

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.

CONTACT US



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STIRLING MORTIMER No 9 FUND UK LAND 2



New opportunity to invest in land

Stirling Mortimer Ltd

AN OVERVIEW OF 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.

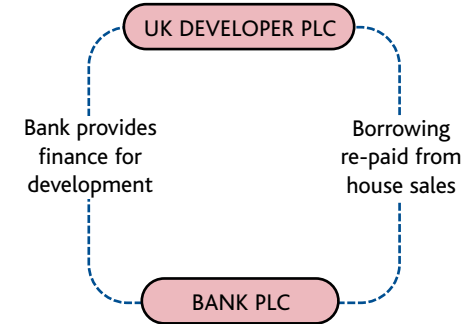
This can be a very profitable way of disposing of the Fund's asset.

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

