



St. Thomas Street, Bristol

Bristol, UK



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St. Thomas Street Bristol is one of the UK's few serviced apartment sales opportunities, offering a guaranteed annual rental income investment (equal to 5.75% of the purchase price) paid to the buyer each month for a 10 year period without breaks.

This is an opportunity to purchase and individual residential units in a Serviced Apartment development, which is operated by the Irish-owned PREM Group. The apartments are available for purchase and completion by Mar 31, 2007.

With rent guaranteed for 10 years, this is a lower risk, medium-long term investment. Investors could match enough equity with a fixed rate mortgage to ensure a positive cashflow, while benefiting from the capital appreciation of Bristol city centre across a 10 year period.

The investment highlights are:

- **10 years Guaranteed Rent:** 15 year legally binding lease agreement, with break clause at the end of Year 10, which guarantees the rental income for 10 years. The property can be sold at any time provided the lease is honoured.
- **Strong Operator/Tenant:** PREM Group already operates over 600 serviced apartments in locations in Ireland, the UK and Europe. Part-owned by Irish developer Paddy Kelly, the company operates hotels, serviced offices and serviced apartments under brand names such as Days Inns, Days Hotels and Ramada.
- **5.75% Guaranteed Rental Yield:** Buyers are paid a gross rental yield of 5.75% of the purchase price into their bank account each month. After the buyer subsequently pays ground rent and service charges, the net yield is 5.19%.
- **Guaranteed Rental Increases:** Rent increases by .5% at the end of years 2, 5 and 8. Therefore the rental yields are: Years 1-2 = 5.75%; Years 3-5 = 6.0375%; Years 6-8 = 6.34%; Years 9-10 = 6.65%. After Year 10, there is a review, upwards only to market value. Rent increases are guaranteed in rental agreement.
- **Hands off Investment:** No rental voids, no finding of tenants, no choosing the furnishing or having to manage the apartment.
- **Bristol's Above Average Capital Appreciation:** House prices in Bristol rose 9% in the year to Nov 2006, significantly higher than the UK average of 6.8% for the same period.
- **Turnkey Investment Package:** 80% mortgage package available from IIB; Legal package arranged with Halliwells, Manchester.

2.0 THE DEVELOPMENT

2.1 The Location

30-38 St. Thomas Street, Bristol BS1 6JZ, is located in Redcliffe, between Temple and the Old City.

The development is in the very midst of the city, only 5 minutes from both the financial district and Temple Meads train station, or a 10 minute walk to the city centre. Close by is Bristol's famous Harbour, which weaves its way through the heart of the city and is lined with restaurants, clubs, bars, museums and high street shops. The city centre shopping district of Broadmead and The Galleries are a ten-minute stroll from the property.

Redcliffe looks over the southeastern quarter of the city, which has become established as the prime office core for Bristol. Assisted by the area's proximity to Temple Meads Station, it is anticipated that the majority of office development over the next decade will be within this south eastern quarter.



Also key to Redcliffe's future is the massive £240 million Broadmead redevelopment project which is nearby across the river. The project offers a mix of residential, retail and commercial property, as well as significant restoration of the public spaces. Anchored by a 170,000 sq ft House of Fraser and a 32,000 sq ft Harvey Nichols, the scheme is already 50% let and will provide a further 15 stores and over 100 retail units in addition to a cinema, hotel, restaurant, cafes, apartments and up to 156,000 sq ft of offices. Construction is underway and it is expected to open in Autumn 2008.

The neighbourhood provides an important gateway into the city centre. The area has very good access to public transport, via the Temple Meads station nearby. The area is expected to receive a significant boost from the opening of several regional headquarters for financial services organisations.

Redcliffe is one of Bristol's historic neighbourhoods, but also one which is undergoing significant change. It is perceived as an attractive and vibrant city centre neighbourhood, where people want to work, live and enjoy themselves. Modern office developments and new apartments have provided a positive image along the accessible dockside and as a result, the residential population in the area has doubled in recent years. To balance this, Bristol City Council adopted a Supplementary Planning Document in July 2006, to cater to development pressure and the development of a sustainable community.

