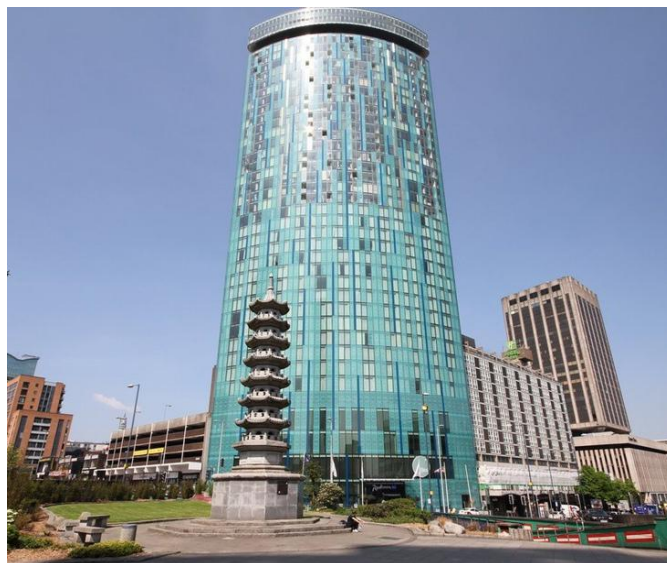


summary of investment

2-11 Holloway Circus, Birmingham

further info please email roy@roybackhouse.co.uk or call 0151 541 2200



| | |
|------------------------|---|
| freeholder | Beetham Birmingham Ltd |
| | 2 x 999 year leases each subject to 5 yearly rent reviews linked to RPI. |
| leaseholder 1 | Beetham Hotels Birmingham Ltd dated 22 December 2005 |
| leaseholder 2 | Beetham Tower Birmingham Ltd dated 8 August 2006 |
| rent | Beetham Hotels Birmingham Ltd. £13,419 per annum Beetham Birmingham Ltd. £13,254 per annum |
| additional rent | buildings insurance and estate charge |
| rent review | Every 5 years during the term |
| | RPI. Initial Base Figure 193.6 |
| | The increase means the amount by any by which the Index for the month preceding the relevant review date exceeds the base rate. |
| review date | 22 December 2010 and every 5 years thereafter |
| current rpi | 292.7 August 2020 |