, 21-25	2.78	5.70	Jun 2007
SCARBOROUGH	Chapmans Yard	7.05	4.69	Feb 2006
SCARBOROUGH	Glayton Court	0.22	n/a	Mar 2006
SCARBOROUGH	Westborough, 106-107	2.35	5.03	Nov 2006
SHEFFIELD	Fargate, 49-63	31.05	4.18	Feb 2007
SHEFFIELD	Haymarket, 12-18	7.30	n/a	Feb 2006
SHEFFIELD	Royal Plaza, West Street	4.05	5.40	Mar 2006
SHEFFIELD	The Moor, 15-19	13.65	4.01	Nov 2006

Unit Shops - Yorks & Humbs

SKIPTON	High Street, 49	3.05	4.63	Jan 2007
YORK	Coney Street, 6	1.59	n/a	May 2006
YORK	Fulford Road, 248	5.15	4.80	Jul 2006
YORK	Market Street, 5 & 7	1.75	4.78	Jan 2006
YORK	Parliament Street, 1-3	6.24	5.00	Sep 2007

Unit Shops - Scotland

ABERDEEN	Great Northern Road	2.50	5.50	Oct 2007
ABERDEEN	Union Street, 160-162	1.20	5.14	Apr 2007
ABERDEEN	Union Street, 208	1.30	5.82	Jul 2006
ABERDEEN	Union Street, 221/227	2.28	7.25	Nov 2006
ABERDEEN	Union Street, 373-377	1.46	5.95	Oct 2006
ABERDEEN	West Tullos Ind Estate	4.10	6.07	May 2007
AIRDRIE	Buchanan Street, 1-7	8.00	6.00	May 2006
AIRDRIE	Graham Street, 48-50	0.76	6.25	May 2007
ALEXANDRIA	Loch Lomond Galleries	1.75	n/a	Jun 2006
ALLOA	High Street, 16	0.47	6.09	Jun 2007
ALLOA	High Street, 32-34	0.56	n/a	Feb 2006
ARBROATH	High Street, 160-164	1.04	5.64	Jan 2007
ARBROATH	High Street, 183-187	0.60	5.35	Aug 2007
ARBROATH	Montrose Road	0.48	6.00	Feb 2006
AYR	High Street, 114	1.37	6.23	Dec 2006
AYR	High Street, 134-136	2.39	4.89	May 2007
AYR	High Street, 155	2.40	4.50	Sep 2006
AYR	High Street, 165/179	4.30	4.96	Aug 2007
AYR	Prestwick Road, 84/86	2.46	5.00	Sep 2007
BALLOCH	Loch Lomond Shores	8.95	6.55	Nov 2006
BELLSHILL	Main Street, 243-251	0.90	5.82	Nov 2006
BERWICK-UPON-TWEED	Marygate, 60	1.12	5.25	Feb 2006
COWDENBEATH	Woodend Place	0.80	7.10	Apr 2006
DUMFRIES	High Street, 195	1.02	5.38	Oct 2007
DUNDEE	Commercial Street, 70-72	1.25	n/a	Aug 2007
DUNDEE	Cowgate, 11-19 & 23	3.30	n/a	Oct 2006
DUNDEE	High Street, 62/67 & 70	7.10	5.04	Aug 2007
DUNDEE	Kings Cross Road	3.00	5.53	May 2007