The total population in the postcode of BS1 is 4,877. This is one of the youngest places in the country, with an average age of 27 compared to the national average of 39. Single people make up 67.9% of the population and the area has one of the highest proportions of degrees educated people in the country, at 30.6% compared with 19.8% nationally. A lower than average proportion of property in this area is owner occupied, suggesting a very healthy rental market.

2.2 The Building

The building was developed in 2001 and PREM Group has operated the building as a serviced apartment operation successfully since that date.



There are 68 serviced apartments on six floors, all accessible by lifts. These stylish and contemporary apartments have been tastefully designed to include one and two bedroom apartments, along with a penthouse suite. A full set of floor plans is available from BuySide Property.

Parking is in a secure area behind the building. Two bed units have an allocated parking space and if an apartment has an allocated space, then the purchase of a parking space is compulsory.

2.3 The Apartments

BuySide Property has exclusive rights to sell 9 apartments; 3 one beds and 6 two beds.

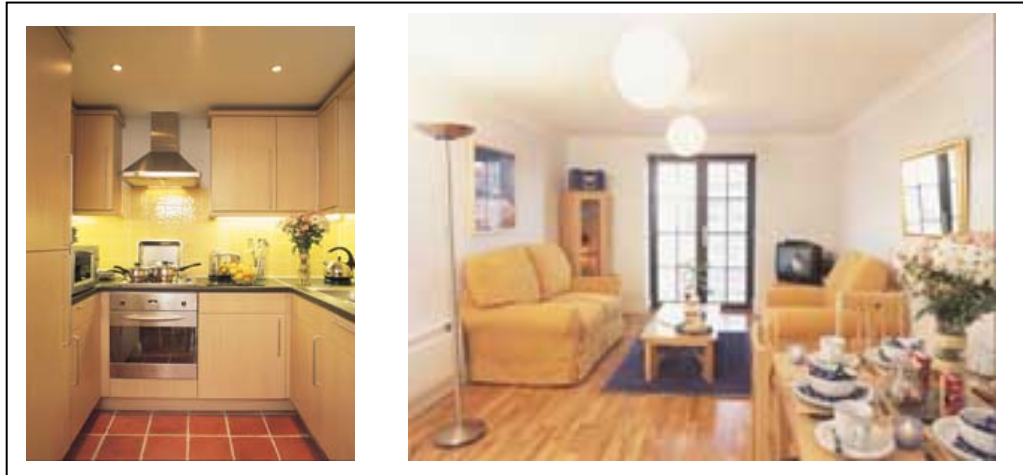
Unit Type	Schedule
1 bedroom	3
2 bedroom	6
Total	9

The apartments available are large 1 beds at 528 sq ft and 2 beds of 777 sq ft. Each apartment has a fully furnished bedroom(s), bathroom, lounge, dining area and kitchen.

2.4 Apartment Specifications

As part of the purchase price, the fit-out of each unit is being upgraded and refurbished. The new specification includes:

- General
 - Smooth plastered ceilings with white emulsion
 - Emulsioned walls, architraves and skirting
 - Wooden flooring to lounge and entrance area.
 - Carpet to bedrooms
 - Painted skirting throughout
- Kitchen
 - Fully equipped kitchen with a range of wall and base units
 - Fully integrated appliances which include a fridge and freezer, dishwasher, washer/dryer machine, single oven, hob and extractor fan
 - Stainless steel sink
 - Additional items include a microwave



- Bathroom
 - Ceramic floor tiles
 - Polished chrome accessories
 - Tiling on walls
 - Shower screen
- Electrical
 - Wall mounted electric panel heaters
 - Hot water tank
 - Downlighters to kitchen
 - Video intercom security
 - Telephone, TV points installed in living room

2.5 New Furniture Package

A high quality, hotel-quality furniture specification has been created by PREM Group, which is suitable and appropriate to hotel guests. Sourced from individual suppliers, it is designed to meet hotel quality and safety standards and includes many extras, including a TV, Stereo, Am/Fm Alarm Clock Radio, hairdryer, artwork on the walls, iron/ironing board, coathangers etc.

