

PRESS RELEASE

FOR IMMEDIATE RELEASE

AUGUSTAN OPPORTUNITY FUND ACQUIRES €2.5m FIRST PHASE DEVELOPMENT ASSETS FOR TECHNOLOGY PARKS

Augustan has completed an agreement to acquire development assets for the first phase of its Technology Park developments in Stara Zagora, Bulgaria

Luxembourg Fund Partners S.A. 12th August 2010 announced that the *Augustan Opportunity Fund Sicav SIF S.A.*, has concluded an agreement for the acquisition of land assets required for the first phase of its Technology Parks development in Stara Zagora Bulgaria. The agreement, worth €2.5m, has been completed with EskiZara AD, the developers of the project site. The Augustan Opportunity Fund is a regulated investment vehicle created to deliver an integrated approach servicing demand for 'state of the art' commercial and technology lead facilities in Central and Eastern Europe.

"This is the first stage of significant investments we plan to make in delivering Augustan Technology Parks. Now we have completed the agreement to acquire the assets, we have the platform available to launch the development and those of others in the region"

Comments: Luc Leleux, Founder and Board Member, Luxembourg Fund Partners S.A.

The EskiZara AD project is an ideal development that has all the ingredients for a sustainable eco friendly project in a fast growing region. *Augustan* is investing €20m in the project over three years with commencement in 2011. Augustans aim is to have €100m invested over the next five years in a diversified portfolio of development land, recreational and commercial real estate assets. Intelligent buildings for leading edge Companies, Health Care Centres, Research and Development, Data Centres, Software Development are among the target audience.

The key objective of Augustan is to service accurately the technology and facility shortfalls of targeted locations in Central and Eastern Europe. Augustans projects encompass developments for the benefit of the region creating skilled employment and deliver a valuable asset that will attract international companies and local developing organisations.

A benefit all principle

Augustan's principle is to engage investment where its strategy matrix stacks up against demand. The model for an Augustan branded project is based around a self contained sustainable environment protocol; where high tech meets practical design and facilities for modern competitiveness. All developments and projects will embrace the latest in green technologies, delivering advanced facilities and standards to the local community. We believe bringing to communities a balance of technology, employment prospects and improved safety is critical for recovery and growth.

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Information and image downloads at <http://www.augustanopportunity.com/press.html>

Augustan Opportunity Fund Contact: Stephen Cole Phone UK (+44) 7738 096 775 Email: steve@augustanopportunity.com Web: www.augustanopportunity.com	Luxembourg Fund Partners S.A, 11-13, Boulevard de la Foire L-1528 Luxembourg, Phone :(+352) 27 44 10 23 Email : lfp@lfp.lu Web: www.lfp.lu	IFA DIRECT CONTACT Coby Limited – Investment Managers Peter Cole Phone :(+44) 1684 773 743 or (+44) 7970 803161 Email : peter@augustanopportunity.com
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Notes for Editors:

The Augustan Opportunity Funds blend of talent together with locally based professionals is poised to take advantage of companies and organisations seeking outsourced facilities in Eastern Europe. Augustan's brand vision is to establish energy positive developments that serve the local community offering unrivalled commercial and technological advantage for its clients. Augustan's unique brand will be interesting for any growing city or region throughout Europe; we bring expertise and investment capital that defines an exclusive proposition to attract the largest international companies.

Augustan Opportunity Fund is an open ended SICAV SIF regulated by laws of Luxembourg. Its target fund raising is €100m which is to be invested across five projects. The team has over 200 years of combined experience in fund management and the technology industries. The fund is open to Direct Investment, Self Invested Personal Pensions and institutions. Well informed investor rules apply. The Fund believes it will be of particular interest to those looking for superior returns combining transparent strategies to a modern technology and Real Estate market.

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. SIF shareholders must qualify as well-informed investors as defined in the Luxembourg Act of 13th of February 2007.

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 any 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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