

13 April 2016

**Specialist Investment Properties plc
(the "Company" or "SIPP")**

Acquisition

The Company is today pleased to announce a further property acquisition, being the third property the Company has acquired since implementing its new investment policy.

Secta Properties Limited ("Secta"), a subsidiary of SIPP, has exchanged on a property in Birmingham which is to be leased to Meadows Care Limited as a children's home on a 25-year inflation linked FRI lease. Completion is set to occur on 15th April 2016. Meadows Care Limited is a well-established children's home care operator, with over 10 years' experience. This property will be managed by Meadows Care Limited to as part of its agreement with Birmingham City Council to look after young people.

The consideration for acquisition was £349,000 with SIPP funding £207,000 and the balance coming from funds drawn under its facility agreement. The property was purchased from a private individual, Abdul Wafi.

For further information:

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