

PRESS RELEASE - £20M ACQUISITIONS FOR CAPITAL PROPERTY II LIMITED PARTNERSHIP

CapReal LLP has advised Capital Property II Ltd Partnership ["CPLPII"] on three property acquisitions with a gross value of approx. £20M following the first closing of the Fund in December 2005. The assets include an 110,000sqft (10,200sqm) industrial/warehouse property in Southampton with a 20 year income stream, a 32,700sqft (3,038sqm) prominent multi-let office building in central Norwich and a 32,600sqft (3,027sqm) pre-let office development in Peterborough.

Nick Judd, a Founder Partner of CapReal comments, "the new fund has acquired assets with an appropriate blend of risk and opportunity and the ability to pay a decent income return to Limited Partners." He added..."last year we advised on approx £90M of purchases and sales achieving 100% exit for the previous fund, CPLP, and 2006 has got off to a promising start."

CBRE introduced the investment properties to CapReal and acted throughout the purchases.

The Second Closing took place in June giving the Fund with syndication firepower in excess of £150M.

Esme Lowe, a Founder Partner of CapReal comments, "our track record in delivering good returns has resulted in independent equity commitments to CPLP II increasing by approx. +247% with 70% of the previous investors already recommitting." He added..."the objectives of CPLPII – income and growth based on a blended lower risk approach – has resonance with the fund's target clients."

CapReal is a JV between management and the Capital Trust Group ("CTG") which is already marketing the new fund and has subscribed £5M.

For more information or further assistance please contact Esme Lowe or Nick Judd.
Visit our website: www.capreal.com