



Property

In mid 2006, 3C hired a highly experienced management team to launch 3C Property Advisers (3CPA), comprising Ross MacDiarmid, George Tabet, Daniel Lem and Wei Jiao. 3CPA has specialist expertise in, and is primarily focused on, commercial property (typically focusing on shopping centres, office buildings and hotels) in the EU accession countries of Romania, Bulgaria and Croatia while also seeking opportunities to engage in projects elsewhere across the Central & Eastern European region.

Selected Property Assets Acquired

Bucharest office of



Bucharest office of

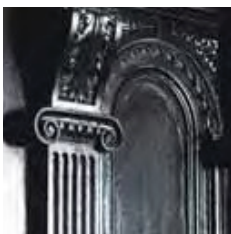


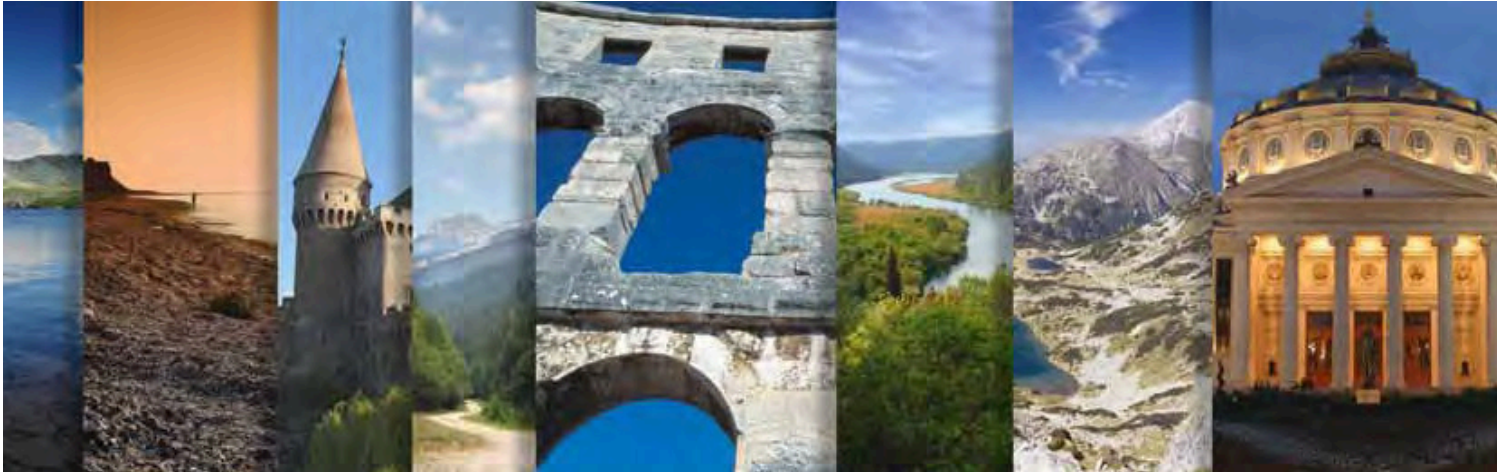
Left to right: George Tabet, Ross MacDiarmid and Daniel Lem

The team comprises a combination of deal originators, property financiers and developers each of whom has spent extended periods of time living in the Central & Eastern European region. This experience, together with the strong network of relationships in the region and the international property market, has enabled the team to generate a proven track record of creating high returns for investors.

3CPA is focused on developing the following business activities:

- Creating and managing property funds;
- Acquisition and disposal of property assets; and
- Creating joint ventures with local partners to facilitate 3CPA's strategy.





3CPA's activities are supported by a local presence in Romania as well as a number of local partners across the region.

3CPA benefits from access to a broad range of equity and debt providers both in the UK and internationally. Equity providers consist of a combination of major international property funds and entrepreneurs, specialist property funds of financial institutions as well as family offices based in:

- Spain;
- Japan;
- South Africa;
- Ireland; and
- UK including capital committed by 3C.

3CPA has completed its first three transactions, acquiring the Bucharest office buildings of Vodafone (€27 million) and UPC (€12 million), in addition to a 110 acre site south of Bucharest (€6 million). In all these transactions, 3CPA's competitive advantage was its presence in the local market and its speed in deal completion.

3CPA is currently engaged in the following activities:

- Completing and managing its first fund involving assets described above - gross funds c. €60 million (Danube I);
- Formation of a second private fund with investors comprising predominantly European funds and family offices - gross funds c. €150-200 million (Danube II);
- Acquisition of several other property assets with a combined value of nearly €400 million; and
- Possible formation of a pre-IPO property company - a domestic listing will be targeted.

After a period of investment to initiate its activities, 3CPA aims to grow quickly to establish funds and transactional deal flow across its target countries which comprise some of the world's fastest growing property markets.

Transaction Financing Documentation

