

Press release

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ROCKSPRING ACQUIRES ATRIUM INTERNATIONAL BUSINESS CENTER IN WARSAW

Rockspring Property Investment Managers (“Rockspring”) today announces the acquisition of the Atrium International Business Center in Warsaw, a well-known office building situated in a prime location within Warsaw’s CBD. The acquisition was on behalf of a separate account client.

The Atrium International Business Centre comprises 12,000 sqm of office space, and benefits from having a diverse base of high quality tenants including Pramerica, Reuters, Dago and BZ WBK, delivering a strong income stream and covenant.

This latest acquisition is ideally situated on the corner of Aleja Jana Pawla II and Grzybowska Street in a highly visible location within Warsaw’s CBD. It provides exposure to one of Europe’s most resilient office markets, characterised by low vacancy, limited office stock, and relatively strong underlying national economic fundamentals.

This transaction follows a number of successful purchases in key European cities in recent months, including a retail warehouse in Dortmund, Germany, acquired on behalf of the Rockspring German Retail Box Fund; a logistics warehouse in Stockholm bought for a separate account client; and the Olympia Shopping Centre in Brno, Czech Republic, which was acquired in a joint venture.

Kevin Muscat, European Director of Rockspring, commented:

“Atrium IBC’s acquisition provides our client with excellent exposure to Warsaw’s competitive office market, and is in line with our strategy of sourcing good quality, well-located and well-let assets in major European cities. The purchase of the Atrium International Business Center further demonstrates Rockspring’s expertise in identifying assets that promise to deliver significant capital and income growth within core European Markets.”

Jones Lang LaSalle acted for Rockspring in the acquisition, whilst CBRE advised the vendor, a fund managed by M3 Capital Partners.

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Notes to editors

Rockspring Property Investment Managers LLP is a professional investment fiduciary specialising in the acquisition and management of commercial property throughout the UK and continental Europe on behalf of major institutional clients - either directly for single-client accounts or through the Group's series of tax-efficient, co-mingled investment funds. Rockspring is authorised and regulated by the FSA.

Fully independent and 100% owned by its Partners and employees, Rockspring is headquartered in London and has a network of offices in Amsterdam, Berlin, Brussels, Budapest, Madrid and Paris. Its Executive Board includes Richard Plummer (Chairman), Robert Gilchrist (Chief Executive), Edmund Craston (Managing Director) and Ian Baker (Partner - Finance).

2011 marks the 27th anniversary of Rockspring's establishment by founder and Chairman, Richard Plummer.

As of June 2011 Rockspring had gross assets of €7.4 billion in funds under management and undrawn commitments. It represents a diverse client base including the Rockspring Hanover Property Unit Trust, the Rockspring PanEuropean Property Limited Partnership, Rockspring TransEuropean II, III & IV, The Industrial Trust, Retail Plus, The Rockspring German Box Fund, The Rockspring Portuguese Property Partnership, Rockspring Total Europe, Rockspring UK Value Fund and single client mandates. Rockspring's property assets are currently located in the UK and 14 other European countries.

For further information, please visit www.rockspringpim.com