

**** EMBARGOED UNTIL MONDAY, 7TH NOVEMBER 2011 ****

BLG ANNOUNCES BLSI FUND BONUS FOLLOWING HIGHLY SUCCESSFUL FIRST YEAR

Business Lending Fund Management, the managers for the BLSI Fund, have today announced a 'first year anniversary bonus' payment for investors of their fund. The fund, launched in November 2010, has consistently met its quarterly payments of the targeted 9.1% gross annual income by making short and medium term residential development loans to experienced property developers.

Following a highly successful first year, BLG has announced a discretionary first year anniversary bonus equivalent to 0.4% annualized, giving a total gross annual return of 9.5% for the 12 months to the end of October 2011.

Peter Wade, Chairman of BLG, today commented: "I'm delighted to announce this additional bonus for our investors, which forms part of our strategy of maximizing returns to our investors. The turmoil in the stock and currency markets has made it hard for our IFA partners to generate reliable returns for their investor clients - but not only have we met our 9.1% target, hopefully the additional bonus will be a pleasant surprise for our investors given the troubled times in other investment classes."

Wade continued: "What's made this bonus possible is the demand for development finance and the experience of our lending team in choosing good projects to finance. Demand for the underlying loan products remain strong and returns solid despite the housing market showing mixed results. The Fund has only a limited correlation to the housing market and can prosper even in a difficult house price environment. Overall it's been a good year for both the BLG team and our investors in BLSI. What's more, at a time when UCIS investments are being scrutinised, it is good to demonstrate how a successful fund operates"

Commenting on the future, Wade said: "Now we have our fund's first year behind us, I'm looking at many exciting opportunities to further strengthen our offering and ensure that we don't just meet our investors' targets but we continue to exceed them."

– Ends –

About the fund:

- Unregulated Collective Investment Scheme (UCIS) structured as a UK Onshore Limited Partnership with an Exempt Unit Trust feeder for pension and charity investment, and also a Jersey Expert Fund for overseas investors and offshore investment bonds

- Designed to provide a **9.1%** gross annual income by making short and medium term development loans to experienced property developers
- No initial charge
- Open ended fund
- Quarterly distribution
- Tightly focused credit & compliance process
- Redemptions half yearly after initial 5 month commitment on 2 month notice.

About BLG:

- Top class management team with over 100 years experience in sector
- Highly experienced compliance and regulatory board
- BLG's head offices are in Woking, Surrey.

For further information about the fund or the company, please contact Peter Wade on 0845 465 6500 or peter.wade@business-lending.co.uk

Important Notice for Editors:

The Business Lending Secured Income Limited Partnership and Exempt Unit Trust and the Jersey Expert Fund (the Business Lending Secured Income Fund IC) are unregulated collective investments schemes as defined by the FSMA. Park Caledonia Capital Limited, which is authorised and regulated by Financial Services Authority, is the operator of the Limited Partnership and Exempt Unit Trust and the promoter of the Jersey Expert Fund.

The investments have not been authorised or otherwise approved by the FSA and, as unregulated collective investment schemes, cannot be marketed in the UK to the general public. Interests in the funds are only available to those categories of persons described in the Information Memorandums and no other person should receive, read, disclose, circulate or rely on the content of the Information Memorandums. The value of investments may go down as well as up and investors may not get back all they invested. Property is illiquid and the return of funds to investor may be delayed beyond initial expectations.

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