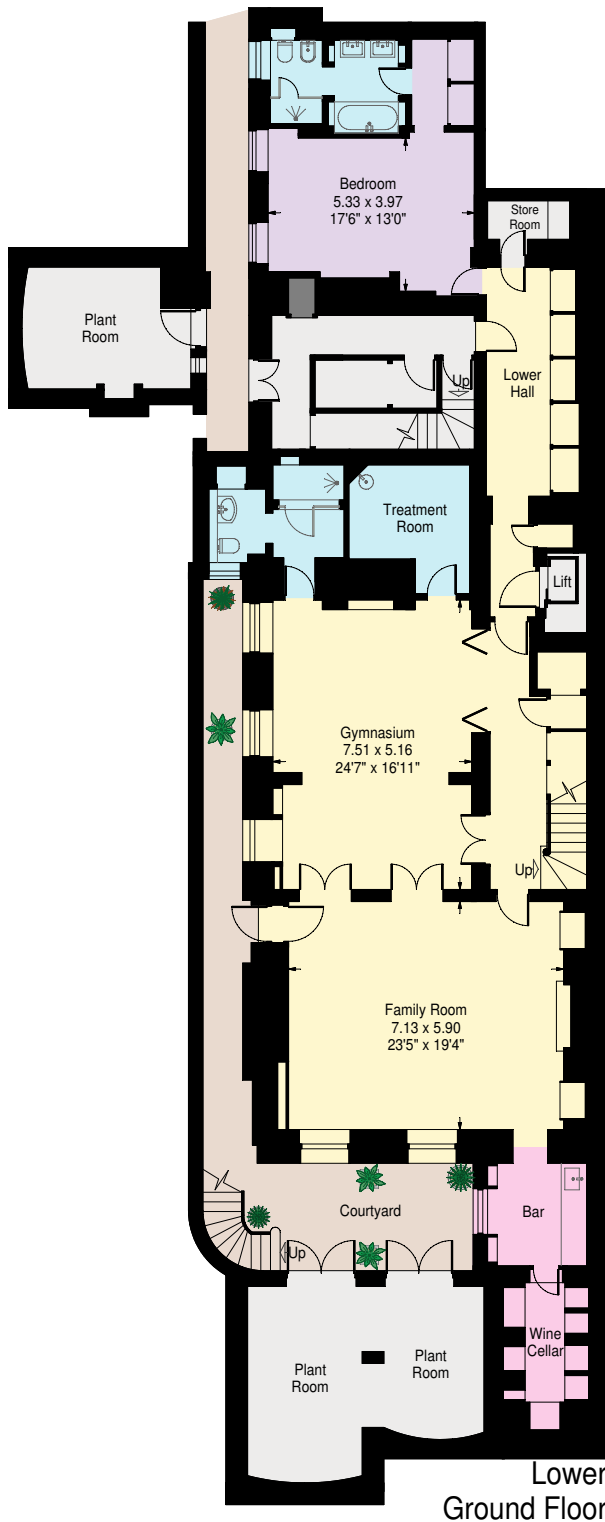
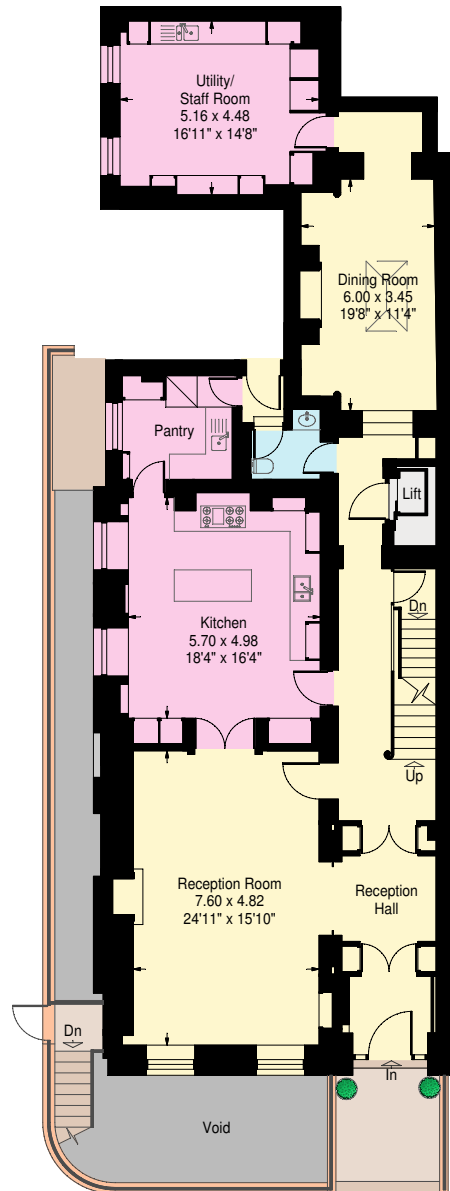


