

WELCOME

Welcome to our winter newsletter. We hope 2015 has started smoothly for you. Our wish for you and your family is that you will prosper in every way in the year ahead.

Giroma has entered its 12th year of operation. Although there have been many changes in the property market and further afield since the company started, our core values remain the same. We are as committed as ever to creativity, adaptability, win-win solutions, long-term relationships and continuous learning.

We hope you will enjoy this short update on our work. If you would like to have more information about us, please see our website: www.giroma.co.uk

If you don't have easy access to the internet, feel free to ring our office on 01989 555 090. We would be happy to hear from you.

The view from our office, 6th January 2015



GIROMA'S TAKE ON EQUITY RELEASE

See page 2 for details...

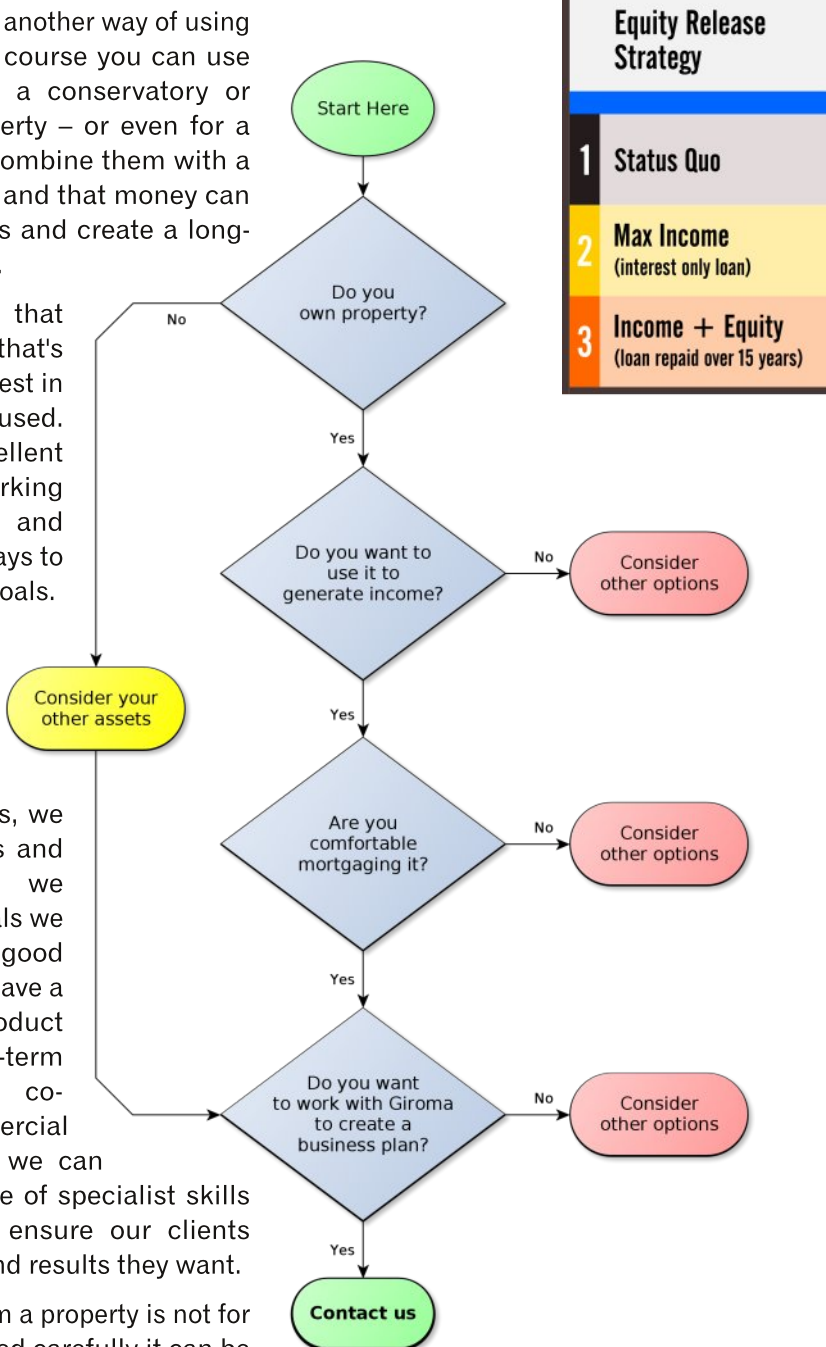
GIROMA'S TAKE ON EQUITY RELEASE

Equity release is just another way of using your resources. Of course you can use the funds to build a conservatory or refurbish your property – or even for a holiday. However, combine them with a good business plan and that money can increase your assets and create a long-term income for you.

