

XS CAPITAL PARTNERS I, LP

The partnership follows the XS South East Europe Property Fund's concept of taking advantage the lucrative property market in South East Europe. The partnership seeks to take advantage of the Superior returns achievable in the Property Markets of South East Europe and more specifically the residential market of Romania.



XS CAPITAL has launched **XS CAPITAL PARTNERS I, LP** which is registered as Private International Collective Investment Schemes (PICIS) authorised and approved by the Central Bank of Cyprus and incorporated as an International Limited Partnership with the Registrar of Companies.

XS CAPITAL PARTNERS I is a Euro-denominated Partnership that guarantees limited currency risk. The Partnership has undertaken projects located in Bucharest due to the low level of unemployment, urbanization and the city's improving infrastructure. The growing middle class seeking new accommodation combined with the opening up of the credit & mortgage market makes the development of residential areas a profitable investment. It is no surprise then that the Partnership is engaged in developing residential projects.

unlocking value

XS Capital Partners I, LP has committed equity of €3.2million and the construction initiated is located at Stefanestii De Jos. This area is considered to be an upcoming area for residential developments. Located in the North East of Bucharest, it provides close proximity to the centre whilst at the same time offers the advantage of living in the outskirts. The project commenced by the LP, will be stretched on a 9,400 m² plot of land which will shelter a 13,000 m² development area and a 4,000 m² underground space. The project's estimated IRR is 61.7%. Its finite life is 3 years since its sole purpose is the development of the specific project. The project is expected to be completed in 2009.

XS Capital Securities & Financial Services acts as the LP's General Partner while the LP's limited Partners are the XS South East Europe Property Fund, other Institutional Investors and High Net Worth Individuals. Proservus Limited acts as Partnerships' I administrator and Hellenic bank is its custodian.

Disclaimer.

The nature of investment in real estate property is such that the LP's may not be suitable investments for investors other than those who are knowledgeable in investment matters, are able to bear the economic risk of the investment, understand the risk involved, believe that the investment is suitable for their particular investment objective and financial needs and have no need for liquidity of investment.