

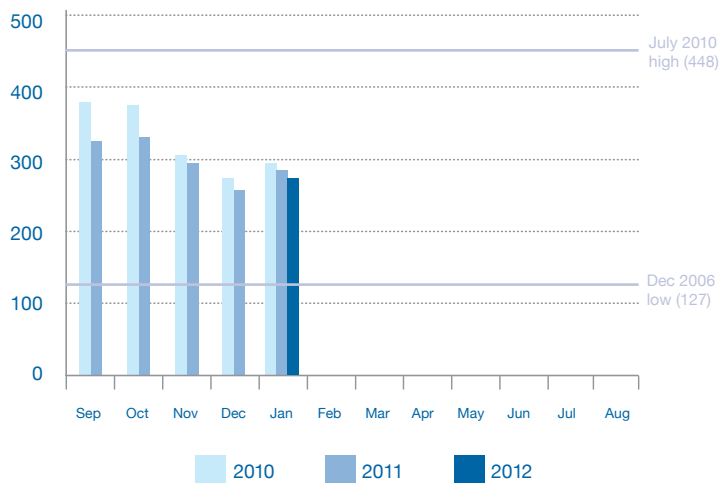
The London Barometer/ Sales: January 2012

Market Comment

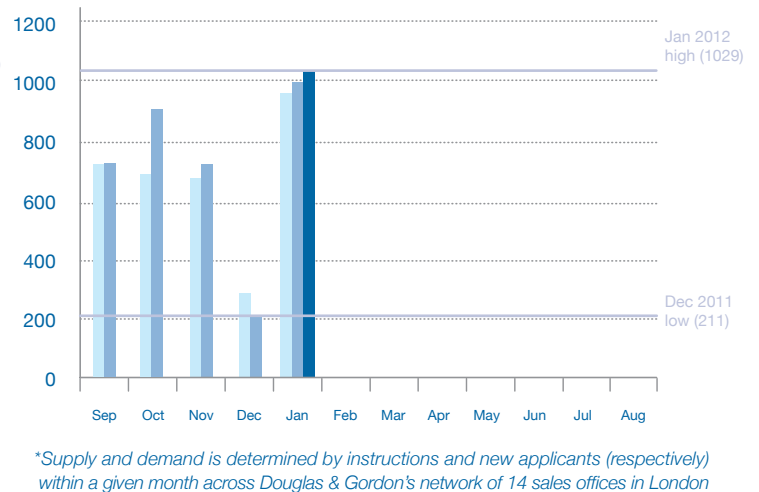
"There's little doubt the market has potential with the highest number of buyers registering for 12 months. It seems the domestic market is picking up quickest with lower/middle level flats selling at last. The higher end is proving a little stickier in early 2012 as foreign buyers, driving prices north, pause for breath. Perhaps the fact that the properties actually selling are those with nominal price cuts shows prices are reaching their peak."

Ed Mead, Director

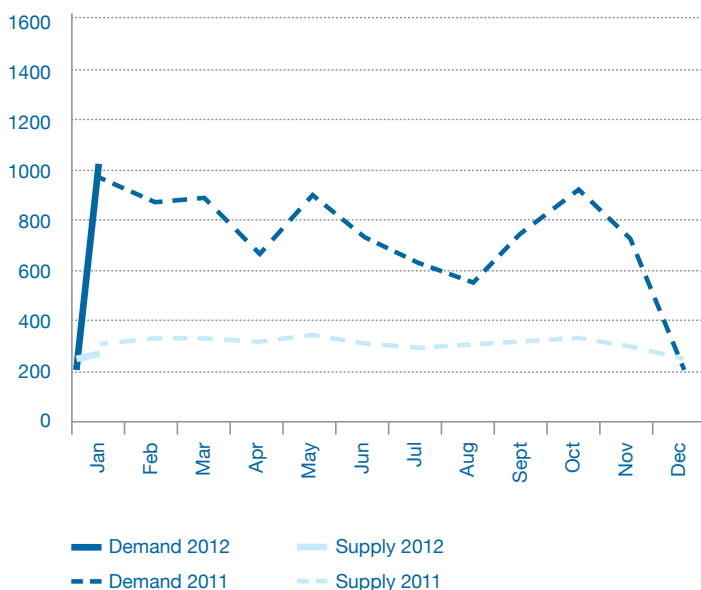
Supply*



Demand*



2012 Supply & Demand



Douglas & Gordon Average London Sales Price Index*

	Q1 2011	Q2 2011	Q3 2011	Q4 2011
1 bed flat	£ 368,333	£ 374,167	£ 383,750	£ 383,500
2 bed flat	£ 543,333	£ 557,083	£ 570,083	£ 579,583
3 bed house	£ 1,174,167	£ 1,209,583	£ 1,257,500	£ 1,277,083
4 bed house	£ 1,780,833	£ 1,905,833	£ 1,905,000	£ 1,933,333

