

Our vision,  
your opportunity.

**Strategic Investment**  
Management Ltd



# Vision, strategy, returns.

## Who we are, what we do

Formed in 2001, SI (Strategic Investment Management Ltd) is a niche investment boutique with an enviable track record of acquiring high grade commercial property stock with excellent investment potential.

And most importantly, successfully delivering profitable returns to our investors.

## Why commercial property?

For many investors, commercial property investment is considered a core asset in a well-balanced portfolio.

## The reasons people choose commercial property investment

### Performance over time

Commercial property has delivered solid and consistent performance over the short, medium and long-term.

### Outperforms other asset classes

It has outperformed equities and gilts over the last one, three, five and ten years (source: IPD, DTZ Research).

### Security

It has the potential to offer secure long-term income streams.

## Our strategy

At SI, we seek out investment opportunities that meet the needs of sophisticated private and institutional investors. Using our in-depth knowledge of the commercial property sector and working with our extensive and trusted network of property professionals and advisers, we source opportunities that present a robust investment case with the potential for superior returns – what we call a good investment ‘story’. We then move quickly to secure those opportunities.

And the returns to date have been impressive.

# Returns

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SI Limited  
Partnership  
**P/01**

Return  
**21%**

Deal size  
£15.9m  
Oct 2002

**Location**  
Gerrard's Cross, Buckinghamshire  
**Property**  
New office building  
**Tenant**  
News International, Uniq, Wilson  
Bowden Developments  
**Partnership duration**  
28 months  
**Property sold**  
March 2005



SI Limited  
Partnership  
**P/02**

Return  
**40%**

Deal size  
£24m  
Jan 2004

**Location**  
Sheffield  
**Property**  
Warehouse development  
**Tenant**  
B&Q  
**Partnership duration**  
20 months  
**Property sold**  
Sept 2005



SI Limited  
Partnership  
**P/03**

Return  
**30%**

Deal size  
£36.2m  
Dec 2004

**Location**  
Cheltenham  
**Property**  
Head office building  
**Tenant**  
Eagle Star  
**Partnership duration**  
19 months  
**Property sold**  
July 2006



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The key to successful returns  
is in choosing the right properties  
to invest in at the right price.

And that's where our vision comes in. Our knowledge of the sector, our skills in corporate finance, deal structuring and funding and our network of property contacts give us that unique edge, enabling us to source those good investment 'stories'.

# Current Partnerships

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## SI Limited Partnership P/04

### Status

Currently in investment growth phase

### Deal size

£46.5m  
Apr 2006

### Location

Liverpool

### Property

Grade A office development

### Tenant

Pre-let to top 40 UK law firm



## SI Limited Partnership P/05

### Status

Currently in investment growth phase

### Deal size

£73.1m  
Aug 2006

### Location

Birmingham, Hatfield, Gatwick

### Property

Regional hotel portfolio

### Tenant

Jarvis



## SI Limited Partnership P/06

### Status

Currently in investment growth phase

### Deal size

£68m  
Mar 2007

### Location

Glasgow

### Property

5 star hotel

### Operator

Radisson SAS UK



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We're confident that these investments will deliver excellent returns for our investors, maintaining our impressive track record.

# P/07

## Share our vision

SI Limited Partnership 07 offers you the opportunity to be involved in our latest venture.

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We will shortly be launching an exciting new property investment opportunity. We firmly believe that, whatever the market conditions, there is always potential to find value and secure superior returns - providing the right property is chosen at the right price.

Our expertise and our network of contacts allow us to access opportunities which offer that potential. By selecting the right mix of assets, in prime locations, with strong tenant covenants in place and good opportunities for rental growth, we are absolutely confident that our next Partnership will offer a sound investment opportunity.

## Your Opportunity

Be among the first to find out more about this new Limited Partnership from SI. Email [info@investwithsi.com](mailto:info@investwithsi.com) or call our Business Development Team on 0131 220 9440 to be added to our mailing list for further information.

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If you do not wish to receive  
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