The purchase of the furniture package is compulsory, to ensure the same standard and specification of furniture for each room. The cost of the furniture package for a 1 bed unit is £11,750 (£10,000 + VAT of 17.5%) and the cost for a 2 bed unit is £12,925 (£11,000 + Vat @ 17.5%).

2.6 The Operator and Tenant: PREM Group

Established in 1996, PREM Group is a fully Irish owned company, primarily in the business of operating hotels, serviced apartments and serviced offices in Ireland, the UK and Europe.

PREM Group Ireland is introducing the Days Hotel brand in 10 Irish locations in the five year period from 2005. PREM Group UK will similarly expand to include additional hotel and serviced apartment leases in key UK cities, under Ramada, Days Hotels and Premier Apartments branding.

PREM Group currently operates 600 fully serviced apartments in 13 locations around the UK and Ireland. All are branded under the group's own brand "Premier Apartments". Locations include Antwerp, Birmingham, Bristol, Liverpool, Manchester, Nottingham, Newcastle in the UK and Dublin City, Dublin Sandyford, Dublin Airport and Galway in Ireland.



For guests, Premier Apartments offer a unique and affordable alternative to the traditional hotel environment, offering style and comfort with space and convenience for both the business and leisure traveller. The apartments offer city centre locations, all within easy walking distance of the main business districts, cultural attractions, restaurant and bars.

Its web site is at www.premgroup.ie.

2.7 Lease Agreement

As part of the contract, buyers must enter into a lease agreement between the owner and PREM Group (UK) Limited.

For 15 years, the apartment will be leased by the owner to PREM Group through a separate lease agreement between PREM Group and the buyer.

A mutual break clause exists at the end of year 10. There will be no penalties or compensation if either party decides to use the break option.

The initial guaranteed rent paid will start as 5.75% gross of the purchase price (including parking) into the buyer's bank account each month. After buyers pay service charges and ground rent, the net yield is 5.19%.

The rent will increase at the end of years 2, 5 and 8 by .5%. Therefore the rental yields are: Years 1-2 = 5.75%; Years 3-5 = 6.0375%; Years 6-8 = 6.34%; Years 9-10 = 6.65%. After Year 10, there is a review, upwards only to market value. Rent increases are guaranteed in rental agreement.

There will be no rental voids. The rent will start from the day of completion.

There will be no letting or management fees charged by PREM Group.

There will be no property management responsibilities for the owner. PREM Group will operate and manage the development as a serviced apartment complex.

PREM Group will insure the communal areas of the building, for public liability etc. It is up to the owner to decide if they wish to insure the contents of the apartment.

At the end of the lease agreement, the apartment will be returned to the investor with "normal wear and tear" along with any improvements made.

PREM Group will be responsible for tenant repairs during the lease term.

The rent will be paid monthly in arrears on the last working day of each month.

After the 15 year lease (or 10 year break period), PREM Group may decide to lease the property from the buyer again. If PREM Group decides against this, the property can be rented as a typical apartment by local letting and management agents.

It is impossible to predict letting demand and rental yields in 10 or 15 years from now but the buyer can expect that the location of the property will be considered even more city centre than it is today, as the city develops beyond and around the development over coming years.

3.0 PRICING, PURCHASE COSTS & PROCESS

3.1 Prices

The price schedule for the 9 units is:

St. Thomas Street, Bristol							
NO.	FLOOR	TYPE	SIZE (SQ FT)	PRICE	PARKING	TOTAL	RENT PER MO.
17	1	2 BED	777	£216,200	20000	£236,200	£1,132
19	1	2 BED	777	£217,200	20000	£237,200	£1,137
22	1	1 BED	528	£162,100	0	£162,100	£777
23	2	1 BED	528	£162,100	0	£162,100	£777
29	2	2 BED	777	£217,200	20000	£237,200	£1,137
55	4	2 BED	777	£220,000	20000	£240,000	£1,150
56	4	1 BED	528	£167,100	0	£167,100	£801
62	5	2 BED	777	£220,000	20000	£240,000	£1,150
65	5	2 BED	777	£220,000	20000	£240,000	£1,150

3.2 Stamp Duty

The current rate of Stamp Duty for all of these properties is 1% of the total purchase price.

