



SQUARESTONE

THE FIRST STEP IN WISDOM
IS TO QUESTION EVERYTHING





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Q: WHY ARE WE DIFFERENT?

Friendship is essentially a partnership

A: They say that being partners and being friends are two entirely different things. We question this. Either way works fine for us.

A great friendship; a long relationship. Two different skills that complement one another. That when combined, work together seamlessly, effortlessly and effectively.

Could this be our real difference? Something right at the heart of our company?

It was certainly the perfect platform to start one.

This we did in 2003 in Central London, still Squarestone's base today. But in pursuit of capital growth opportunities, we haven't kept still. We now have offices in Portugal and Brazil.

We're still partners; still friends. And we still see no difference between the two. We think this is wise. For our permanency ensures Squarestone remains rock solid in ever-changing

times. Reassuring for our clients, joint venture partners and everyone we do business with.

Rewarding for ourselves. The reward being that everyone gets to understand that close relationships make a big difference when it comes to results.

ROBERT SLOSS
TIM BARLOW

Joint Chief Executives



Q: WHAT IS OUR INVESTMENT APPROACH?

The best investments are sometimes the ones you don't make

A: It's very straightforward.

- We seek out real estate sectors or niches that offer the best capital growth opportunities. We spot the trend, or cycle. We know when to go in. More importantly, when to come out.
- We establish an effective presence in that market. If need be, we raise investment capital, establish a local office – or link up with local partners.
- Outside Central London, we find a skilled and trustworthy partner with local, on the ground knowledge.

- As well as seeking undervalued assets, we are cyclical investors. We use our experience from other markets to predict the likely future movement of a market under consideration.
- For example, our Central London office fund. This we established in 2003 – at a time when we believed rental levels and values were low. In 2006, we liquidated the majority of the portfolio – when we perceived that the rapidly rising market was approaching its peak.



Q: WHAT IS OUR JOINT VENTURE ETHOS?

He who wishes to secure the good of others has already secured his own

A: Whether as individuals, with investors, corporations or clients, Squarestone is a joint venture. We believe the dynamic combination of the very best and very different skills of two parties gets the very best results.

Almost everything we do involves either capital or human resource pooling. For this reason, teaming up with other parties is second nature to us.

Operational or co-investor, we look for parties that share our same values and business approach.

We make sure we have the best possible fit.

We know this makes all the difference.



Q: HOW DOES OUR REAL ESTATE EXPERTISE DIFFER?

Experience is not what happens to a man; it is what a man does with what happens to him.

A: When looking for, delivering and turning opportunities into reality, we don't deviate. We're single-minded.

We don't pretend to be anything other than specialists in the area we specialise in: Property.

This is all we understand. Likewise, we select teams of top-flight highly experienced real estate professionals who have worked on a wide variety of commercial and residential projects across Europe and beyond to assist us.

But when we act as asset managers, we pride ourselves on our ability to get performance from our investments. Unlike so many landlords, we work closely with our tenants.

The less confrontational the approach, the more sensational the investment returns.



