

FOR IMMEDIATE RELEASE

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Mayfair Capital's Growth Fund purchases London retail property

Mayfair Capital Investment Management has purchased a property in Fulham to diversify the portfolio of its MC Property Growth Fund No.2.

Mayfair Capital bought the 2,000 square feet retail/A2 unit at 196/200 Fulham Road, London, SW10 for £1.82 million which represents a yield of 6.5% for its Growth Fund. The property is let to Savills Residential subsidiary, Savills Land and Property Limited on a 10 year lease with a five year break at a rent of £125,000 per annum. This is a new sales office for Savills close to the high value residential locations of Tregunter Road and The Boltons Conservation Area.

Commenting on this acquisition, Fund Director James Thornton said: "We are generally cautious about the retail market but London is different and this part of the Fulham Road is continuing to see improvements in the quality of retailers represented. We are therefore confident for the rental growth prospects. At the portfolio level, this property represents diversification from the Fund's two residential projects in Chelsea Harbour and Wandsworth."

The vendor was Parsons Green Land Limited, who have developed and sold eighteen studio flats in the upper parts of the property. Tom Ainsleigh-Jones, joint Managing Director, said: "All the flats sold well off-plan and we were delighted to secure Savills Residential as our tenant whose sales will no doubt benefit from this excellent location."

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Notes to Editors

Mayfair Capital Investment Management

www.mayfaircapital.co.uk

Mayfair Capital was formed in June 2002 as an independent property fund management business designed to serve charities, private investors and pension funds. It currently manages over £350 million in pooled funds and segregated mandates.

MC Property Growth Fund No. 2

www.mcpropertygrowthfund.co.uk

The MC Property Growth Fund No. 2 is structured as a Guernsey-domiciled Open Ended Investment Company (OEIC). The Fund is open ended with quarterly dealing points and, as with the original MC Property Growth Fund, the management team at Mayfair Capital have co-invested in order to align their interests with underlying investors. No borrowings are employed at present but the Fund has the power to borrow up to 50% of gross asset value.

From its inception in February 2008 to June 2012, the MC Property Growth Fund No.2 has returned 4.3%, compared with 1.8% for the IPD Monthly Index.

Parsons Green Land

www.parsonsgreen.co.uk

Parsons Green Land is a successful West London property development company specialising in the refurbishment and redevelopment of commercial buildings into contemporary houses and apartments. With an emphasis on cutting edge design and architecture, the company strives to create new and interesting spaces to live in.