

## PRESS RELEASE - Corporate Acquisition for CPLP II

Property Type : Multi Let Offices  
Holding Company : Hollydene Management Ltd  
Purchase Date : March 2007

The company owning an office investment in the High Street, Croydon, Surrey has been acquired by CPLP II, the European Income and Growth fund advised by CapReal LLP, for a consideration representing a property price of £7,650,000.

This Multi-let office scheme totals approx. 30,000 sq ft with 18 car parking spaces. The building is let to 9 tenants with average weighted unexpired lease term of approx. 6 years.

Esme Lowe for CapReal commented, "this acquisition offers both income and the opportunity for above average growth given the strong prospects for Croydon in the short to medium term. The CPLP II fund is now approx. 40% invested with work in progress taking it to approx 50% invested whilst competitive market conditions and the recent increases in funding costs make it increasingly difficult to source and secure product."

Knight Frank acted for the purchaser. Atisreal acted for the vendor.

For more information or further assistance please contact Esme Lowe.