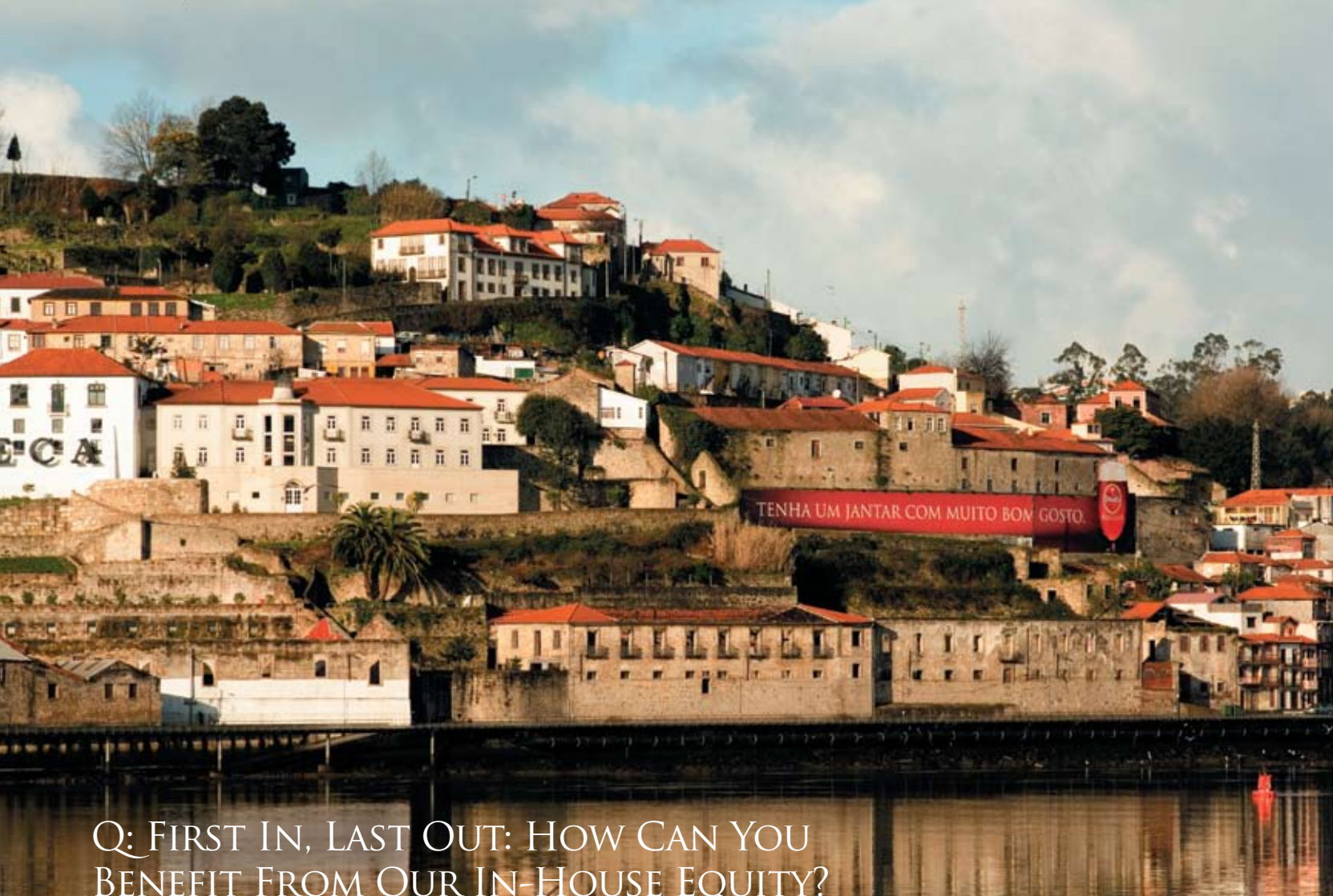
Q: HOW DO WE BEST APPLY OUR FUND MANAGEMENT EXPERIENCE?

Logic and taxation can be the best of friends

A: We don't set up one fund, but several.

To minimise tax leakage, we run different types of fund structures across a variety of tax regimes.

Consistently delivering clear and concise financial information, our finance team is an essential part of our fund management.



Q: FIRST IN, LAST OUT: HOW CAN YOU BENEFIT FROM OUR IN-HOUSE EQUITY?

Great works are performed not by strength but by perseverance

A: Putting our money in first. Taking it out simultaneously with our co-investors. This is what we call 'pain & pleasure'.

When it comes to investing with third parties, this is what we call 'demonstrating commitment'.

It's why our investors continue to work with us.

Squarestone benefits from considerable in-house equity resources.

This equity makes up a significant percentage of the total equity in our funds.

We use this to great effect:

- to kick-start new initiatives and invest in projects
- to reassure investors that our interests are fully aligned.

Q: WHY WILL YOU FIND INVESTOR SUPPORT SO VERY DIFFERENT?

The best minute you spend is the one you invest in people

A: The time we spend with clients is the most valuable investment we make.

Our business is based on building close, long-standing relationships with our investor base. This, and transparency.

All our investors have ready access to us. They are free to discuss any issue concerning their investment, at any time.

This approach, combined with our equity commitments and track record, has resulted in a strong following of investors.

Most continue to back us time and time again.

