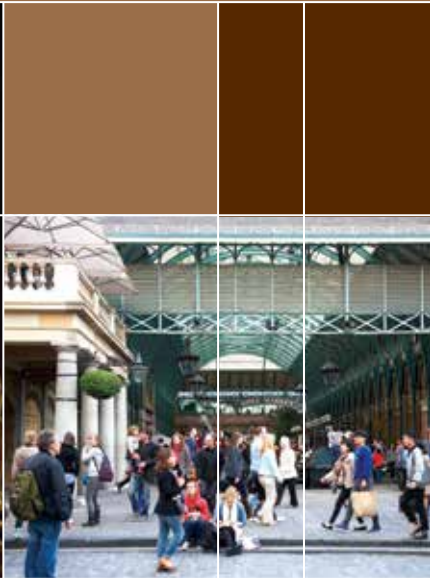


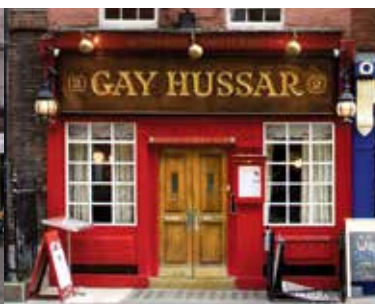
BESPOKE
INVESTMENTS

BESPOKE

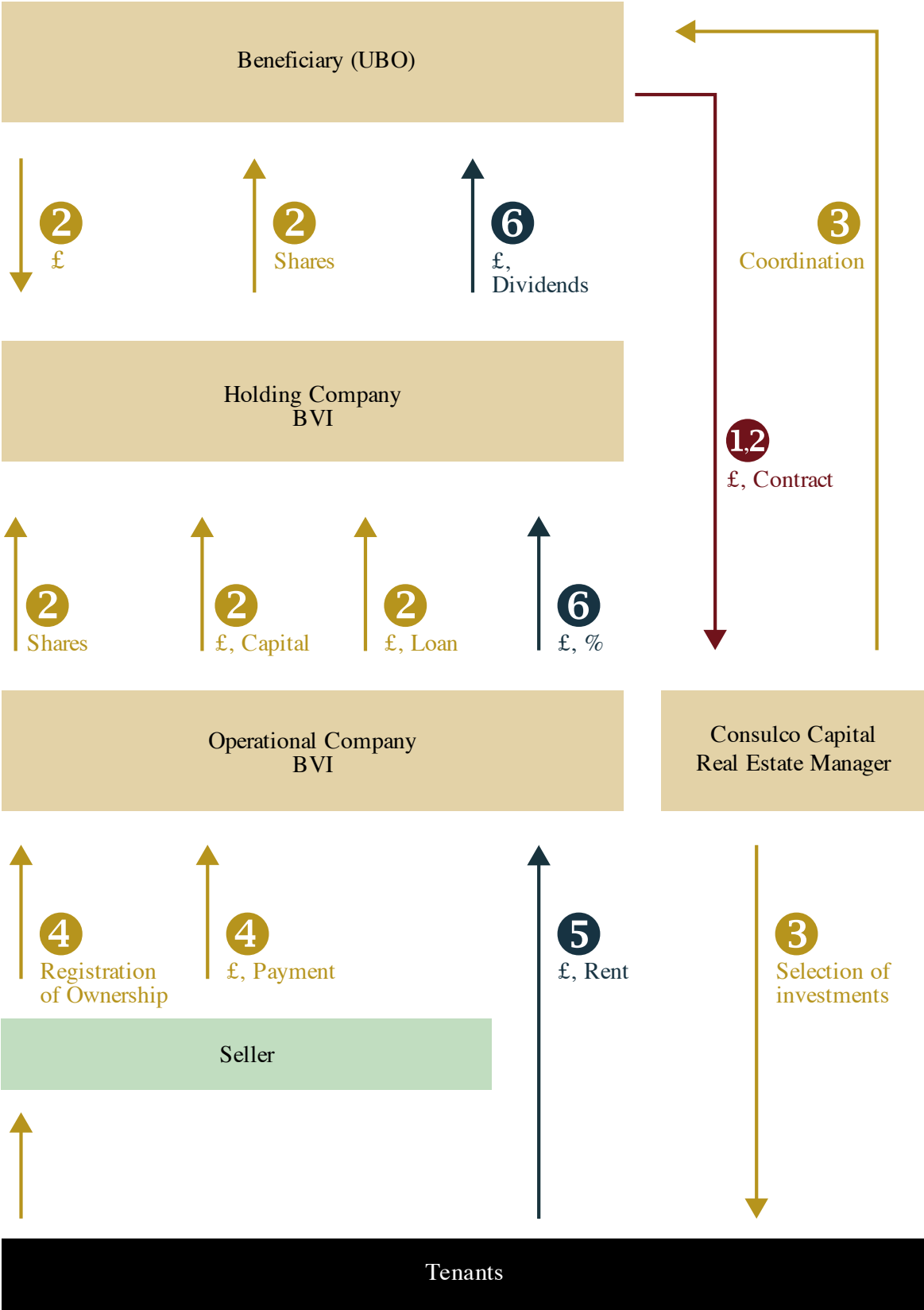


BASIC PARAMETERS OF THE FUND

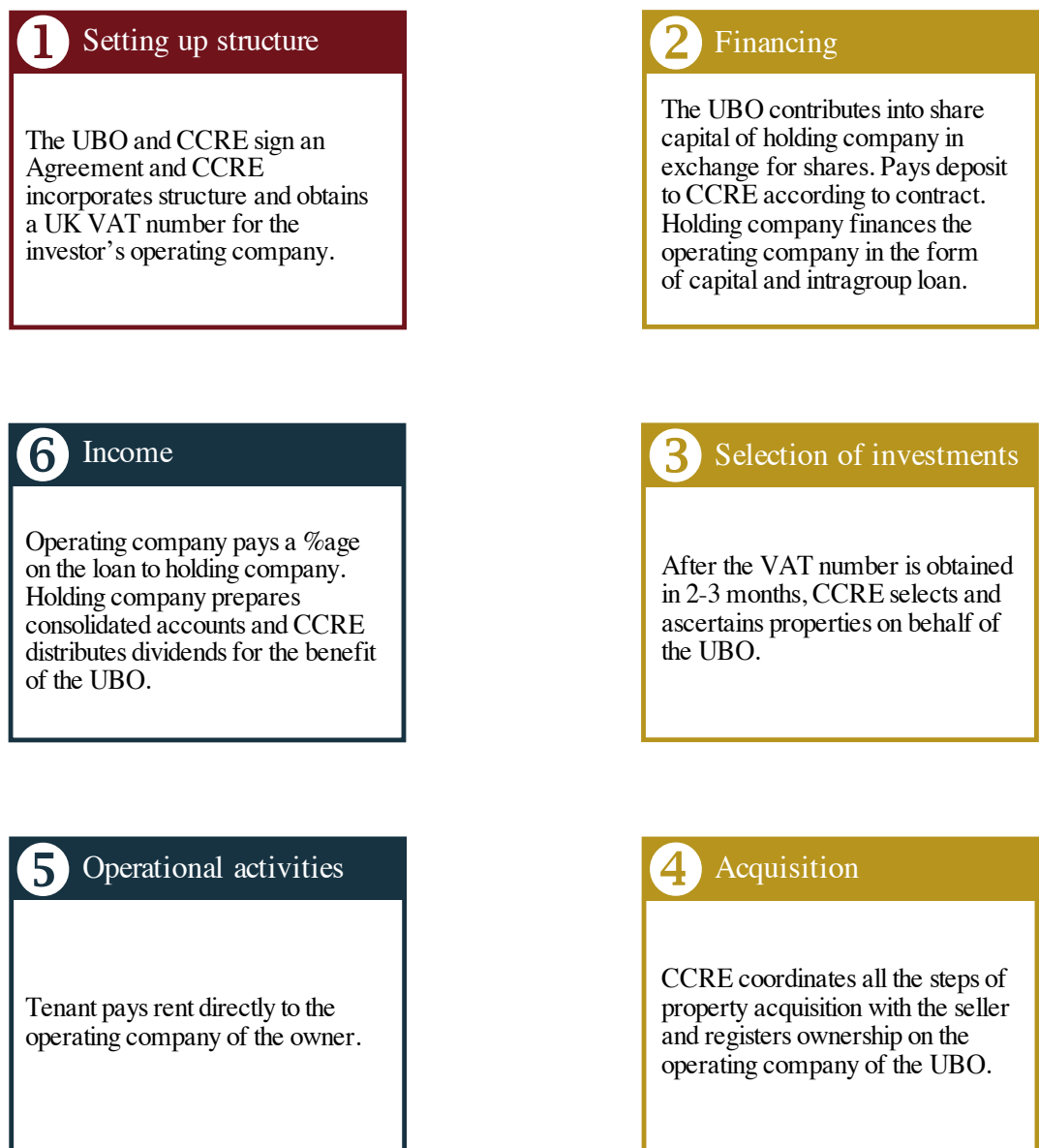
PERIOD SUBSCRIPTION	N/A
TYPE OF FUND	London Commercial, Closed-ended.
FUND STRUCTURE	The Fund can be structured as a British Virgin Islands limited company.
TARGET RETURN, £	8-10% gross compounded per annum, (Net, after expenses, management fees and taxes), including an average 3.5% annual cash yield over the life of the Fund.
MINIMUM FUND SIZE	Minimum £1,5 million
COMMITMENT PERIOD	≈ 6 months from Final Closing (this is the time frame that we commit to use all the amount to purchase the selected properties).
FUND LIFE	Investor's decision.
MANAGEMENT FEES	
<p>▶ SETTING UP STRUCTURE (agree investment strategy, compliance, incorporation of legal entity, obtaining a UK VAT number)</p>	2% of the total fund size.
<p>▶ ACQUISITION (selection and due diligence of property, negotiations, structuring, registration of ownership, start)</p>	2% of the total fund size.
▶ OPERATIONAL ACTIVITIES	10% of the gross annual rental income.



