

Regulatory Story

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| Company | Matrix European Real Estate Inv Tst |
| TIDM | MERE |
| Headline | Statement re Possible Offer |
| Released | 09:15 27-Aug-2009 |
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Matrix European Real Estate Inv Tst
27 August 2009

Matrix European Real Estate Investment Trust Limited

Preliminary Expression of Interest from a Third Party

The Board notes the movement in its share price and confirms that it has received a preliminary expression of interest from a third party.

For the purposes of the Takeover Code such an expression of interest constitutes an approach. No discussions have taken place in regard to possible terms, and there can be no certainty that an offer will be made by the third party.

A further announcement will be made when appropriate.

For further details:

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In accordance with Rule 2.10 of the City Code on Takeovers and Mergers, the Company confirms that it currently has in issue 37,738,118 participating preference shares of nil par value.

The International Securities Identification Number for the Shares is GB00B1460W25.

Dealing Disclosure Requirements:-

Under the provisions of Rule 8.3 of the City Code on Takeovers and Mergers (the "Code"), if any person is, or becomes, "interested" (directly or indirectly) in one per cent. or more of any class of "relevant securities" of the Company, all "dealings" in any "relevant securities" of that company (including by means of an option in respect of, or a derivative referenced to, any such relevant securities) must be publicly disclosed by no later than 3.30pm (London time) on the London business day following the date of

the relevant transaction. This requirement will continue until the date on which any offer becomes, or is declared, unconditional as to acceptances, lapses or is otherwise withdrawn or on which the "offer period" otherwise ends. If two or more persons act together pursuant to an agreement or understanding, whether formal or informal, to acquire an "interest" in "relevant securities" of the Company, they will be deemed to be a single person for the purpose of Rule 8.3. Under the provisions of Rule 8.1 of the Code, all "dealings" in "relevant securities" of the Company by the Company or by the potential offeror, or by any of their respective "associates", must be disclosed by no later than 12.00 noon (London time) on the London business day following the date of the relevant transaction. A disclosure table, giving details of the companies in whose "relevant securities" "dealings" should be disclosed, and the number of such securities in issue, can be found on the UK Panel on Takeovers and Mergers' (the "Panel") website at www.thetakeoverpanel.org.uk. "Interests in securities" arise, in summary, when a person has long economic exposure, whether conditional or absolute, to changes in the price of securities. In particular, a person will be treated as having an "interest" by virtue of the ownership or control of securities, or by virtue of any option in respect of, or derivative referenced to, securities. Terms in quotation marks are defined in the Code, which can also be found on the Panel's website. If you are in any doubt as to whether or not you are required to disclose a "dealing" under Rule 8, you should consult the Panel

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