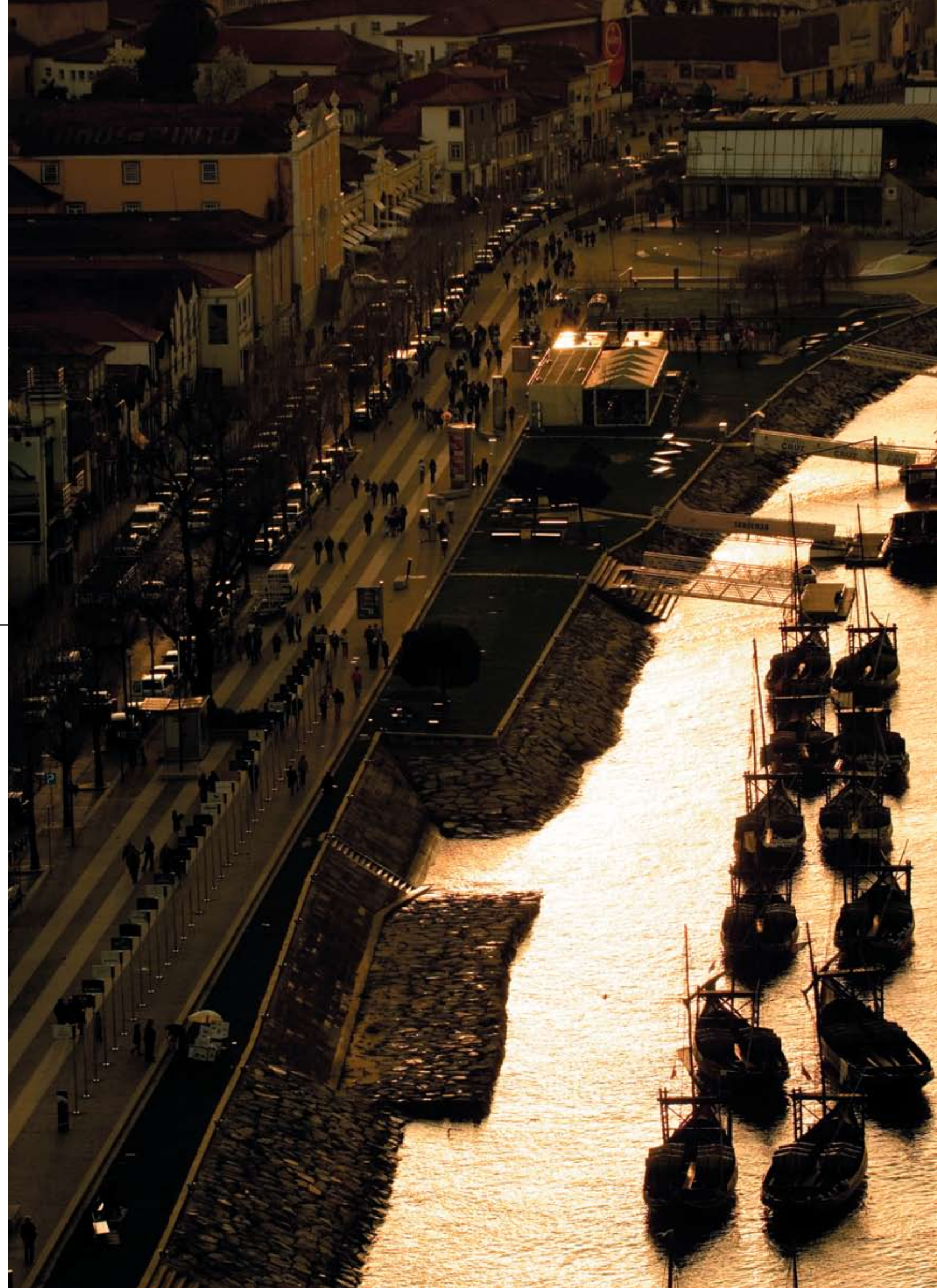


Q: WHY IS OUR TRACK RECORD INTERESTING?

A wise man will make more opportunities than he finds

A: Because it's single-minded.

- We find and deliver opportunities that offer superior capital returns.
- We're good buyers. But even better sellers.
- To exceed expectations, we have to look beyond London and the UK.
- We have successfully built up opportunities in Portugal and Brazil.
- These countries offer very different economic and property dynamics to the UK.





F15 Partnership

In 2002, we sourced a mixed-use portfolio and linked up with Ashtenne Holdings plc to acquire it. We then formed a joint venture around the principal asset, a 640 unit housing estate in Lakenheath, Suffolk, and a 14-acre derelict industrial site in Leeds.

