



September 2011

Greenman
Accelerate

Key Features

Reducing Risk, Delivering Income



Greenman Accelerate at a Glance

| | |
|-------------------|---|
| Location | Germany, Europe's Powerhouse |
| Type of Fund | Income Generating Property Fund |
| Type of Property | German Auto Service & Repair Centre |
| Occupancy Rate | 100% (Guaranteed by the Fund's Property Purchase Procedure) |
| Tenant Strength | Anchor Tenants Probability of Default Less Than 0.3% (Source: Creditreform) |
| Protection | Very Low LTV's - Currently 65% (Reducing to 52.5% by 2013) |
| Security | Generating Large Annual Rental Income Surpluses (45% in 2012) |
| Income | Annual Returns Starting at 6.5% (2012) Rising to 7.4% (2017) |
| Safety | Only 7% of Targeted Returns are Unpredictable (eg. Related to Capital Values) |
| Total Returns | Combined Exit Return of 10% - 12% PA (Including Annual Income Returns) |
| Investment Period | Exit Between September 2016 & March 2017 |

The Greenman Accelerate Fund is designed to produce predictable and consistent Investor Income which is created from the sizable Rental Income Surpluses generated by its Portfolio of newly built German Auto Service Centres. Investors will have an interest in an existing portfolio of Auto Service Centres that has a combined value of €23.3m. By September 2013, with additional purchases, the Portfolio will have expanded to a combined purchase value of €53m - €55m.

The Key Features of the Greenman Accelerate Fund Include:

Security

- Your Money is invested in Germany the EU's Powerhouse
- 77% of the Portfolio's Rental Income is paid by the Fund's Anchor Tenants
- All Anchor Tenant leases must be for a minimum fixed term of 15 years
- Cosy Wasch, one of the Portfolio's Anchor Tenants is bound by 20 year leases
- The Anchor Tenants have an average Probability of Default of less than 0.3%
- The Fund's Property Purchase Procedure guarantees tenant occupancy levels of 100%
- By September 2013 the Portfolio's combined LTV will be c. 52.5%
- Mortgage Interest rates are fixed at low levels until the Fund's Exit Period (2016-17)
- The Portfolio's Mortgages are reduced by between 2.5% and 4.5% Annually
- In 2012, 45% the Portfolio's Annual Rental Income will be Surplus (Increasing to 54% by 2017)

