



NEWS RELEASE

South-Capital Developments PLC launch Irish Development Land Investment Opportunity

**Unique opportunity to invest in Irish Development Land
with potential for significant returns**

Tralee, County Kerry

Today, South-Capital Developments PLC, announced details of their newly launched *Irish Development Land Investment Opportunity*. South-Capital Developments Plc will primarily focus on purchasing land that has been zoned and bring it through the planning process. In general, obtaining planning permission on zoned land enhances the value of the land significantly. The minimum amount to be raised by South-Capital Developments Plc will be € 4,000,000 and the minimum investment amount is € 50,000. Although just launched, the fund is already heavily subscribed from private clients and investors. South-Capital Developments are now opening to new investors this rare, and very limited, land development opportunity. Potential investors are advised to act now. **For additional information on South-Capital Developments Plc please contact: Mark Corkery (mark@premiercs.ie); Denis Murphy (denismurphy@murphysheehy.ie); John Hickie (john@premierfs.ie); Premier Financial Services, KPH House, Ashe Street, Tralee, County Kerry. Tel: 066 718 5723. www.premiercs.ie**

Commenting, Mark Corkery, Director, South-Capital Developments Ltd

“Land development in Ireland has generated significant returns for investors over the past few years and we are confident that it will continue to perform well as an investment vehicle into the future. This investment opportunity is also rather unique, as it allows investors to get involved literally from the ground up. Our private clients have already responded very positively to being involved in this opportunity, and we expect the fund to close within the next few weeks.”

Initially, South-Capital Developments Plc will focus on purchasing land that has been zoned and bring it through the planning process. The Company may then construct the development, for which planning permission has been obtained, and sell the constructed units to the ultimate end purchaser, sell the land undeveloped or licence a builder to construct the development whilst the company sells the sites. The acquisition and development of these sites will be funded using a combination of investor equity and bank debt. It is anticipated that on each development, that bank debt will be no greater than 70% of the site cost.

This investment opportunity may be suitable for; Property investors who wish to diversify their investment portfolio to include exposure to the development land sector; Investors who are aware of the gains being achieved by property developers in the past but who have been unable to invest in development land due to the high cost of entry, and Self Administered Pension Funds.

South-Capital Developments Plc is an unlisted public limited company. It is intended that investors will receive a combination of ordinary shares and loan notes. This structure will be to facilitate the repayment of investor's funds in an efficient manner over the life of the investment.

The promoter of South-Capital Developments Plc is Premier Corporate Services (Kerry) Ltd T/a Premier Corporate Services. Premier Corporate Services, along with an associated company, DMC Asset Management Ltd T/a Premier Asset Management, was incorporated to promote and manage specific syndicate property investments opportunities. The Directors of Premier Corporate Services are Mark Corkery and Denis Murphy. Premier Corporate Services was formed in 2003 and currently has over €50 million of assets under management. Projects carried out to date by Premier Corporate Services include: Kerry Lee Student Village, Tralee, Co Kerry; Crystal Fountain Holiday Village, Tralee, Co Kerry and Market Court Development, Newcastlewest, Co Limerick.

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