



New opportunity to invest in land

Stirling Mortimer Ltd

OFFER ENDS
18 JUNE 2010

The investment opportunity

There is an unprecedented, short term opportunity to invest in UK land as the lack of liquidity in the banking sector hits property developers.

They own land but due to cash flow difficulties are struggling to build new homes.

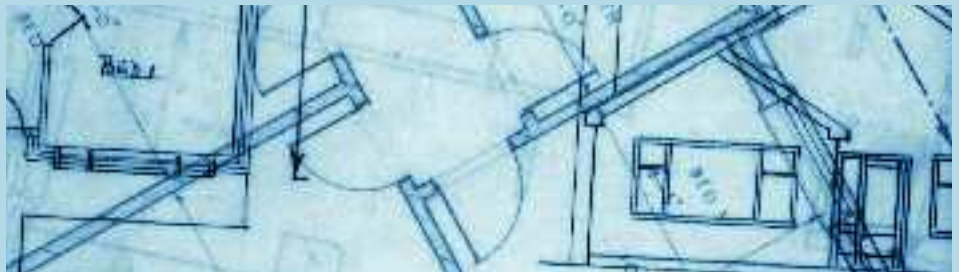
Stirling Mortimer No 9 Fund UK Land 2 offers a solution. The Fund will buy land with at least outline planning permission from developers at discounts of between 10% and 50% against the RICS "red book" valuation giving them the cash they need to progress other developments.

The Fund will then re-sell the land at a profit, in some cases back to the developer through a pre-sale contract, as development becomes necessary to meet consumer demand and the Government target of providing three million new homes by 2020.

The Fund will own the land at the outset, with no borrowing requirement, and will not look to directly develop the sites but simply benefit from the cash flow pressures being experienced by developers.



The Fund has been launched following the success of the Stirling Mortimer No 8 Fund UK Land during 2009.



The No 8 Fund has secured a number of lucrative deals including:

KIRKBYMOORSIDE – a 2.35 acre site in a highly sought after village in North Yorkshire.

The site, which is within a conservation area, has planning permission for 29 homes.

The Fund bought the site for £1.2 million against a current valuation of £1.4 million.

The Board will retain the land while prices recover and will then sell it on the open market.

HOVINGHAM – a 2.25 acre site that was part of the Hovingham Estate in North Yorkshire.

With open fields to the north, it has full planning permission for 24 homes.

There are currently very few properties for sale in Hovingham reflecting the desirability of the village.

The Fund has paid £1.8 million for the site against a current valuation of £2.2 million.

The Board aims to retain the site while land prices recover and will then sell it on the open market.

BESTWOOD VILLAGE – a 1.58 acre site near the centre of Bestwood Village, a popular Nottingham suburb.

The site has detailed planning consent for a mix of three and four bedroomed terraced and semi-detached houses and two bedroomed apartments.

It was bought for £500,000 against a current valuation of £600,000.

The site is considered suitable for a joint venture with a developer whereby a licence will be granted to build the properties with sales proceeds being split upon each unit's completion.

This can be a very profitable way of disposing of the Fund's asset.

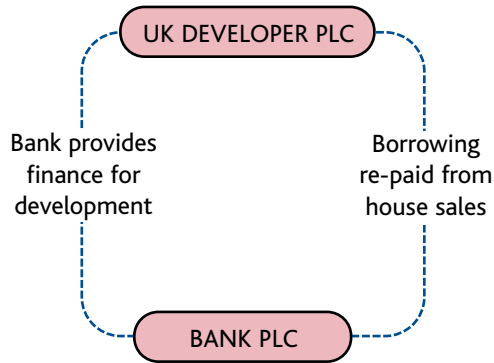


MANSFIELD – a site with full planning permission for a mix of residential, retail and commercial development.

The site was bought for £2.8 million with the developer agreeing to re-buy it for £4.65 million within three years, representing a gross return to the Fund of 66%.

The deal is underpinned by a personal guarantee from the Directors of the developers committing them to a payment of £465,000 (10% of the buy-back price) if they have not completed the buy-back within the three years.

How it works

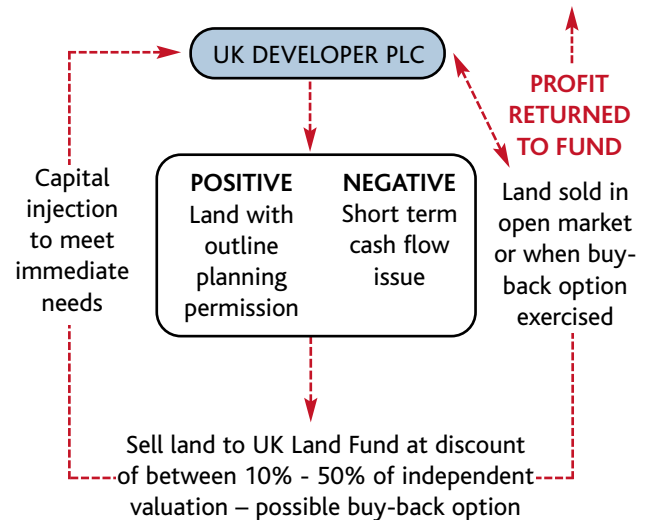


PROBLEM

Reduced liquidity in banking sector is creating short term cash flow issues for developers

SOLUTION

INVESTMENT OPPORTUNITY FOR STIRLING MORTIMER NO 9 FUND UK LAND 2



Land Fund – your questions answered

Stirling Mortimer Ltd is a marketing company and the Promoter of the Stirling Mortimer range of investment Funds. An associate company, Stirling Mortimer (UK) Limited, is also FSA authorised and fully MiFID compliant.

