

## PRESS RELEASE

FOR IMMEDIATE RELEASE

# €2m OF NEW INVESTMENT SECURED FOR THE AUGUSTAN OPPORTUNITY FUND

**Augustan has completed an agreement with Henderson Armstrong in the UK that provides €2m of new investment through the conversion of loan facilities**

Luxembourg Fund Partners S.A. 10<sup>th</sup> August 2010 announced that the *Augustan Opportunity Fund Sicav SIF S.A.*, has concluded an agreement with Henderson Armstrong for the conversion of Loan Note facilities provided by its UK clients to a major development in Stara Zagora, Bulgaria, the location of Augustans new Technology Park Project in Eastern Europe.

***“This agreement demonstrates that significant private investors are satisfied that the Augustan Fund is a low risk investment alternative that has potentially high returns in a project that has emerged from the financial turmoil as a very attractive proposition”***

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

The benefit for the projects current investors is the growth potential that Augustan brings thus providing long term development capital. The combined effect of Augustan’s clear vision for technology parks is an attractive proposition for the projects future investment return.

This project will encompass developments for the benefit if the region creating skilled employment and deliver a valuable asset that will attract international companies and local developing organisations.

*Augustan’s* technology design matrix boosts returns by identifying projects that have unique long term sustainability and immediate progressive demand. The original project developed by EskiZara AD is an ideal platform design 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 with initial focus in the Stara Zagora region of Bulgaria.

The key objective of Augustan is to service technology parks and modern facility shortfalls with high standard infrastructure in targeted locations in Central and Eastern Europe. In today's new economic playing field Eastern Europe has the opportunity and ability to compete globally with any country.

## 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 a balance of technology, employment prospects and improved safety is critical for recovery and growth. 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.

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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: <a href="mailto:steve@augustanopportunity.com">steve@augustanopportunity.com</a> Web: <a href="http://www.augustanopportunity.com">www.augustanopportunity.com</a>	Luxembourg Fund Partners S.A, 11-13, Boulevard de la Foire L-1528 Luxembourg, Phone :(+352) 27 44 10 23 Email : <a href="mailto:lfp@lfp.lu">lfp@lfp.lu</a> Web: <a href="http://www.lfp.lu">www.lfp.lu</a>	IFA DIRECT CONTACT Coby Limited – Investment Managers Peter Cole Phone :(+44) 1684 773 743 or (+44) 7970 803161 Email : <a href="mailto:peter@augustanopportunity.com">peter@augustanopportunity.com</a>
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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.

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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