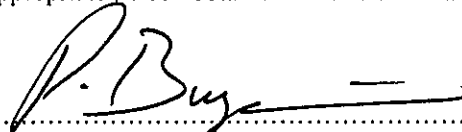


Announcement Client Declaration

| | |
|--------------------------------|---|
| Client name: | Taliesin Property Fund Limited |
| Release date: | 19 January 2010 |
| Purpose of Announcement | Cancellation of Shares Held in Treasury |

Declaration

We refer to the announcement in the form attached. We confirm that we have taken all reasonable steps to ensure that the contents of this announcement are clear, fair and not misleading. All statements of fact contained in this announcement are true, fair and not misleading and all statements of opinion are reasonably and honestly held by us, all relevant assumptions are disclosed and the consent of any appropriate person obtained in relation to it. All material statements of fact can be substantiated.


.....
for and on behalf of the Board of
Taliesin Property Fund Limited

Date: 19 January 2010

Taliesin Property Fund Limited

('the Company')

Cancellation of Shares Held in Treasury

The Company hereby gives notification that it has cancelled the 26,000 ordinary shares that it bought in the market to hold in Treasury.

Following the cancellation of the 26,000 shares, the Company holds no shares in Treasury and the issued share capital and total number of voting rights in the Company is 3,560,020.

For further information, please contact:

Taliesin Property Fund Limited

Mark Smith, Director 01534 700 000

Westhouse Securities Limited

Tim Metcalfe/Petre Norton 020 7601 6100