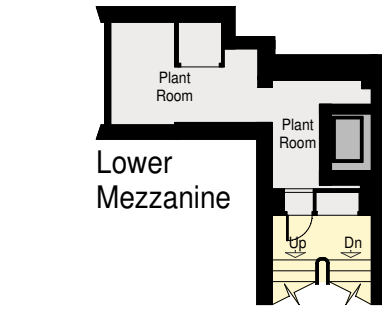
Portland Place, London W1



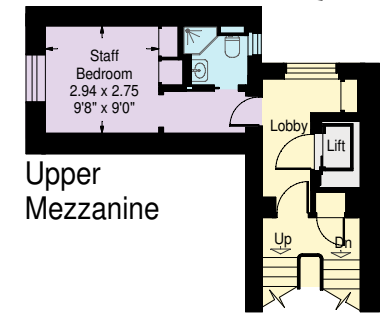
Lower Ground Floor



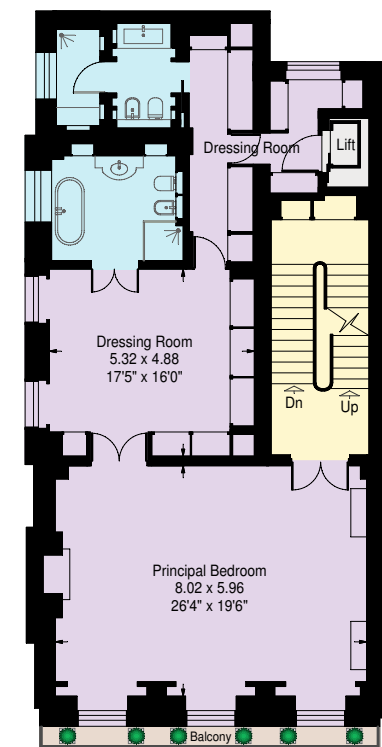
Ground Floor



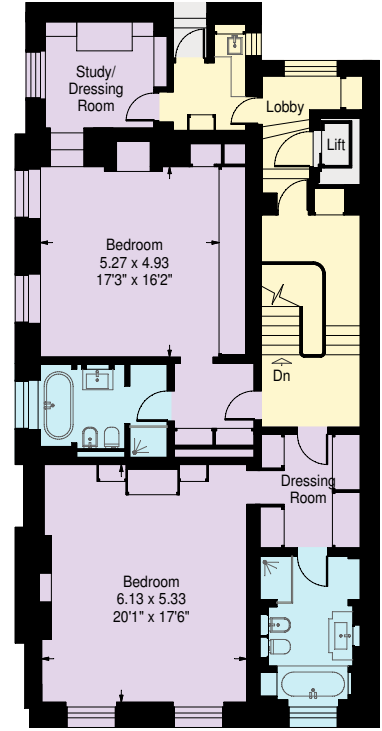
Lower Mezzanine



Upper Mezzanine



First Floor



Second Floor

Approximate Gross Internal Area:
 Total - 759.4 sq.m. / 8174 sq.ft.
 (Including plant rooms and reduced height area below 1.5m)
 Plant rooms - 58.2 sq.m. / 626 sq.ft.
 Reduced height area - 5.5 sq.m. / 59 sq.ft.