*The D&G Average London Sales Index is based on a periodic re-valuation of each property type from every D&G office across London with the increase or decrease in their values averaged

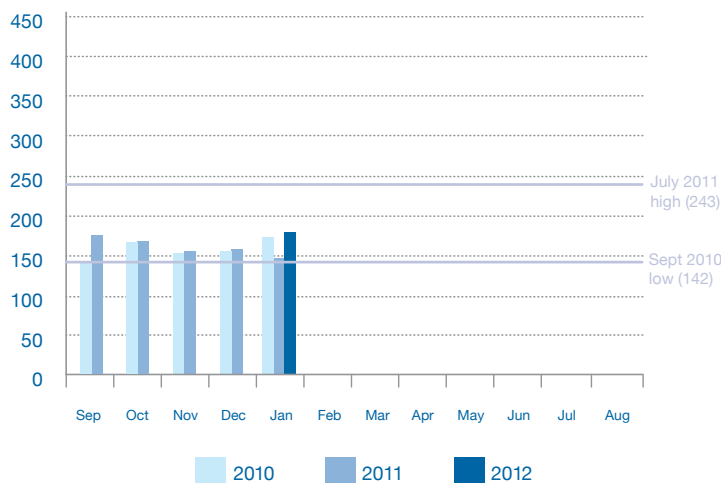
The London Barometer/ Lettings: January 2012

Market Comment

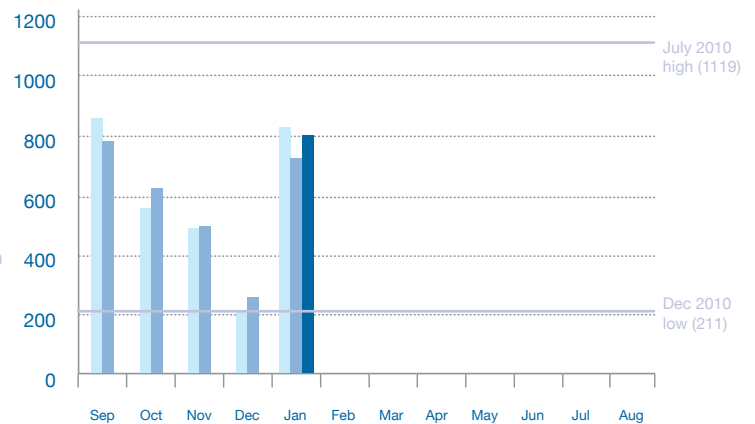
“Renting is becoming a more established option for many, with tenant registrations holding up. With Douglas & Gordon now firmly seeing buy to let returning strongly, particularly with buy to let mortgage availability at a 4 year high, the market is showing no sign of slowing up, either in volume or rents.”

Virginia Skilbeck, Director

Supply*

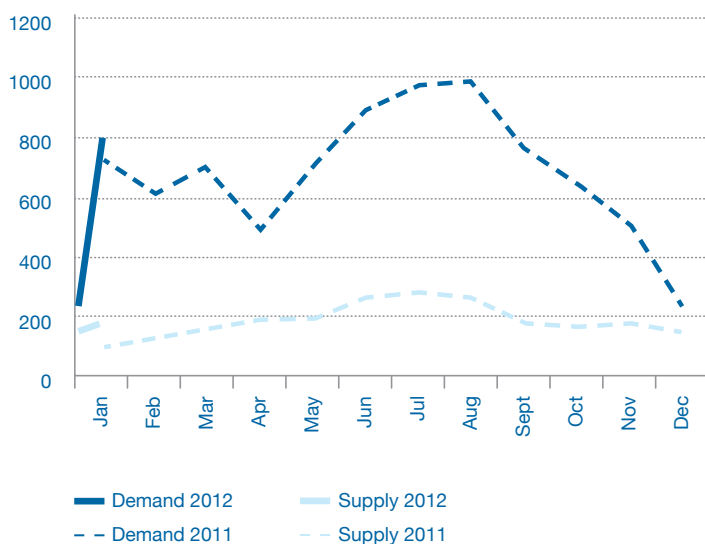


Demand*



*Supply and demand is determined by instructions and applicants (respectively) within a given month across Douglas & Gordon's network of 12 lettings offices in London

2012 Supply & Demand



Douglas & Gordon Average London Rent Index* (per week)

	Q1 2011	Q2 2011	Q3 2011	Q4 2011
1 bed flat	£ 381	£ 394	£ 399	£ 394
2 bed flat	£ 503	£ 527	£ 537	£ 531
3 bed house	£ 860	£ 922	£ 927	£ 912
4 bed house	£ 1,530	£ 1,661	£ 1,641	£ 1,556

*The D&G Average London Rent Index is based on a periodic re-valuation of each property type from every D&G office across London with the increase or decrease in their values averaged