3.3 Furniture Package

The purchase of the furniture package is compulsory, to ensure the same standard and specification of furniture for each room. The cost of the furniture package for a 1 bed unit is £11,750 (£10,000 + VAT of 17.5%) and the cost for a 2 bed unit is £12,925 (£11,000 + Vat @ 17.5%).

3.4 Legal Costs

Halliwells, a long established solicitors firm in Manchester with prior experience of these types of products, will act on behalf of purchasers and their mortgage bank (if applicable).

A set fee of £525 has been negotiated, excluding VAT @ 17.5%. In addition, there will be search and registration fees, out-of-pocket and transactions fees, which are estimated at between £150-£250. In practice, buyers should budget for legal fees of approx. £1,000.

3.5 Annual Charges

Buyers will have to pay two additional charges after their rent is paid to them:

- **Ground rent**, which is currently set at £100 per annum, due to be reviewed after 26 years; from 26th to 50th year it will be £200 per annum and from 51st - 75th year, it will be £400 per annum. From the 76th to 100th year, it will be at £800 per annum and thereafter £1000 per annum.
- **Service Charge** for the communal areas of the building, which is estimated for 2007 for 1 beds at £800; the estimated service charge for 2 beds is £1,200.

3.6 Mortgages

IIB Bank in Dublin is prepared to offer non-recourse financing for these properties. The mortgage offered is LIBOR + 1.45% margin, for up to 80% of the purchase price, with up to 5 years interest only, for a term of up to 20 years.

Alternatively, buyers might wish to consider borrowing at Euro rates from their local bank, using security from other properties, resulting in a significantly lower interest rate – or a combination of the two.

3.7 Purchase Process

These properties are to be completed together and the completion date has been set for March 31, 2007.

Therefore, a non-refundable reservation deposit of £3,000 secures a unit.

An exchange of contracts will take place by February 19th, 2007, when buyers will sign contracts and pay a 10% deposit.

The completion date is set for March 31st, where the total amount, including the cost of furnishing, will be due.

3.8 Tenure

The property is a leasehold property, with a 999 lease which commenced in 2001.

4.0 PROPERTY MARKET IN BRISTOL

4.1 What's better about Bristol than other UK locations?

Bristol is home to a wide range of industries and corporate headquarters, which have helped the city achieve strong economic growth in recent years, most notably in expanding hi-tech sectors such as advanced engineering and digital technology.

Economic output remains robust, with GDP in the region projected to have grown by 2.8% in 2006, faster than the national growth of 2.5%.

The Bristol area is also forecast to continue out-performing the wider South West region and the UK as a whole during the next 10 years. The latest projections are for average annual GDP growth of 3.1% compared to regional and national averages of 2.8% and 2.7% respectively. The Business Services sector is forecast to be the main driver of the sub-region's economy in the coming decade, producing average annual growth of 5.2%.

Employment projections are also positive, with 48,000 additional new jobs forecast to be created within the sub-region by 2016, of which the Business Services sector alone is projected to account for 14,500 new jobs. Considerable employment growth is also forecast for the Private Services sector, which includes professional and consultancy businesses, creating 15,500 new jobs in the next 10 years.

4.2 What is happening to Property Prices in Bristol?

As house prices in England continued to rise steadily in 2006, property prices in the City of Bristol outpaced the national average in 2006. The Land Registry House Price Index reported, in November 2006, a 9% annual rise to £167,597 for the city of Bristol, compared to the national average of 6.8%.

4.3 What is happening to Property Prices in BS1?

Within the BS1 postcode, property prices have been growing at a nominal annual rate of 11.6% over the last 5 years. This rate is indicative of a dynamic local economy and housing market. This exceeded national average house price growth.

The average property in this postcode district is valued at £236,638. The average price of a two bed property is higher than the national average of £187,894 at £258,023.

85.6% of the total housing stock in the postcode are flats. The property in this area caters well for retirees and young couples who do not have large families.

