



What is the Greenman AUTO fund?

The fund builds "auto repair centres", pre-let to world leading tenants in Germany's auto industry. **CarGlass**, the fund's anchor tenant, is Germany's No.1 windscreen replacement company. Rental surpluses after all costs are distributed to investors as income/dividends.

Why invest in the Greenman AUTO fund?

- The fund is located in Germany, the largest and safest economy in the EU. PWC rank 4 German cities in their top ten for investment in 2010 (Munich 1st, Hamburg 2nd, Berlin 8th & Frankfurt 9th)
- The fund's "pre-approved pool of anchor tenants" have high levels of creditworthiness
- The fund produces large income surpluses (after operational costs) annually. These surpluses can be distributed to investors during the course of the fund
- Investors can exit the investment from March 2014
- At Exit (latest 2016) the portfolio should achieve a small sales premium (over its purchase value)

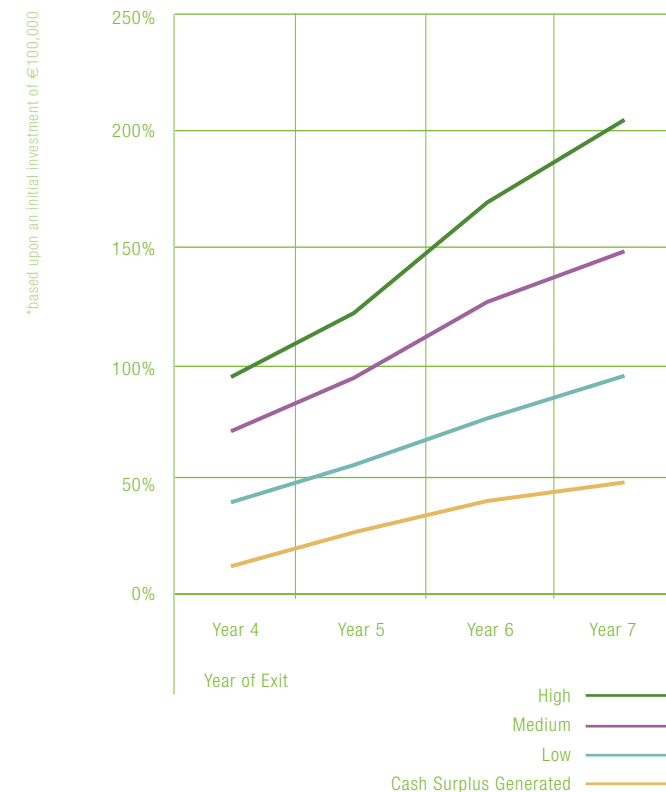
Who can invest in the Greenman AUTO fund?

- Individuals making cash investments
- Self employed individuals via the New Ireland SIPP
- Company directors or owners of SSAPs
- Retired/retiring individuals via an ARF
- Retired/retiring individuals (under 67 years of age) via an AMRF
- Companies and offshore trust funds

What returns will I get?

- NET investor income surpluses/distributions (during the course of the fund) will average 6.3% per year
- By 2014 the portfolio's value will be c.€35m generating rents of €2.6m per year
- The portfolio will be sold (2014 & 2016) with the proceeds being returned to the investors
- Combined distributions (annual or otherwise) are forecast to generate an annualised return of 13 to 21%

Increase in Value of Shareholding*



Greenman AUTO - Annual Investor Income

Item	Q2+3 2009	2010	2011	2012	2013	2014	2015
Annual portfolio income surplus per issued share	€4.8	€10.36	€11.09	€11.81	€14.74	€14.17	€14.83
Income per €50,000 invested	€1,200	€2,589	€2,774	€2,952	€3,698	€3,543	€3,707
Actual Return on equity Invested (%)	2.4%	5.2%	5.5%	5.9%	7.4%	7.1%	7.4%
Annualised Return (%) 6.3%							



Current Fund Information (April 2010)

- The fund owns 5 properties in 4 German cities totaling 7,123sqm of let area
- 100% let to “market dominant” tenants with a min lease length of 10yrs
- Has a safe & secure property purchase procedure
- Has secured mortgage finance at historically low rates
- Has generated Q1 2010 income surpluses of 22%
- The fund will be paying its first dividend in Q3 2010



GMA 004 - Hamburg



GMA 001 - Mönchengladbach

German Auto Sector

- Germany's largest sector (€290bn turnover 2009)
- Europe's largest car industry (32% of production)
- Accounts for 20% of all European car purchases
- Industry employs 1.2m people
- CarGlass 2009 profits of €208m on T/O of €2.42bn
- Favourable legislation supporting Anchor Tenants



producing predictable returns from rental income