LEGAL STRUCTURE



INVESTMENT PROCESS



OVERVIEW

STRATEGY

Selective acquisition of commercial or residential investments in prominent locations across Prime and Central London, tailored to the requirements and needs of the client.

To minimize volatility and ensure optimal returns, all the investments will have the following characteristics:

- ▶ Prominent properties, located in strong trading pitches
- ▶ Locations with high demand
- ▶ Close proximity to transport hubs/ well developed infrastructure
- ▶ Area development prospects
- ▶ A strong tenant
- ▶ Long lease contract
- ▶ Income producing assets with potential for active management
- ▶ Diversification of risks

OBJECTIVE

- ▶ To insure a steady rental income
- ▶ To generate capital and income appreciation through the professional and active management of real estate investments

**An example of bespoke investment.
December, 2012**

COVENT GARDEN, LONDON



The commercial property is located in the heart of London and let to a famous British restaurant chain.

Annual Rental Income: £140.000

Initial Yield Per Annum: 4,71%

TAX ISSUES

Rental income is taxed in the UK at the basic rate of Income Tax at 20%.

There will be no withholding tax on the distribution of dividends or interest profits.

SALE OF SHARES

Investor's decision.

REPORTING

Annual unaudited consolidated interim financial statements of holding company will be presented to investors at the beginning of March.

Our offices

LONDON, UNITED KINGDOM

32 Curzon Str., London W1J 7WS

Тел: +44 (0) 20 3214 9940

E-mail: london@consulco.com

NICOSIA, CYPRUS

Metochiou 73, Engomi 2407

Тел: +357 22 361300

E-mail: info@consulco.com

www.consulcocapital.com