A lower than average proportion of the property in this area is owner occupied. This suggests that there is a very healthy rental market. There is a high proportion in the southernmost part of Redcliffe where the property is socially rented.

5.0 FINANCIAL SUMMARY FOR 1 BED APARTMENT

5.1 Total Purchase costs

Total Property Cost		
Property Type	Serviced Apartment	
Address	St. Thomas Street, Bristol	
Unit No.	22	
Bedrooms	1	
Size (Sq. Ft)	528	
Unit Purchase Price		£162,100
Parking Space		£0
Stamp Duty Unit	1%	£1,621
Solicitor & Valuation Fees		£1,000
Furnishings		£11,750
Total Project Cost		£176,471

5.2 Timing of Payments

To Reserve	Reservation Deposit		£3,000	
At Exchange	Deposit	10%	£13,210	
	BuySide Property Fee		£0	
	Investor equity @ exchange		£16,210	
At completion	Furnishings		£11,750	
	Stamp Duty		£1,621	
	Solicitor & Valuation		£1,000	
	10% Extra Capital		£16,210	
	Investor equity @ completion		£30,581	
Total Investor Equity				£46,791
Mortgage				£129,680
Total Payments				£176,471

5.3 Mortgage Calculations

Loan To Purchase Price		80%
Loan Amount		£129,680
Interest only (Y/N)		y
Mortgage Term		20
Variable Interest Rate		6.70%
Capital Mortgage Repayment		£11,957
Interest Only Mortgage Repayment		£8,689

5.4 Cashflow Factors

	Year 1-2	Year 3 - 5	Year 6-8	Year 9-10
Guaranteed return	5.75%	6.04%	6.34%	6.66%
Expenses Inflation			2.0%	
Ground rent			£100	
Service charges Incl. VAT			£800	

5.5 Sample Cashflow on a 80% LTV Mortgage, 20% Equity

Cash flow Years 1-10	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Guaranteed Income	9,321	9,321	9,787	9,787	9,787	10,276	10,276	10,276	10,790	10,790
Mortgage Repayments (Interest Only)	-8,689	-8,689	-8,689	-8,689	-8,689	-11,957	-11,957	-11,957	-11,957	-11,957
Ground rent	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100
Service charges	-800	-816	-833	-849	-866	-884	-901	-919	-938	-956
Annual Income: (Not taxable if negative)	-268	-284	166	149	132	-2,664	-2,682	-2,700	-2,205	-2,223

Assumptions:
IIB loan used: 20 years, 1st 5 years interest only, at variable rate which as of today is currently LIBOR + 1.45% margin = 6.7%.
Legal package with Halliwells Manchester, at £525 + VAT @ 17.5% + outlay estimated at £150 + VAT. Budget of £1,000 used
Service Charges estimated by Halliwells at £800. May not include VAT; TBD
Ground rent for first 26 years is £100.

5.6 Profit & Return on Capital Employed

Profit & Return on Capital Employed

Annual Capital gain @	5.0%	8,105	8,510	8,936	9,383	9,852	10,344	10,861	11,405	11,975	12,574
Future Market Value		170,205	178,715	187,651	197,034	206,885	217,230	228,091	239,496	251,470	264,044
Less: Mortgage Liability		-129,680	-129,680	-129,680	-129,680	-129,680	-126,412	-122,924	-119,203	-115,233	-110,997
Operating income (Cumulative)		-268	-552	-387	-238	-106	-2,770	-5,452	-8,152	-10,357	-12,581
Total liabilities		-129,948	-130,232	-130,067	-129,918	-129,786	-129,182	-128,377	-127,356	-125,590	-123,577
Realised Profit		40,257	48,483	57,584	67,116	77,099	88,048	99,714	112,140	125,880	140,467
Original Investor equity		46,791	46,791	46,791	46,791	46,791	46,791	46,791	46,791	46,791	46,791
Net Profit / Loss		-6,534	1,692	10,793	20,325	30,308	41,257	52,923	65,349	79,089	93,676
Return on capital employed		-14%	4%	23%	43%	65%	88%	113%	140%	169%	200%

6.0 ABOUT BUYSIDE PROPERTY

6.1 BuySide Property

BuySide is an Irish business which helps individuals create wealth through investing in overseas property.

