



Pineapple Corporation plc

An Introduction

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SUMMARY

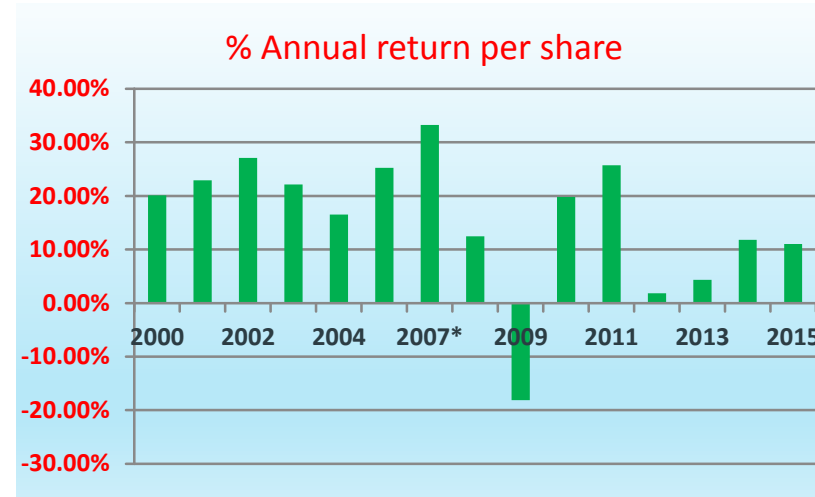
- Pineapple Corporation plc is a UK REIT currently listed in Luxembourg
- Formed in 1999 the company has generated a compound annual return of 15.7%
- Successful management team with 100+ years of management experience
- Very low cost base with lean operations
- Targets only high potential investments with substantial added value opportunity
- High quality industry contacts provide privileged and early access to investment deals
- Untapped development opportunities within the existing portfolio
- Lost high value investment opportunities due to capital constraints

Net Asset Value in GBP per share

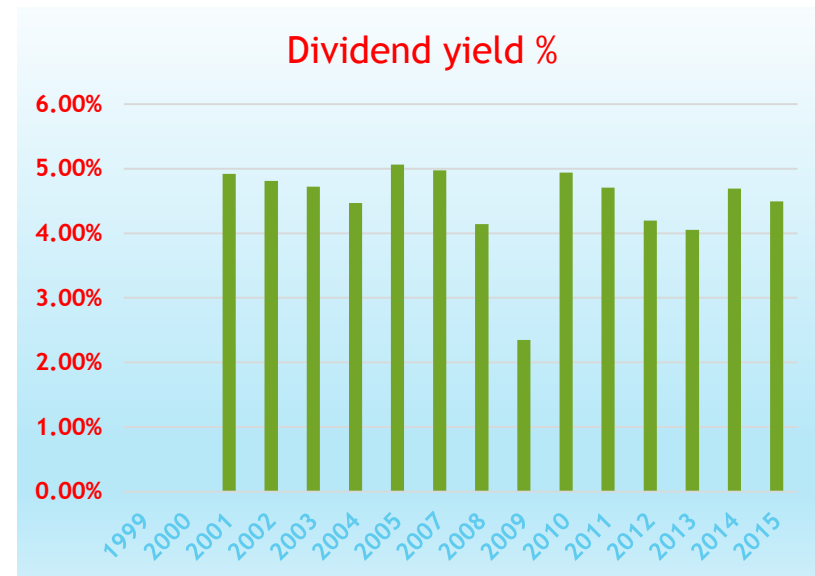


A TRACK RECORD ...

- 15.7% compound total return for the period 31st December 1999 to 31st March 2014
- The current NAV stands at s £28.3million
- Average dividend yield of 4.47% since 2001
- Total gearing reduced to 39% as at 31st March 2015, thus very low risk investment due to low reliance on bank financing
- Mixed residential and commercial portfolio guarantees a balanced investment - commercial properties with higher yields generating good cash flow and residential investments providing stronger capital growth
- No rights issue required during recent downturn with dividend payment maintained



... OF SUCCESS



INVESTMENT STRATEGY & EXPERTISE



- We only target high potential investments with substantial added value opportunity
- Primarily investment opportunities in London and SE England - areas less adversely affected by recent downturn and showing quicker economic recovery.
- Early access to new market investment opportunities due to close business link at Board level with Willmotts Chartered Surveyors.
- Directors Tom Berglund, Tony Sperrin, David Farley and Andrew Crichton, bring over 100+ years of experience in the property sector





TAX EFFICIENT STRUCTURE

- As a UK Real Estate Investment Trust the company is not liable for corporation tax on profits generated from property rentals or capital gains on investment sales
- Withholding tax is deducted at the UK basic rate on any property income distributions made

LOW COST OPERATION

- Operates on a low cost base
- Directors are not remunerated
- No office rental or other normal overheads
- A simple management fee of 0.5% of net asset value is charged to cover all operational expenses
- £84,000 per annum covers all rent, rates, service charges and administrative staff
- Access to a wide range of property expertise at no additional cost, due to close links with Willmotts e.g. planning applications, rent reviews, valuations, insurance, building surveying services, property management etc.



CONTACT

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