

WELCOME

Welcome to our autumn newsletter. October is a beautiful month here at Wyelands Cottage, surrounded as we are by inspiring views of trees in all their finery. We hope each of our Northern Hemisphere readers is enjoying this "season of mists and mellow fruitfulness" to the full. Wherever you are reading this, whether in the Northern autumn, the Southern spring or somewhere in between, we wish you burgeoning prosperity.

It's a great pleasure to bring you this brief update on our projects over the last three months. We're delighted to report that the Llanbradach syndicate project has now completed. See below for details.

Elsewhere in the newsletter you can read about the Ant Fund and Stage 2 of FFP Lite, to name only two projects. We won't list every other news item here. Suffice it to say that the company is as busy as ever on your behalf, keen to embrace new possibilities and turn challenges into profitable opportunities that you can share.

LLANBRADACH

3-BEDROOM SEMI

This newly refurbished home is now working in our rental portfolio. Thanks to its pristine condition and convenient location within commuting distance of both Cardiff and Caerphilly, the property had no trouble attracting a suitable tenant.

The Llanbradach syndicate members have all been paid. We're happy to report that their funds earned a solid return of 9.06%.



ANT FUND

WWW.GIROMA.CO.UK/ANTFUND

This nimble and flexible programme is working well, attracting a growing number of participants and responding quickly to a fast-changing landscape. Money sent into the Ant Fund can be directed to projects anywhere in the world, giving us the means to make the most of opportunities wherever we find them

As you would expect, of course, we have strict criteria in place: before directing any funds into a project we need to be satisfied as to its viability and likely returns.

In case you've been wondering how this works on a practical level, here are a couple of recent examples of Ant activity in the UK.

Providing a finishing fund for projects

Two projects spring to mind here: Llanbradach and Blakeney. The refurbishment in Llanbradach was almost complete: all the interior work had been done but we still needed to landscape the grounds and lay turf. The Ant Fund was able to provide a short-term cash injection into the project and bring it to completion.

On our new-build site in Blakeney, the various utility companies are either making or preparing to make their installations to supply services to the property. Interior works to be completed include the kitchen, bathroom, painting and decorating. The Ant Fund is ideally placed to provide the necessary cash flow.

Providing flexible finance for smaller projects

Now and then we find deals that are either too small or too time-sensitive to offer formally to our clients. For example, several months back we purchased a residential property that needed minor refurbishment and redecorating before it could begin

working in our rental portfolio. Thanks to the Ant Fund, we were able to get in and do the work quickly, then re-finance the property and advertise for tenants.

Wherever Ant money is put to work, it moves on quickly. Once the initial project is completed, the funds are redirected elsewhere (in the UK or further afield, wherever they will be most profitable). This enables them to get busy again without delay.

How can you profit from the Ant Fund? Participants receive a fixed return: either 6% per annum for a 7-month term or 7% for a 12-month term. These returns are paid on completion of the term, and apply wherever the funds have been working. You can join the programme for as little as £1,000. More information is available on our website.

OVERSEAS POSSIBILITIES

Our plans for profiting from the property market in Phoenix, Arizona have taken on a more definite shape. We now have a buying fund in place and our local partners are looking for suitable properties with a view to working on the first ones this autumn.

The range of opportunities in the US market presents several possibilities. The ratios over there are very attractive right now in comparison with the UK. We are currently working with selected investors who have a particular time-scale in mind. Our local partners are working with us to see how the current opportunities can be used to meet our investors' needs. Like us, they are comfortable with a degree of flexibility, tailoring projects to suit particular requirements - whether short or long term.

There is space for more participants in this fledgling programme. If you are interested in joining, please e-mail info@giroma.co.uk or phone **01989 555 090** and ask for Rob or Bruce.

