

PRESS RELEASE – 1 September 2006

First Closing: The UrbanShare Residential Investment Fund LP

Mission Corporate Finance is pleased to announce the successful first closing of The UrbanShare Residential Investment Fund, following the raising of an initial £1.2 million in equity participations. Final closing will take place when the full £4 million in subscriptions is achieved. Equity participations are being placed by PropertyBourse Limited.

Apart from its role as Issuer, Mission arranged for debt facilities of up to £11 million with Northern Rock plc providing total funding of £15 million which will enable the Fund to acquire, refurbish and furnish residential properties in London Docklands. These will be let primarily to professionals working in Canary Wharf and the City of London.

Richard Klin, Managing Director of the Fund's asset and property manager Klin Property says: "We expect investors to enjoy a 7% running return on their investment, made possible by the excellent yields we have been achieving on these types of properties. There are also good prospects for capital growth in an area likely to benefit from the extensive regeneration planned for the 2012 Olympic Games."

Perry Lewis, Director of Mission Corporate Finance says: "This is the first fund of its type to benefit from the new rules enabling UK SSIPs and SSASs to invest in collective investment schemes acquiring residential property."

The Fund is open to qualifying investment professionals, high net worth individuals and sophisticated investors. Prospective investors may obtain a copy of the Information Memorandum and application form from Chris Cuvain at PropertyBourse on 020 7917 1844.

Authorised and regulated by the Financial Services Authority

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