Q. Is this a regulated product?

A. The Stirling Mortimer No 9 Fund UK Land 2 Ltd is Prospectus approved by the FSA in the UK and fully Listed on the Channel Islands Stock Exchange (CISX).

Q. What is the Fund investing into?

A. The Fund will buy land sited within the UK with at least outline planning permission discounted against current RICS “red book” valuations. This land will not be developed as the intention is to merely trade on at a higher value either immediately or within the medium term.

Q. Who can invest into the Fund?

A. Investors can be SIPP or SSAS pension schemes, ISAs, Trusts and individuals or corporations directly.

Q. What is the minimum investment?

A. The minimum investment is £20,000.

Q. What is a “red book” valuation?

A. “Red book” refers to the Royal Institution of Chartered Surveyors’ guidelines and to the format in which these reports are presented. The written report includes a basic description of the property and its location, along with its market value. This type of report attracts a liability to the author.

Q. What is outline planning permission?

A. Outline planning permission gives an official indication that it is possible to build on a piece of land. It also gives an indication of what can be built on the site.

Q. What is the taxation?

A. The Fund is taxed within the Channel Islands at 0% but the full Prospectus explains all the taxation implications of investing in the Fund and should be referred to.

Q. Who else is involved with the Fund?

A. Taxation advice – KPMG.
Auditing – BDO.
Administration – Heritage International Fund Managers.
FSA advice – Wragge and Co.
Advocates in Guernsey – Ozannes.
Bankers – RBSI.
Lawyers in UK – BPE, Cheltenham.

Q. What charges apply?

A. 0% initial charge, 1.5% annual management charge. Full details of other charges and expenses are detailed on Pages 38 to 40 of the Prospectus which is available from Stirling Mortimer Ltd.

Q. What is the closing date?

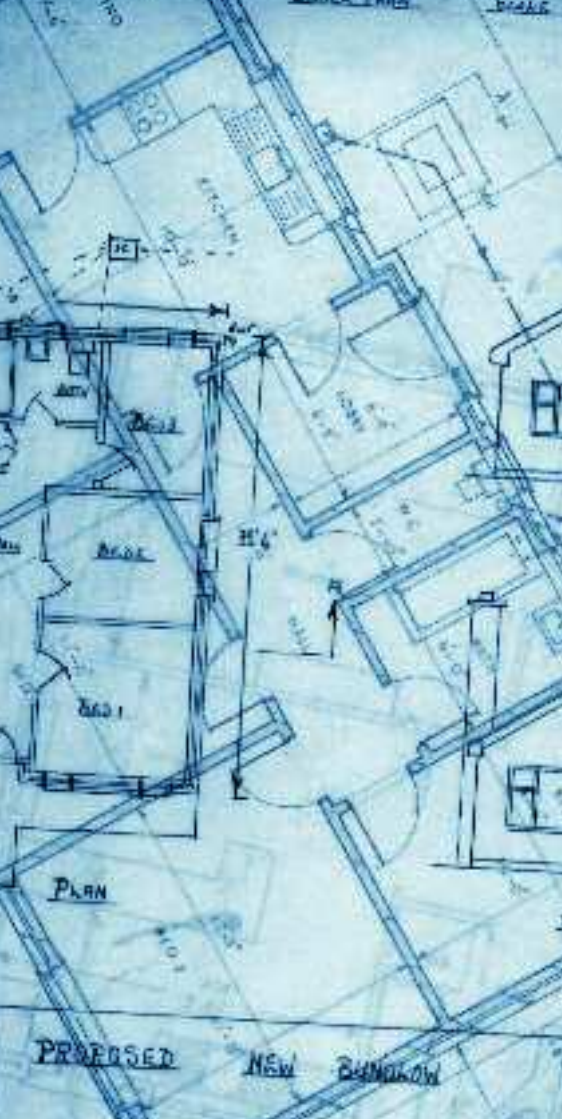
A. 18 June 2010 or when £100 million is raised.

Q. Who can promote the product?

A. Any authorised individual as the Fund has FSA Prospectus approval.

Q. How can I get further information?

A. Telephone Stirling Mortimer Ltd on 01242 251087 or email enquiries@stirlingmortimer.com



Main features

- Financial Services Authority (FSA) Prospectus approved and Channel Islands Stock Exchange (CISX) Listed
- Listed in the Channel Islands offering significant tax advantages to UK and overseas investors
- Available to SIPP, SSAS, ISAs and Trusts as well as direct corporate and personal investment
- No borrowing or currency risk (UK investors)
- Minimum investment £20,000
- Fund open until 18 June 2010 – but will close early if over-subscribed





Background to Stirling Mortimer Ltd

Stirling Mortimer Ltd has an established reputation for providing innovative, alternative investment opportunities and since its first Fund launch in 2006 now controls the equivalent of around £380 million in property contracts plus around US \$30 million in contracts in Mexico and almost £19 million in land, all raised through FSA authorised individuals.

This document must be read in conjunction with the Prospectus dated 11 January 2010 and in particular the risk warnings contained therein. The Prospectus is available from
Stirling Mortimer Ltd.

This document is not a Prospectus but is an advertising brochure. Investors should not subscribe for any shares referred to in this brochure except on the basis of information in the Prospectus. This brochure should not be seen as a recommendation to invest. You should consult your Independent Financial Adviser to ensure this product is appropriate to your needs.

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