We like plans that produce income so that's where Giroma's interest in equity release is focused. We have an excellent track record of working with individuals and helping them find ways to meet their specific goals.

From our clients' perspective we introduce some unique elements into the picture. We are creative thinkers, we listen to our clients and when we're sure we understand their goals we focus on finding good answers. We don't have a 'one size fits all' product and our long-term commitment to a co-operative commercial community means we can call on a wide range of specialist skills and knowledge to ensure our clients receive the advice and results they want.

Releasing equity from a property is not for everyone, but handled carefully it can be the start of a prosperous journey.



Asset Value	Equity Released	Monthly Cost	Gross Monthly Income	Net Monthly Income	Net Annual Income	Cumulative Net Earnings				Equity in 2030 (if programme ends)
£300,000	50.00%		14.90% pa			1	5	10	15	
£300,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	100.00%
£300,000	£150,000	£750	£1,863	£1,113	£13,350	£13,350	£66,750	£133,500	£200,250	100.00% (loan is repaid)
£300,000	£150,000	£1,266	£1,863	£597	£7,158	£7,158	£35,790	£71,580	£107,370	100.00% + £150,000

Notes In both strategies 2 & 3 it would be possible to leave the initial £150,000 invested beyond the 15 year mark and continue to benefit from the income.
Using strategy 3, from year 16 on the income would be the full gross monthly figure because the loan would have been repaid.

```

78
79
80 /**
81  * \param db an instance of DatabaseConnector. If null, an instance will be created
82  * \param ref the database reference of this RentRate
83  */
84 function RentRate($db = null, $ref = null){
85     if ($db == null){
86         $db = new DatabaseConnector();
87     }
88     $this->db = $db;
89
90     if ($ref == null || $ref == -1){
91         /* Populate */
92         $this->setRef(-1);
93         $this->setActive(0);
94         $this->setAmount(0);
95         $this->setDisplayFreq("m");
96         $this->setFinishDate(Date("Y-m-d", strtotime("+1 year")));
97         $this->setNotes("");
98         $this->setPaymentFreq("m");
99         $this->setStartDate(Date("Y-m-d"));
100        $this->setTenancyRef(-1);
101    } else {
102        /* Retrieve */
103        $this->retrieve($ref);
104    }
105 }
106
107 private function setRef($ref){
108     $this->ref = $ref;
109 }
110
111 public function setTenancyRef($tenancy_ref){
112     $this->tenancy_ref = $tenancy_ref;
113 }
114
115 public function setStartDate($start_date){
116     $this->start_date = $start_date;
117 }
118
119 public function setFinishDate($finish_date){
120     $this->finish_date = $finish_date;
121 }
122
123 public function setAmount($amount){
124     $this->amount = $amount;
125 }
126
127 public function setActive($active){
128     $this->active = $active;
129 }
130
131 /**
132  * \param payment freq Payment Frequency. One of:
133  * - 'm' : Monthly
134  * - '4w' : 4-weekly
135  * - '2w' : 2-weekly
136  * - 'w' : weekly
137  */

```

PROPERTY MANAGEMENT

Our team has done a great deal of work on our rental portfolio over the years. We are constantly refining our procedures so that we can keep the properties in good condition. Key to this process is the ability to find and retain suitable tenants.

New features in our rental management software include a photographic inventory and a property occupancy report. For 2014 this showed **93.6%** occupancy.

SHORT-TERM RETURNS

The Ant Fund is ideal for anyone who wishes to dip a toe in the water. This nimble programme supports a range of projects anywhere in the world, moving on fast from one to the next as needed. It offers a fixed return and accepts any multiple of £500 up to £5,000. You can choose a 7-month or 12-month term. For details, see the private area of our website.

The Fixed Return Programme is for amounts of £5,000 or any higher multiple of £1,000. You can opt for either quarterly or annual interest payments. The Company uses these funds in its larger projects. Full details are available in the private area of the website.

TO FIND OUT MORE

For details of our current opportunities, see the private area of our website. As this is designed for seasoned investors, you will need to register but it costs nothing and places you under no obligation. Just go to the website, click "Register Your Interest" and follow the instructions. This will admit you to the private area and also enable you to sign up for e-mail updates about forthcoming opportunities.

BUILDING TOGETHER

Giroma is expanding. You can help by spreading the word where you are. If you know anyone who wants to boost their prosperity, consider introducing us. We welcome enquiries from like-minded people and will gladly arrange meetings on request.

NEXT EDITION

Our spring edition will be out in April. For news and information before then, visit the website from time to time.

Thank you for your continued interest in Giroma.

QUOTE OF THE QUARTER

*The ability
to simplify
means to
eliminate
the unnecessary
so that
the necessary
may speak.*

(Hans Hofmann)

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