

## PRESS RELEASE - £5.1M ACQUISITION FOR CAPITAL PROPERTY II LIMITED PARTNERSHIP

Property Type : Single Let, Logistics/Industrial

Holding Company : Newling Estates Ltd

Purchase Date : 23rd June 2006

The WYKO Distribution Warehouse, Amber Way, Halesowen, Nr Birmingham has been acquired by a fund advised by CapReal LLP for £5.1M.

The property is a new 61,920 Sqft Industrial/Distribution property on a 4.95 acre site allowing for future expansion of the facility. It is single let to WYKO Group Ltd (with PCG) for 15 years by a triple-net FRI lease expiring 2021 with 5-year rent reviews.

Nick Judd for CapReal commented, "the property is a high quality building in an good location let to an established tenant. It was acquired by our clients, Newling Estates Limited with equity subscribed by Capital Property Limited Partnership II ("CPLPII") – the second fund to be advised by CapReal LLP. This asset has been combined with a pre-let office property in Peterborough giving Newling diversification with a reasonable cash coupon and good prospects for capital growth".

Esme Lowe for CapReal commented, "CPLPII closed 30/06/06 and with this acquisition is approx. 28% invested following x4 direct asset deals. This purchase follows the simple strategy of buying a range of good quality, well located commercial properties with complimentary income and capital growth features providing low risk income and capital return over time. CPLPII can invest up to 40% of its equity in any one year and we expect to achieve that by end Q4 2006".

Knight Frank (London and Birmingham) acted for the purchaser. DTZ acted on the sale and leaseback for the vendor.

