

Augustan Opportunity Fund

Key fund information

An investment fund created to deliver a modern approach to growing demand for state of the art commercial real estate and technology lead facilities in Central and Eastern Europe

The Augustan Opportunity Fund represents an opportunity to invest in an energy efficient technology and office park, infrastructure, medical centre and housing replenishment projects initially in one of Central and Eastern Europe's fastest growing modern industrial regions.

Objective

The Augustan Opportunity Fund will mainly focus on acquiring discounted assets which require developing or restructuring, taking advantage of the high international demand in development projects and focusing on requirement shortages and needs.

Investment Target

The Augustan Opportunity Fund's target is to invest in a diversified portfolio of development land, recreational and commercial real estate assets with initial focus in the Stara Zagora region of Bulgaria.

Return

It is anticipated that during the construction phase of the developments, investors will benefit from an increase in underlying values in the region of 20% per annum. Upon construction completion the regions property market is expected to show growth of 5-8% per annum.

Strategy

Luxembourg Fund Partners conjointly with its Investment Advisor is currently raising up to €20m for the Augustan Opportunity Fund. Augustan will follow a Private Equity investment strategy. The Fund invests in developments that conform to the Augustan Sustainable Technology Park Principle of key eco-friendly and financial criteria. Projects are located in Southern Central and Eastern Europe, in early and growth stage with related technology opportunities. The first is in Bulgaria.

Fund Type

Open ended SICAV SIF domiciled & regulated in Luxembourg

Investment Managers

Coby Ltd

Fund launch date

30th August 2010

Currency

Sterling / Euro

Initial target

£100m

Availability

Direct investment, SIPP.

Eligibility

Institutional Investors
'Well informed' investors

Investment levels

No minimum Investment (subject to the condition that article 2 of the 2007 Law shall be respected, 'well informed investor')

Charging structure:

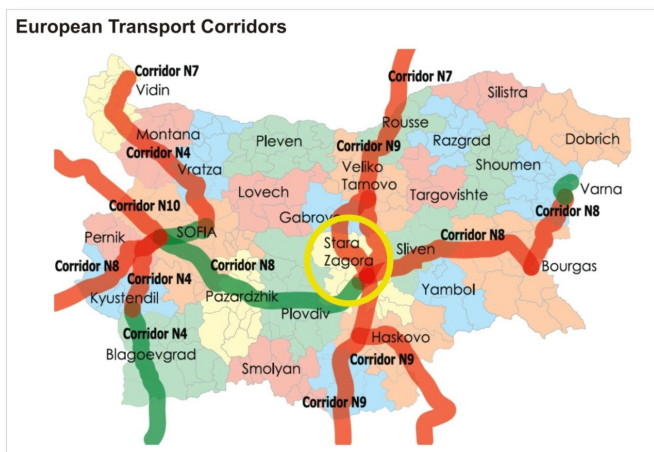
1.5 % annual management charge
Redemption charges apply up to yr 5, after 12 months holding.
Liquidity management policy

Initial sales charge

Up to 5% (class A shares)
Up to 2% (class B shares)

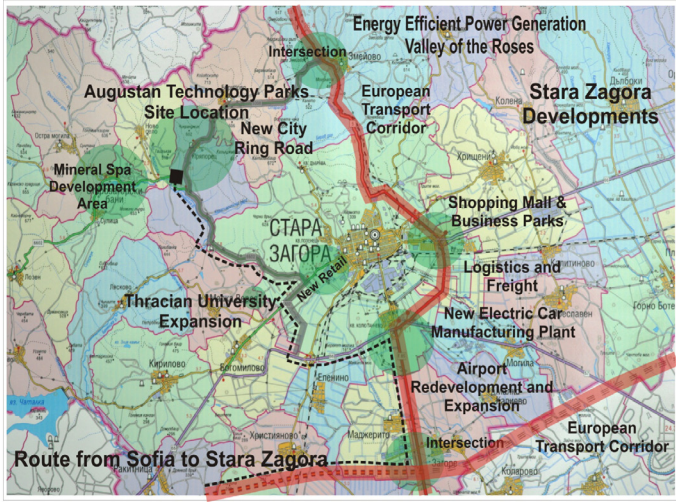
Initial Investment Growth Area

The Augustan Opportunity Fund has identified key projects with dynamic growth potential in one of Europe's Cities and Regions of the Future 2010/11. Set by the intersections of key European Transport Corridors, the region offers strong Foreign Direct Investment (FDI), local support, growing local commercial markets and excellent infrastructure.



Augustan Opportunity Fund

Growing Regional Development



- ✓ Rapid regional expansion for commercial, Industrial and Residential developments, proven market demand, a rare and large piece of development land and one of the largest land holdings in Bulgaria
- ✓ Acquired 1,000 decares (340 acres) of cornerstone & infrastructure land including offices, trade centre, restaurant area, warehousing and manufacturing facilities, adjacent to the main road
- ✓ Variable size zones for commercial and residential developments; detailed technical architectural project designs completed; initial planning consents received

- ✓ 2010 announcement that a €100m British Investment Fund is building an Electric Car Manufacturing Plant
- ✓ Stara Zagora Mall opened in 2008, completing €40m investment
- ✓ Stara Zagora's Regional Airport due to re-open in 2014
- ✓ New motorway section completed the Sofia to Stara Zagora transport corridor which opened in 2007 and the next section to the Black Sea Coast is under construction funded by the EU
- ✓ Locally Resident & Experienced Management Team (British & Bulgarian), proven track record with deep knowledge of the System and business model
- ✓ Austrian BauMax has started building of a 12,000 m² outlet in the central part of Stara Zagora
- ✓ New city ring road development passes through the project area significantly increasing its value
- ✓ Enel and AES invest over €1.2b in the Maritsa East power complex
- ✓ Carrefour invests over €50m in its hypermarket in Stara Zagora opening in Summer 2011
- ✓ Retail stores opened include Metro, Mr. Bricolage, Technomarket, Technopolis, Praktis, Audi, BMW



Strong Local Support

- "The Municipality will ensure that whatever help or support we can provide will be forthcoming in order to see the project successfully completed"
- "We believe that the project will be very successful"
- "Has issued the first building permits"
- "Plan to construct a ring road around the Stara Zagora Technology Area"
- "Perfectly compliment" to Mineral Spa Urban Plan"
- "will be in strong demand"
- "The Municipality is a strong supporter of the project"
- "High priority for the region"
- "Strategically important"

Quotes from letters of support by the Municipality and Regional Economic Development Agency



The Augustan Opportunity Fund is a dedicated sub fund of LFP Prime SICAV SIF, a Luxembourg-registered "Société d'Investissement à Capital Variable" organised under Luxembourg Law of 13th February 2007 relating to specialised investment funds (SICAV-SIF) and regulated by the "Commission de Surveillance du Secteur Financier" (CSSF), the Luxembourg financial services authority. SICAV – SIF shareholders have to be "well-informed", or "institutional/professional" investors

Past performance of any investment is not always indicative of future performance and investments are subject to fluctuations in exchange rates. The value of the fund and its share classes are calculated without taking into account placement or redemption fees. The information given on this page does not constitute an offer nor a product recommendation, it is provided for individual information purposes only.

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