



Name: Táin Swedish Property AB

Property Description: Táin Swedish Property AB purchased a 50 hectare industrial park known as Zakrisdal in Karlstad in January 2008. The acquisition price was 72 MSEK (circa €8M) including costs. The site is self-financing due to the 32,000 square metres of rented industrial space, while the site also has substantial development potential.

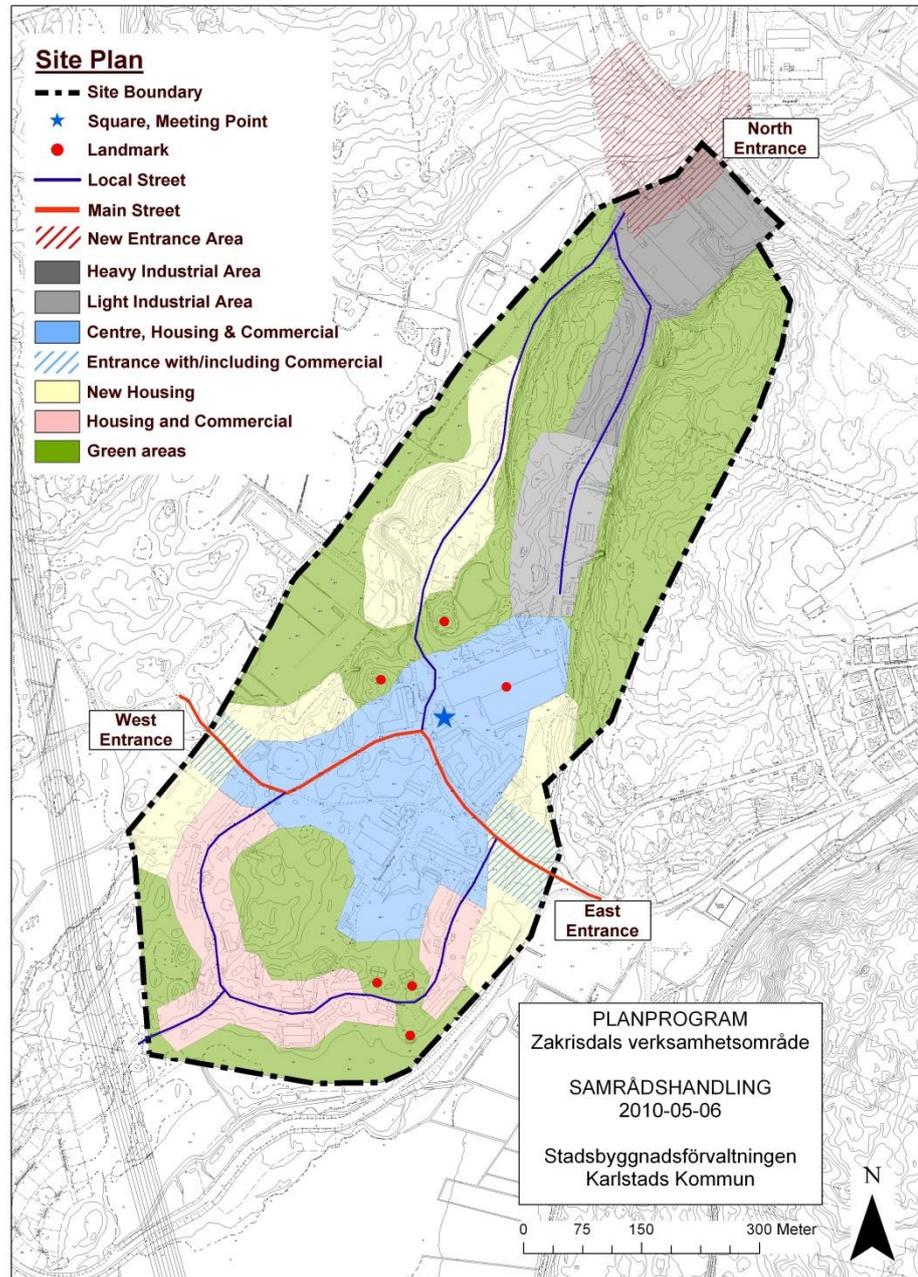
Management: Since taking ownership of the site, Táin have maintained a solid rent roll which has the ability to pay the interest and capital on the Swedish bank debt, in addition to covering the costs associated with planning to date..

When Táin purchased Zakrisdal, they recognised an opportunity to develop between 300 and 500 residential units on the site. Since then, they have worked with the planning department of the local municipality in an effort to develop the area further. Karlstad planning office recognised the potential in developing this area into a new district within the city. In January 2011, Táin secured programme planning (similar to our outline planning) for up to 1,600 residential units and an additional 12,000 square metres of new industrial space.



The plan for the northern half of the site is going on public display in October 2013, with the aim of securing detailed planning by mid-2014. Work relating to the southern section of the site will gain momentum once planning is granted on the northern half.

On the 1st July 2013, Táin sold one factory in the northern half of the site to the existing tenants. This allowed for 50% of the initial equity investment to be returned to Táin's investors.



Outlook:

In addition to the investors having had 50% of the initial equity returned, as mentioned above, the Swedish bank debt has also been reduced from 39 MSEK to just less than 25 MSEK. It is anticipated that the sale of the first development plot for circa 200 units will enable the return the remainder of the investor equity. This is planned to coincide with obtaining detailed planning, i.e. mid 2014. The sale of the remaining 1,400 plot is anticipated to return a substantial profit.