DUNDEE	Murraygate	3.78	5.75	Mar 2007
DUNDEE	Murraygate, 40/44	4.50	5.00	Dec 2006
DUNDEE	Murraygate, 48/60	10.65	n/a	Mar 2006
DUNFERMLINE	Hospital Hill	1.30	n/a	Jun 2006
EDINBURGH	Bruntsfield Place, 165b	0.26	5.14	Oct 2007
EDINBURGH	Frederick Street, 15a	1.85	6.50	Jul 2006
EDINBURGH	Frederick Street, 15b	0.66	5.00	Apr 2006
EDINBURGH	George Street, 52	3.31	4.00	Sep 2006
EDINBURGH	Gorgie Road, 194-196	0.23	5.79	Apr 2006
EDINBURGH	Hanover Street, 7-11	3.85	4.91	May 2006
EDINBURGH	Hunter Square, 2	0.85	5.00	May 2007
EDINBURGH	Morningside, 219	0.31	5.62	Apr 2006
EDINBURGH	Princes Street, 104	18.20	4.05	Sep 2006
EDINBURGH	Princes Street, 106	9.67	4.50	Feb 2006
EDINBURGH	Princes Street, 109	4.20	4.20	Jan 2006
EDINBURGH	Princes Street, 30/31	26.75	4.67	Jun 2006
EDINBURGH	Princes Street, 45-46	3.30	4.41	Jan 2006
EDINBURGH	Princes Street, 62	10.25	4.15	Jun 2007
EDINBURGH	Princes Street, 63	6.33	4.99	Mar 2006
EDINBURGH	Raeburn Place, 17	0.85	4.50	Mar 2007
EDINBURGH	Royal Mile	0.59	3.99	Jun 2007
EDINBURGH	Shandwick Place	6.95	5.05	Nov 2006
EDINBURGH	St Johns Road, 128	0.21	5.83	Apr 2006
FALKIRK	High Street, 124/136	7.35	5.20	Mar 2006
FALKIRK	High Street, 23-35	3.20	n/a	Nov 2006
FALKIRK	High Street, 71-73	5.82	n/a	Sep 2007
FORFAR	Castle Street, 3-5	0.22	5.75	Sep 2006
FORT WILLIAM	High Street, 28-32	2.00	5.87	Oct 2006
GLASGOW	Alexandra Parade	2.43	n/a	Jun 2007
GLASGOW	Annie'sland Road, 722/724	0.57	5.72	Jul 2007
GLASGOW	Argyle Street, 167/201	40.90	5.40	Feb 2006
GLASGOW	Argyle Street, 326	0.29	n/a	Feb 2006
GLASGOW	Argyle Street, 9/11	3.50	4.66	Dec 2006
GLASGOW	Buchanan Street, 130-140	11.77	3.89	Jul 2006
GLASGOW	Buchanan Street, 20-28	31.00	4.10	Jun 2006
GLASGOW	Buchanan Street, 21-31	9.00	n/a	Dec 2006
GLASGOW	Buchanan Street, 50	6.76	n/a	Mar 2007
GLASGOW	Buchanan Street, 83	7.25	4.25	Apr 2006
GLASGOW	Drymen Road, 134/138	2.10	4.70	Mar 2007
GLASGOW	Gordon Street, 19-21	5.65	4.18	Jun 2007

