



Seven Dials European Property Fund

Announcement of sale

Seven Dials European Property Fund Limited (the Fund) is pleased to announce that it has recently sold its investment in German Aktiv, the German property fund that it owned, one of its principal investments. The sale has been made at a price close to the carrying value of the asset in the Company's financial statements. The Manager considers that a sale at this level is beneficial to the Fund's shareholders as the prospects for this investment are considered to be highly uncertain.

The realisation of this investment will increase the cash holding of the Fund to over 50% of total assets. In light of the current suspension, and in anticipation of the resulting liquidity bought about by the above sale, the Board has been working on the preparation of a proposal to present to shareholders as to the future options for the Fund. It is hoped that this proposal will be forthcoming before the end of the first quarter or as soon as possible thereafter.

Possible options are expected to include an opportunity for investors to withdraw some or possibly all of their money. It is hoped also to include an alternative option in which investors will have opportunity to remain invested in the European property markets through an arrangement with another similar but larger fund which the Board considers offers attractive prospects.

A more general update and indicative NAVs for December 2011 will be circulated in the near future.

Contact

Brett Robinson
brett.robinson@7dials.com

Tel: 020 7240 8008
Seven Dials Financial
19 Short's Gardens
London WC2H 9AW