

NEWS RELEASE

DATE: 28th June 2010

**Rockspring Property Investment Manager
Ash & Birch Industrial Estate, Kembrey Park, Swindon**

ROCKSPRING ACQUIRES ASH & BIRCH INDUSTRIAL ESTATE, KEMBREY PARK, SWINDON

Rockspring TransEuropean IV, advised by Caisson Investment Management and represented by Alder King, has acquired the freehold investment of Ash & Birch Industrial Estate, Kembrey Park, Swindon from Prupim for approximately £7.20m.

The 169,000 sq ft (15,700 sq m) scheme produces an gross annual income of £620,000. The estate has 42 separate industrial and distribution properties ranging in size from 2,271-14,000 sq ft and tenants include; Geodis Wilson, Cleve Technology, Swindon College, Premier Watercoolers and AGI Media.

Rockspring's Charles Tarriere says: "This transaction represents the type of asset both in quality and diversity that TransEuropean IV seeks to acquire. The estate has great potential and, with some careful asset management to bring added value, we fully expect it to become a key element of the investment fund".

Caisson Investment Management's Philip Stott adds: "Ash & Birch Industrial Estate has proved to be a popular and successful business location with businesses from Swindon and further afield that have been attracted to the town and a number of exciting new initiatives are planned as part of a proactive asset management programme".

Prupim was advised by Allsop.

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Notes for editors:

If applicable

For further information please contact:

Andrew Barber/Kate Titchmarsh

020 7280 9608

Revolution Public Relations

andrew@revolution-pr.co.uk kate@revolution-pr.co.uk

www.revolution-pr.co.uk

Charles Tarriere

0207 7761 3385

Charles.Tarriere@rockspringpim.com

www.rockspringpim.com

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