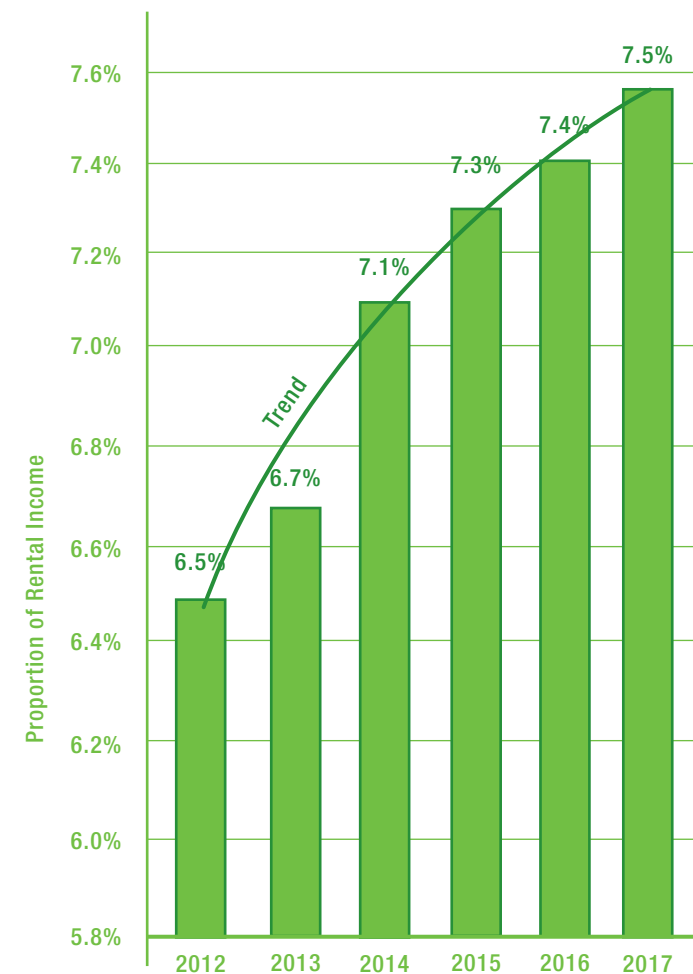


Income

- The Annual Rental Surpluses may be Distributed to Investors Biannually (March & September)
- Investors benefit from Immediate Returns
- In 2012, Investor Returns (From Income) are targeted to be 6.5% NET
- By 2017 Investor Returns (From Income) should Increase to 7.5% NET
- An Investor investing €50,150 should receive c. €21,356 in Investor Returns (From Income) by 2017



Investor Returns from Income



Transparency

- The Protection of Investors Monies is at the heart of the Fund's Investment Policy
- The Fund's Investment Policy is clearly stated and must be rigidly adhered to by The Manager
- Investors have 24/7 access to Live Webcams, up to date Fund Information and Investment Values
- The Fund is operated by a dedicated team who encourage Investor feedback.

