

Welcome to our summer edition. We hope this finds you flourishing on every level. Although the weather has been less than summery around here, our team continues to work enthusiastically on your behalf, beaver away to build your prosperity.

It's a pleasure to report progress on both our Blakeney and Cinderford sites, as you will see from the photos on pages 2 and 3. Less visible but equally important is the energy that the directors devote to researching suitable opportunities for our pipeline. More about this on page 4.

The economic climate remains challenging and we are grateful to all our investors for their on-going support. This does a great deal to boost our spirits. If you're reading "Giroma News" for the first time, we hope this brief report will whet your appetite for more. Feel free to browse our website, **www.giroma.co.uk** and do contact us if you have questions that haven't been answered there. We'll be very pleased to hear from you.

PHOENIX UPDATE

Networks have a way of growing. Our partner in Phoenix (currently negotiating several short-sale properties) is also networking with family and business colleagues in Grand Rapids, Michigan. Having identified this as another growing employment hub, he's looking for investment opportunities in the property market there, and seeing whether we can use our Phoenix strategy there as well.



The Search: p 4

FFP Lite: p 3

Blakeney: p 3

Cinderford: p 2

CONTENTS:

CINDERFORD REFURB 2-BEDROOM SEMI

This family home is in the process of being refurbished. Fortunately our team isn't squeamish, easily discouraged, or short of rubble sacks!

It's very satisfying to see new life being breathed into this building which has had minimal attention for a number of years. It won't be long now before we can down tools and advertise it on the rental market.



A property with potential...



... a decent lawn...



... and a rickety shed...



... which we have knocked down.



More rubbish than you can shake a stick at!



Kitchen under refurbishment.



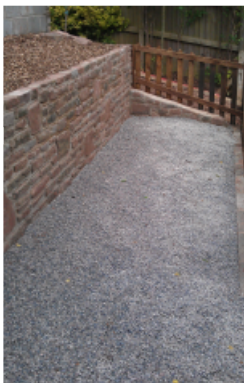
Bathroom under refurbishment.

BLAKENEY PROJECT

We have been busily landscaping the grounds of this newly built home. There are new steps in front, a concrete path around the side, and a raised patio area at the back – perfect for barbecues etc when the weather permits. We've chosen two lawn strategies: turf for the front and grass seed for the back. With all the rain we're having, both areas should thrive.



3-BEDROOM TERRACE



FFP LITE

STILL AVAILABLE

www.giroma.co.uk/ffplite

ST BRIAVELS



AVAILABLE FROM £2,640

ST BRIAVELS



AVAILABLE FROM £2,240

MOUNTAIN ASH



AVAILABLE FROM £2,080

AMMANFORD



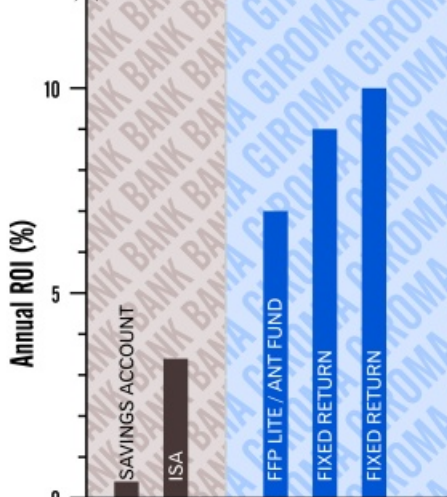
AVAILABLE FROM £1,840

THE SEARCH FOR THE 10% OPPORTUNITY

Much of our time as directors is spent on research and strategy. These are essential for any business, especially now with so many countries beset by prolonged economic woes. Giroma's outlook is deliberately international – not just because the four directors were all born overseas and enjoy travelling, but also because a global perspective means we can make the most of profitable opportunities wherever market conditions are favourable. Strategic partnerships are key, of course – so we give a lot of attention to cultivating mutually beneficial alliances with people who share our vision and values. Long-term relationships for mutual gain are central to our work.

Prospective investors sometimes ask whether our programmes are “just too good to be true”. How can we offer such big returns when the UK property market is so flat? What makes us think we can go on doing so in future? Where does our confidence come from? The answer is four-fold: research, strategy and networking as noted above, plus our commitment to focus on solutions not problems. In some areas, for instance, supply and demand are such that a team can refurbish and sell several properties in a year, rolling profits from the first project straight into the next one and thus building the buying fund.

Our Ant programme helps with this, facilitating a range of projects anywhere in the world and moving on swiftly as needed. The Ant Fund accepts any multiple of £500 and pays 6% per annum for a 7-month term or 7% for a 12-month term. If you can invest £3,000+ for a year, you can make 9% in our Fixed Return programme – or 10% per annum over a 2-year term.



TWO STEPS YOU CAN TAKE

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.

To help Giroma thrive in these tough times, please spread the word where you are. If you know anyone who wants to build their prosperity, consider introducing us. We welcome enquiries from like-minded people and will gladly arrange meetings on request.

NEXT EDITION

Our autumn edition will be out in October. 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

*Man's mind,
once stretched
by a new idea,
never regains
its original
dimensions.*

.....
Oliver
Wendell
Holmes

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