

Mitteilung an alle Anteilseigner der Glanmore Property Fonds

Anbei finden Sie eine Information der Fondsgesellschaft The Glanmore Property Fund Limited, folgender Fonds ist betroffen:

GB0000414960 Glanmore Property - Dis

The Glanmore Property Fund Limited

P.O. Box 255, Trafalgar Court, Les Banques, St. Peter Port, Guernsey, Channel Islands, GY1 3QL.

Tel: +44 (0)1481 745001. Fax: +44 (0)1481 745051.

Website: www.glanmore.com

30 March 2012

Dear Shareholder,

The Glanmore Property Fund Limited ("the Fund")

I am writing to provide you with the latest news regarding the Fund.

Valuations

In my previous letter, earlier this month, I explained how it had been necessary to temporarily suspend the Fund valuation due to a disagreement with the independent valuation commissioned by one of the Fund's lenders.

We are under no illusions as to the challenges facing the UK commercial property market, as underlined by recent data from market specialists the Investment Property Databank (IPD) which showed four consecutive months of commercial property valuation falls in the UK. Nevertheless, we felt the most recent cuts by this valuer were sharper than we believed they should be, and inconsistent with market activity in February.

The Board has questioned the methodology which, though seemingly within the RICS standard, has resulted in a valuation trendline that now diverges from that of the Fund's other valuers. Given how critical valuations are in terms of Fund loan arrangements and the resultant position in which it places both lender and Fund alike, an investigation was considered mandatory.

Discussions continue between the Board, the Fund's lenders and the valuers to understand the divergence in valuations. In the meantime the Board has commissioned a full portfolio valuation from an additional valuer. As all properties will need to be re-inspected to obtain this additional opinion, and further advice is needed on the valuation process itself, a resolution is not likely to be reached until the end of May. Until then, my aim is to update you on a monthly basis or as matters progress.

Loan renegotiations

Negotiations have commenced with one of the lenders with regard to agreeing appropriate arrangements to support the Fund's funding requirements. These negotiations are ongoing and are being conducted in a constructive manner.

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Our lenders understand our decision to undertake the valuation investigation and are continuing to work with the Fund towards finding a solution. This should enable the investigation over valuations to be completed.

In the meantime, CBRE has been appointed by Tilney Asset Management International Limited (TAMIL), without influence from the lenders and at no cost to the Fund, to provide additional expert advice in the loan discussions. CBRE is a world-renowned specialist in real estate management and finance and has relationships with many commercial property lenders.

Portfolio news

In the past month the Fund has completed on the sale of two properties – the Cobalt building in Newcastle, which was sold for £10.5m (10% below its January valuation) and its Valley Park building in Rugby, which was sold for £8.14m (6% ahead of its latest valuation). The proceeds from both sales will go towards further reducing the Fund's loan with Canada Life.

EGM

The intention of the Fund is to hold an EGM in June, to enable shareholders to vote on certain matters required to implement the Fund's updated redemption policy and future strategy. The Fund's Board will lay out in due course the steps it considers necessary to deliver the best outcome for shareholders. I shall notify you as soon as a date has been set and all the necessary information is available.

Yours faithfully



Robert Court FRICS ACI Arb

Chairman