**Information Memorandum**

**HOLMES INVESTMENT PROPERTIES PLC**

**Incorporated and registered in England and Wales under Company Number 10292157**

**Admission to the National Stock Exchange of Australia (NSX)**

**Highgate Corporate Advisors Pty Ltd Nominated Adviser**

**Application for up to 2,076 Ordinary Shares** (50 Euro cents / GBP£0.43 per share)

**The text of this Document should be read in its entirety. An investment in Holmes Investment Properties PLC involves a high degree of risk and attention is drawn in particular to the section entitled “Risk Factors” in this Document. Prospective investors should consider carefully whether an investment in the Company is suitable for them in the light of their personal circumstances and the financial resources available to them.**

The Ordinary Shares have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the **“Securities Act”**), or under any state securities laws and may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S promulgated under the Securities Act) except in certain transactions exempt from registration under the Securities Act.

No person has been authorised to give any information or make any representation other than that contained in this document.

All references in this document to **Sterling** and **£** refer to the currency of the United Kingdom.