

Alpha Pyrenees Trust Limited

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27 December 2006

ALPHA PYRENEES TRUST LIMITED

(“ALPHA PYRENEES” OR THE “COMPANY”)

€96 MILLION ACQUISITION OF PARIS BUSINESS PARK

The Board of Alpha Pyrenees (the “Board”) is pleased to announce that Alpha Pyrenees has acquired, with IPGL Limited (“IPGL”), a 77,000 square metre business park comprising in total 20 office, warehouse and research and development buildings (the “Business Park”).

The vendor is SIVN (Societe Immobiliere Villarceaux Nozay) and the tenant is Alcatel-Lucent, a major French multi-national corporation with a market capitalisation of in excess of €20 billion. The deal is a sale and leaseback and the tenant has signed a 12 year lease with a minimum term of 9 years. The lease benefits from annual inflation-linked rent indexation. The properties will provide an income stream which will enhance Alpha Pyrenees’ earnings.

The total consideration for the acquisition of the Business Park is €124.5 million of which Alpha Pyrenees’ 77% share is approximately €95.9 million. The purchase consideration will be satisfied by the Company’s and IPGL’s existing cash resources and a new Alpha Pyrenees group debt facility. The total costs including acquisition costs are approximately €130.9 million.

The total rent from the Business Park will be approximately €9.6 million per annum, of which Alpha Pyrenees 77% share will be approximately €7.4 million, giving an annual rental yield of approximately 7.3 per cent including costs.

Alpha Pyrenees has signed an option agreement with IPGL whereby the Company has the option to call IPGL’s 23 per cent interest in the Business Park for a pre-determined price and IPGL has the option to put IPGL’s interest, for the same pre-determined price, in the Business Park to the Company subject to certain conditions.

Phillip Rose, CEO of Alpha Real Capital the Company’s Investment Manager commented:

“This is an excellent acquisition for Alpha Pyrenees of a strategically located, high quality asset which is rented for a minimum 9 year period to large multinational group that has demonstrated a long term commitment to the site. It will produce an annual rental yield of approximately 7.3 per cent with the potential to add value to the portfolio through future development and refurbishment. We are delighted that we have also secured an option to purchase the remaining 23% of the Business Park on attractive terms to the Company.”

Contact:

Phillip Rose, CEO, Alpha Real Capital

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NOTES:

ABOUT ALPHA REAL CAPITAL

Alpha Real Capital is a value-adding international property fund management group with operations in both the French and Spanish real estate markets. Alpha Real Capital was established by Phillip Rose and Sir John Beckwith.

Phillip Rose has 25 years' experience in the real estate, funds management and banking industries in Europe, the USA and Australasia. He has been Head of Real Estate for ABN AMRO Bank, Chief Operating Officer of European shopping centre investor and developer TrizecHahn Europe (where he was responsible for a €1 billion European investment and development programme from 1999-2000), Managing Director of Lend Lease Global Investment where, during his tenure from 1994 to 1999, he was responsible for managing European property investments and Executive Manager of listed fund General Property Trust. He is currently a non-executive director of Great Portland Estates and a member of the Management Committee of the Hermes Property Unit Trust.

Sir John Beckwith has been involved in property investment and other investment for his entire working life. He founded London & Edinburgh Trust PLC ("LET") in 1971 where he was Chairman and Chief Executive Officer and developed it into one of the top ten listed real estate companies in the UK. Following the sale of LET, he established Pacific Investments through which he founded a number of successful asset management businesses, including Liontrust Asset Management and Thames River Capital.

Alpha Real Capital is the Investment Manager to Alpha Pyrenees.

Alpha Real Capital's European Funds Director, Paul Cable, is Fund Manager, Alpha Pyrenees Trust.

Paul Cable has 27 years experience in the real estate and banking industries in the UK, Europe and the Far East and was previously responsible for Sir John Beckwith's property investment activities in France and Spain for six years.

Further information is available at www.alpharealcapital.com including contact details for Alpha Real Capital's UK, French and Spanish offices.

ABOUT ALPHA PYRENEES

Alpha Pyrenees is a Guernsey registered closed-ended investment company investing in French and Spanish commercial real estate.

Registered office
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Investment Strategy

Alpha Pyrenees' strategy is to invest in a diversified portfolio of properties in France and Spain, focusing on commercial property in the industrial, logistics, office and retail sectors. Alpha Real Capital believes that there will be capital growth opportunities in the portfolio through income growth, active asset management and yield compression.

Directors

The Directors of the Company, all of whom are non-executive, are responsible for the implementation of the investment policy of the Company and the overall supervision of the Group's activities. The Board consists of:

Richard Kingston (Chairman)
Christopher Bennett
David Jeffreys
Phillip Rose
Serena Tremlett

Richard Kingston was an executive director of Slough Estates Plc, one of the largest London Stock Exchange listed property companies. He was responsible for Group Finance at Slough Estates Plc for nine years, and chairman of their continental European real estate activities. He was a non-executive director of Mersey Docks and Harbour Company and is a qualified Chartered Accountant.

ABOUT IPGL

IPGL is a Holding Company substantially controlled by Michael Spencer.