The founder and Managing Director of the company is Denis Cody. His immediate background since 2003 is as a Director of Investor First Limited, a property investment company based in Dublin. Denis has experience of helping Irish buyers to purchase 300+ properties in Poland, UK, USA and France.

Appendix 1: BuySide's Terms and Conditions of Business

Services Provided

BuySide Property Investments Limited sources property for purchase by buyers in countries outside of Ireland.

Using due skill, care and diligence, BuySide Property Investments Limited:

- visits countries, cities and properties to seek properties suitable for purchase by buyers wishing to purchase property overseas;
- meets and negotiates with developers and sellers;
- prepares and distributes marketing materials;
- introduces potential buyers to banks or mortgage brokers prepared to provide mortgages to the Property;
- provides access to legal advisors to work on behalf of the Buyer;
- assists in the flow of contract documentation flow between buyer and seller up to completion;
- sources companies providing services in finishing, kitchens, bathrooms, furniture, snagging, insurance companies, letting and management companies, with which buyers may enter into contractual arrangements which do not involve BuySide Property Investments Limited;
- and arranges inspection trips for buyers

The decision to purchase a property lies entirely with the buyer.

Third Parties

BuySide Property Investment Limited may, from time to time, recommend external, third party providers such as banks, mortgage brokers, lawyers, letting and management companies, furniture suppliers, fit-out companies, insurance and other companies. The selection, use and performance of these providers is entirely at the freely taken decision and discretion of the buyer and BuySide Property Investments Limited does not take any responsibility for the relationship between buyers and these third party providers.

To avoid doubt, BuySide Property Investments Limited is not responsible for the content of contracts, the terms and conditions of mortgage loans, the choice of a solicitor, snagging a property, or taking handover and keys to a property.

Indemnity for Loss

BuySide Property Investments Limited will not be liable, in negligence or otherwise, for any direct, indirect, incidental, punitive or consequential damage or loss of any kind arising from the use of documentation provided or the purchase of the property discussed within the documentation.

Representation

BuySide Property Investments Ltd does not purport to offer, nor is it licensed to provide, investment advice under the Investment Intermediaries Act (1995).

Buyers are strongly advised to conduct their own due diligence and take independent, professional financial advice relating to the purchase of any property.

Past performance is no necessarily a guide to future performance of any property purchase.

Property values can fall as well as rise.

No employee of BuySide Property Investments Limited is authorised to make statements or give any warranty or enter into any contract in relation to the property.

Handling Buyers' Monies

All payments due to sellers must be made payable directly to the seller in each transaction. BuySide Property Investments Limited will not accept payments unless for fees payable to BuySide Property Investments Limited for services performed.

Disclosure

It is the policy of BuySide Property Investments Limited to disclose to buyers the fees or commission earned on each transaction.

It is the policy of BuySide Property Investments Limited to avoid any conflict of interest when providing services to buyers. However, where an unavoidable conflict of interest arises, BuySide Property Investments Limited will advise buyers of this in writing.

Governing Law

All disputes will be subject to and settled within Irish law and within the courts of the Republic of Ireland.

Documentation

This document is being made available to you, or your financial adviser, for the sole purpose of assisting you in deciding whether you wish to purchase a property.

Confidentiality

The content of this document is being provided for your exclusive use and may not, without the written consent of BuySide Property Investments Limited, be disclosed or discussed with any other person (other than your financial advisers who have a need to know and are aware of its confidentiality) nor used in any other purpose other than in connection with a purchase of the property contained within.

Agency Agreement

This document introduces the reader to a specific property and its seller. Should the reader or their financial adviser decide to purchase a property in this development by this document, then they are obliged to pay any relevant finders or introductory fees outlined in the document and/or in the Agency Agreement associated with this property.

Should the buyer uses another entity such as a company, partnership or other legal entity - or enters into partnership with others - to enter into a contract to buy the property, the Introductory Fee will be payable to BuySide property Investments Limited in full.

Content

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Buyers should rely on and pay attention to the information contained in the contracts which they sign.

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