

## PRESS RELEASE - Acquisition of Swan House, Abingdon

Property Type : Single Let Offices  
Holding Company : Fenbrook Holdings Ltd  
Purchase Date : April 2003

Swan House, has been acquired by clients of Capital Trust Ltd for £5.4m.

Swan House is a single-let office building on Abingdon Business Park, 6 miles south of Oxford, let to Swets Blackwell Ltd. The building, which totals 2,530m<sup>2</sup> (27,223sqft), was constructed in 2001 to a very high specification.

Capital Trust Ltd, Investment Advisors to Fenbrook Holdings Ltd, part owned by Capital Property Limited Partnership, initiated and structured the deal. Nick Judd, Property Fund Manager of Capital Trust said, "this high quality asset combines defensive qualities with 23 years of income and a high investor coupon".

Esme Lowe, Director of Capital Trust comments "Capital Property Limited Partnership, is now 34% invested, and is currently reviewing a number of other opportunities. To date CPLP has returned 8.5% cash on cash to investors and is continuing to provide a balanced cash and capital return".

Insignia Richard Ellis acquired the investment for the purchaser and Knight Frank acted for the Vendor.

Fortis Bank provided the Bank debt.

For more information or further assistance please contact Esme Lowe or Nick Judd.