The estate was leased to the United States Air Force and following three years of negotiation we agreed a new lease with them and immediately sold the property. We also sold seventy of the houses into the open market.

We secured planning permission for 120 residential units on the industrial site and consequently sold in 2006.

The overall return for this project was an IRR of 80% and a return on equity of 460%.

The success of this transaction was the catalyst for forming Squarestone.

Squarestone Central London LP

The fall-out from the burst dotcom bubble had resulted in rising vacancy rates, falling rents and lowering office values in Central London.

In early 2003, we anticipated an improving market and so raised a five-year investment fund for Central London offices from eighteen high net worth investors.

During 2004 and 2005 we acquired a portfolio of assets across the City and West End and witnessed a strong rise in the market. Our portfolio rose in value more quickly than we had anticipated, partly due to market

conditions, but also down to our highly active asset management programme. This included planning, refurbishment, existing tenant negotiation and leasing.

By the second half of 2006, the portfolio was ripe with capital gain and the market appeared strong, so we elected to sell the majority of the portfolio.

We sold the final asset in February 2008 and achieved an overall portfolio IRR of 53% and a return on equity of 113%.



Squarestone Atlantic Regeneration LLP

We first visited the beautiful city of Oporto in Portugal in 2000 and were instantly struck by its unique style and the dramatic sloping banks of the river Douro. We could immediately see the redevelopment potential of the dilapidated, but prominent, buildings along the riverbank. However, at that time it was too early to invest, due to major infrastructure problems facing the city.

During the following five years, there was huge public investment into the city's infrastructure system, resulting in a new motorway system, metro and airport. This was coupled with a significant political drive to realise the potential of the riverfront area and so we returned to Oporto and started to research the market anew.

A local partnership was formed with an influential architect and this relationship has proved to be productive both in finding new opportunities and navigating the complex Portuguese planning system.

To date we have acquired four projects and have established a local office, which is run by Alan Roberts, a residential development specialist. Our first project is currently on site, consisting of 45 luxury apartments with integral car parking. Completion of this project is due in summer 2009.

For further information, please go to www.squarestone.com.pt



"Squarestone Brasil"

In early 2007, we teamed up with our good friend and F15 partner, James Morse, to start looking at the Brazilian property market. We were initially attracted to this market by the growth and increased economic stability witnessed in Brazil in recent years, resulting in an emerging middle class with expendable incomes. After several months of research, we became convinced that the retail and distribution sectors offered us the best opportunity.

Following this decision, James relocated to São Paulo on a permanent basis and we created a strong relationship with a local partner Claudio Politi. Claudio has over 25 years of experience of planning and developing retail projects in Brazil and his skill and reputation has enabled us to effectively enter the market.

To date we have four projects, three in the retail sector and one in distribution. We purchased our first asset, the

Bonsucesso Shopping Mall in São Paulo, in March 2008 and are currently extending this 17,000 sq m asset by a further 10,000 sq m.

The scale of this opportunity is such that we anticipate having a long-term presence in Brazil.

For further information, please go to www.squarestone.com.br



Q: WHO WILL YOU BE WORKING WITH?

It is not the individual but the team that is the instrument of enduring success



ROBERT SLOSS

Joint Chief Executive

Robert's career began on the agency side of real estate, working for Knight Frank and Jones Lang Lasalle. He gained an MBA in 1998 and switched over to become a principal, working for Europa Capital Partners in Western Europe.

Robert started working with Tim on a full-time basis in 2002. As well as building Squarestone, he has his own investment vehicle, Granton Investments Limited which he uses to seed new opportunities and invest in Squarestone projects.

Robert's strengths lie in opportunity spotting, new business start up and financial analysis.



TIM BARLOW

Joint Chief Executive

Tim started his property career having made a conscious decision to act as a principal. It began in 1989 with quoted developer/investor Broadwell Land plc. He moved on to join Artesian Estates plc in 1990 where he qualified as a Chartered Surveyor and was there for seven years.

As well as founding partner of Squarestone, Tim remains Managing Director of Monteagle Barlow Trust, a family property company which he has managed since 1998 and which invests in Squarestone projects.

Tim's strengths lie in his work ethic, consistent high quality and attention to detail.

Q: HOW CAN YOU GET IN TOUCH WITH US?

One man cannot make a team

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