Geographical Listing of UK Investment Transactions

TOWN	STREET	PRICE	YIELD	DATE	SECTOR	PURCHASER(s)	VENDOR(s)	COMMENT
LEAMINGTON SPA	Sytner Car Dealership	£9.88m	4.42%	Sep 2006	Retail	AXA REIM (Jones Lang LaSalle)	NFU Mutual Insurance	3,600m² R:£457,265
LEAMINGTON SPA	Tachbrook Park	£2.36m	7.00%	Feb 2006	Industrial	Capel House Property Tr (Evans Hardy Bromwich / R Stafford Charles & Son)	Gallan Properties Ltd (Savills Commercial Ltd)	2,787m² R:£175,000 T:Johnson Controls LL:10
LEAMINGTON SPA	The Parade, 22-28	£10.50m	4.05%	Mar 2007	Retail	St James's Investments (Ian Scott & Co)	LaSalle Investment Man (Churston Heard)	3,761m² R:£450,000 T:Tesco Plc RR:2005
LEAMINGTON SPA	The Parade, 74	£1.95m	4.25%	Jun 2007	Retail	Private Irish purchasers (Edwin Hill)	Greater Manchester PF (Rowley Hughes Thompson)	T:Jones the Bootmaker LEX:2021 (rack-rented)
LEAMINGTON SPA	The Parade, 85-97	£10.35m	4.97%	Oct 2006	Mixed	Royal London Exempt PUT (Knight Frank LLP)	Church Commissioners (Whitmarsh Holt Young)	Regent Square House: T:Various
LEATHERHEAD	Leatherhead Office Park	£80.00m	5.36%	Jul 2007	Business Park	RREEF UK PVF Landid Property Ltd	Invista REIM (Jones Lang LaSalle)	
LEATHERHEAD	Riverside Court	£6.00m	n/a	Jan 2006	Office	NILGOSC	GE Real Estate	1,655m²
LEATHERHEAD	T&B Ho, Station Approach	£15.05m	5.90%	Aug 2006	Office	F&C Asset Management (Strutt & Parker)	Private Irish investor	3,465m² R:£941,648 T:Wates LL:9
LEATHERHEAD	Westminster & Priory Ho	£7.80m	6.00%	Jul 2006	Office	Clients (Barrs Freer-Smith)	Private investors (Hurst Warne)	1,901m² T:Westminster and Priory Health Care
LEEDS	Albion Place, 4/5	£16.40m	4.85%	Apr 2007	Retail	Premier Property Group (Jones Lang LaSalle)	Siemens Benefit Scheme (HP Four LLP / Gooch Cunliffe Whale)	2,825m² T:Laura Ashley, La Senza, Price Waterhouse
LEEDS	Arndale Centre	£1.25m	5.50%	Mar 2006	Retail	Private investor (Savills Commercial Ltd)	Newvale Properties Ltd	Unit 20-21: 1,015m² R:£82,750 T:Superdrug LEX:2013
LEEDS	Birstall Shopping Park	£13.46m	3.20%	Oct 2006	Retail Warehouse	Birstall Co-Owners	Morley Fund Management (Wilkinson Williams)	
LEEDS	Blenheim Ho, West Street	£9.00m	5.27%	Jan 2006	Office	Private Irish investor (Morgan Williams)	BDO Simpson Xavier (Knight Frank LLP)	2,929m² R:£502,000 T:NHS
LEEDS	Boar Lane, 34-39	£17.50m	5.24%	Jun 2006	Office	Private Irish Syndicate (GVA Grimley)	Lanebridge Property Fund	
LEEDS	Briggate, 115-126	£50.00m	3.75%	Mar 2006	Retail	Private Irish investors (King Sturge)	Schroder Properties Ltd (CB Richard Ellis)	9,290m² R:£1.875m T:Debenhams LEX:2032
LEEDS	Brunswick Point	£11.15m	7.70%	Oct 2007	Office	TAP Income Trust Ltd (King Sturge)	Clydesdale Bank Plc (DTZ)	5,885m² S&L:Clydesdale Bank (45%) LL:15
LEEDS	Cardigan Fields	£39.48m	n/a	Nov 2007	Office	X-Leisure Fund (Sibal Welch)	British Land Plc (Savills Commercial Ltd)	20,903m² A:Vue Cinema, Virgin Active Health Club
LEEDS	Central Park	£37.00m	4.50%	Feb 2007	Mixed	McAlear & Rushe (Knight Frank LLP)	Highstone Estates	5,367m² office + 9,082.6m² industrial - dev potential
LEEDS	Church Court, Morley	£2.03m	7.72%	Sep 2007	Office	Pervaiz Naviede Trust	Dundas Commercial PF I (GVA Grimley)	
LEEDS	City Ho, New Station St	£15.00m	n/a	Nov 2006	Office	Kenmore Group	Mordril Estates Ltd	11,148m² - 1960s building to be refurbished
LEEDS	City Point, King Street	£34.00m	4.50%	Sep 2006	Office	GP Nominees Ltd (Jones Lang LaSalle)	Scarborough Development (Smith & Co)	5,529m²
LEEDS	Commerce House	£4.40m	7.00%	May 2006	Office	Mayfair Capital Partners (Hague Nicholls)	St James Securities (CB Richard Ellis) Landmark Developments (Dixon Winbush)	2,462m² T:Unison, William Hill Group
LEEDS	Commercial Street, 14	£5.68m	4.00%	Nov 2006	Retail	Broomhill Properties (Jones Lang LaSalle)	Cheval Properties (Fineman Ross)	310m² R:£240,000
LEEDS	Commercial Street, 3	£3.30m	n/a	Nov 2006	Retail	Lydford Estates (Savills Commercial Ltd)	Cheval Properties (Fineman Ross)	
LEEDS	Concourse House	£8.70m	n/a	Jan 2007	Business Park	Highcross Fund (Montagu Evans / Ryden)	Undisclosed	10,616m² - complex of six buildings
LEEDS	Direct Line House	£38.00m	6.00%	Aug 2007	Office	Private client (Franc Warwick)	Private overseas (Lambert Smith Hampton)	
LEEDS	Elland Road, McDonalds	£1.66m	4.40%	May 2007	Office	Undisclosed	Undisclosed (Towlers)	279m²

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