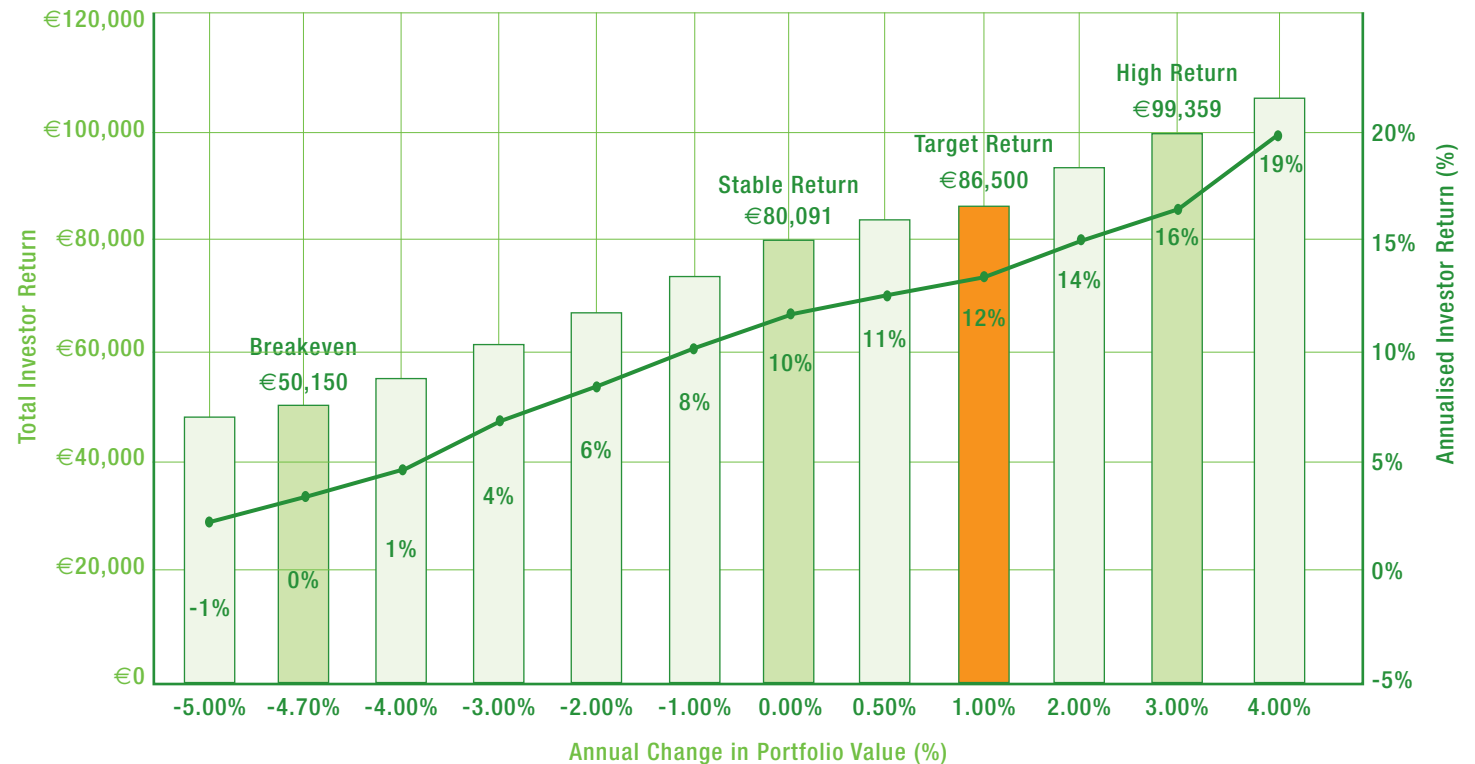


Returns

- The CER (Investor's Final Return) will be between 10 and 12% PA
- An increase in the value of the Portfolio only has a small impact on the CER
- Between 0% and 7% of the total CER is derived from the Portfolio's increase in Value
- An Investor investing €50,150 can expect a CER of between €80,091 and €86,500 (including initial investment)
- Cash/Direct Investors receive favourable tax treatment

The Portfolio will be sold between September 2016 and March 2017. All surpluses will be returned to Investors. The Combined Exit Returns (CER) will be a combination of the Portfolio's Annual Income Surpluses, increases in Investor monies resulting from mortgage repayments made during the course of the Investment and any profits generated from the sale of the Portfolio. The Manager forecasts that the Portfolio will change in value by between Zero percent (0.0%) PA and One percent (1%) PA.

Change in Investor Returns



NOTE: The table above highlights the change in the CER depending upon the change in value of the Portfolio.

Investing

Investors purchase shares in a tax efficient Luxembourg Limited Company and at the same time advance a loan to that company. Each share has a combined value of €425. The minimum purchase is 118 shares making the minimum investment €50,150. The investment amount must increase in multiples of €425.

The Fund is suited to the following types of Investors

- Private Individuals making Cash/Single Premium Investments
- Employees and Self employed individuals investing via their Personal Retirement Savings Account (PRSA)
- Self Employed individuals investing via a Self Invested Personal Pension (SIPP)
- Company directors and owner/managers investing via their Small Self Administered Pension (SSAP's)
- Individuals investing via their Personal Retirement Bond (PRB, also known as a Buyout Bond)
- Self directed Approved Retirement Fund (ARF's)
- Self directed Approved Minimum Retirement Fund (AMRF's)
- Companies & trusts making cash/single premium investments
- GB & NI Investors making cash investments
- GB & NI Investors investing via a UK Self Invested Personal Pension (UK-SIPP)
- GB & NI Company directors and Owner/Managers investing via a Company Pension (UK SSAS)

The Greenman Accelerate Fund is not guaranteed. Its value may fall as well as rise. There is no guaranteed investment return. You could get back less than you invest, particularly if you en-cash or draw on funds at the earliest opportunity.

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The nature of the target investments allied to the gearing associated with the purchase of the property categories referred to in this Investor Memorandum make the scheme a high risk investment. The scheme is aimed at experienced investors with a well diversified portfolio of investments who will not need access to their invested capital for 5 to 7 years and understand the risk of total loss. Prospective Investors should consider whether investing in the scheme, along with any assets they may have, will meet their investment objectives. Prospective investors should be aware that the value of investments may fall as well as rise; simulated performance may not be a reliable guide to future performance and that past performance is not a guarantee of future results. The single or combined occurrence of any of the "Risk Factors" set out in this Information Memorandum may result in the investor losing some or all of their investment. The financial projections included in this document are for illustrative purposes only and your attention is specifically drawn to the "Risk Factors" section set out in the Information Memorandum.

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