YOU CAN JOIN

FFP LITE

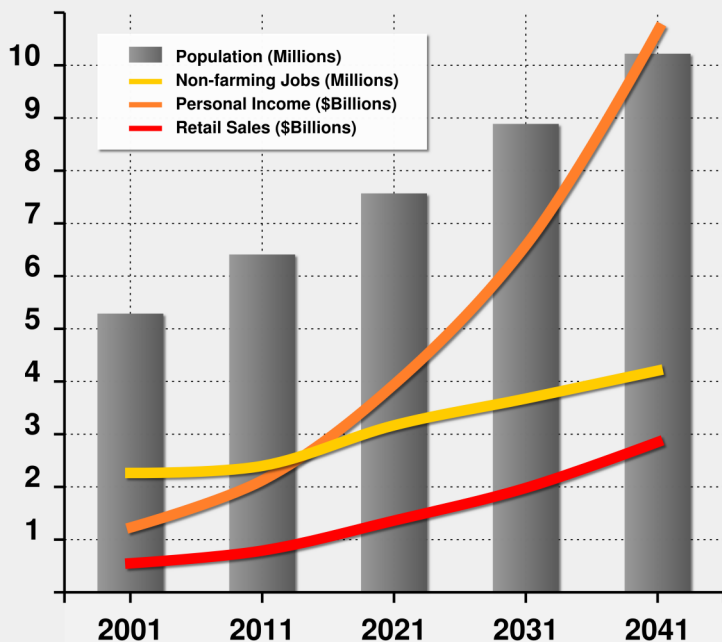
WWW.GIROMA.CO.UK/FFPLITE

Financial freedom is what Giroma is all about. FFP Lite continues to attract participants who appreciate the way it combines short and long-term benefits: a 7% return per annum, paid in monthly instalments, plus an equity share of a valuable income-producing property. If you like the sound of a fixed monthly payment arriving in your bank account like clockwork, this programme could be for you.

The return keeps coming regardless of the rent actually received from the property in the previous weeks, even if there's a void period between tenants. Not that you would expect void periods: our team is fully committed to ensuring that tenants enjoy their homes and want to stay there. We keep in touch with them, look after the properties carefully and nip any problems in the bud.

What makes FFP Lite sustainable in the long run? Our analysis of property market trends suggests that demand for good rental properties will remain strong. Of course there's no shortage of rogue landlords around, but they don't need to worry us. If anything, they improve the field for conscientious landlords who understand tenants' needs and specialise in customer service

There's room for more participants now that FFP Lite is in Stage 2. You'll find property details and all the other information you need on our website: just select FFP Lite from the menu on the left-hand side of the front page. Entry levels (2% stakes) vary between £1,840 and £2,640, depending on the property you choose.



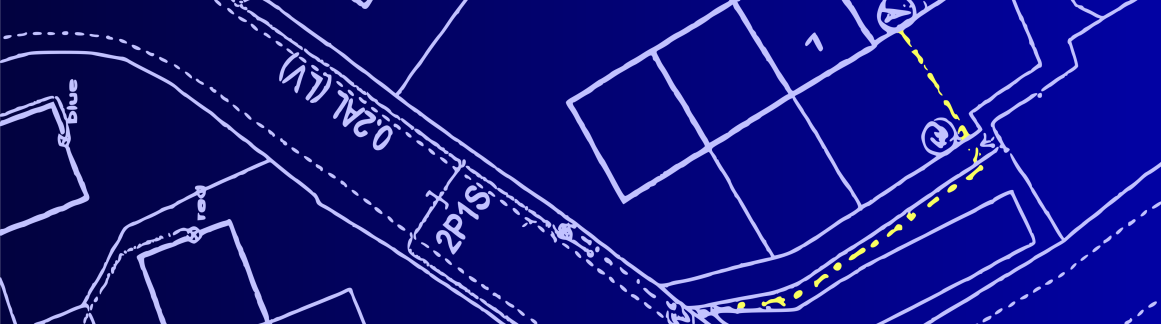
Growth Prospects in Phoenix, Arizona

UK PROJECT NEWS

BLAKENEY

3-BEDROOM TERRACE

We are gradually making progress with the utility installations for this new home. The gas pipe has been laid in its trench, as shown in the photos in our last newsletter. Since then the water and electricity companies have said we can go ahead and dig the trenches for their service installations. You may be interested in the preparatory stages involved: cut down a tree on site, and prepare a wall for one of the trenches to run either under or through (if the latter, wall to be dismantled and returned to its original state)! Never a dull moment...



CYNONVILLE

LAND FOR DEVELOPMENT

In our summer edition we reported that the Neath-Port Talbot Council had approved our application for a mixed development of 20 homes on the Cynonville site. Since then we have signed the Section 106 agreement which sets out our financial contribution to local leisure facilities. This is the last document required before planning permission can be granted.

TWO STEPS YOU CAN TAKE

To find out more about our current investment opportunities, see the private area of our website. This is aimed towards experienced investors and you'll need to register to gain access. It costs you nothing and places you under no obligation. Just go to the website, click "Register Your Interest" and follow the instructions on screen. You will then have immediate access to the private area where you can read about the available offers. We'll add you to our mailing list and you'll find out about opportunities as they come along.

To help Giroma flourish in these uncertain times, spread the word in your own circle. Do you know anyone who wants to build

their prosperity? If you think our vision and ethos might appeal to them, introduce us. You could give them this newsletter when you've finished with it, or direct them to our website where they can register for one or more of our programmes or contact us personally. We welcome enquiries by e-mail and post at any time, and by phone during UK business hours. We're happy to answer questions from like-minded people and arrange meetings on request.

QUOTE OF THE QUARTER

You can go as far as your mind lets you.

(Mary Kay Ash)

Our winter newsletter will be out in January 2012.

For news and information before then, visit the website from time to time.

Thank you for your continued interest in Giroma.

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