



Welcome to our September newsletter.

We are currently investing our second fund of £75m and are seeking new opportunities. We invest:

- in businesses based in regeneration areas
- in sustainable business sectors such as education, healthcare and the environment
- up to £10m
- in growth businesses including early stage, development capital and management buy-outs

PORTFOLIO COMPANY FEATURE

The Office



This month sees the opening of The Office's seventh site on Kirby Street in Farringdon. This is the second site in Farringdon due to demand in the area.

The Office provides managed office space in inner-city areas. With six locations in London and one in Bristol, it offers a good value, flexible space for small businesses.

The team is also committed to creating sustainable work environments. Its buildings have many 'green' features, including green roofs, solar heating, rainwater harvesting and sensor lighting.

Bridges Ventures has worked closely with The Office management team since 2003 to develop the concept and roll it out across regeneration areas.

The buildings all continue to be successful, with established sites regularly exceeding a 90% occupancy rate.



Joint MD Olly Olsen commented: *"We are excited to be adding a second Farringdon location to our portfolio and are seeing significant interest despite the difficult economic environment."*

For more information about The Office, visit:
www.theofficegroup.co.uk

PORTFOLIO NEWS

The Gym opens in Vauxhall

The Gym opened its first central London location last month – in Vauxhall. The Gym provides quality gym facilities at affordable prices. This is the third site to open with existing sites in Hounslow and Guildford.

The Gym aims to open the majority of its sites in regeneration areas where the local community will be able to enjoy the benefits of low cost gym membership.



The Hoxton is selected as the 2nd best business hotel in Europe

CNBC Business has awarded The Hoxton 2nd place in their Top 25 Business Hotels 2009.

The judges were impressed with the hotel's commitment to providing a value for money service while still providing its visitors with many of the extras usually found only at top-end, luxury hotels.



BRIDGES VENTURES NEWS

Seeking investments in the smaller quoted company market

Bridges Ventures is now actively looking to invest in the smaller quoted company market. Specifically, we are looking to invest in good businesses which, by reason of market conditions, are looking to raise finance but have found it difficult to do so through the traditional 'institutional' route.

For more information or to discuss a possible investment, please contact Ian Hislop or Sam Archer on 020 7262 5566.

Successful sale of Insurance Dialogue Ltd (IDL)

Earlier this month, Bridges Ventures successfully sold its holding in Insurance Dialogue Ltd (IDL) to Equity Insurance Group, an insurance underwriter. IDL is an insurance broker which offers tailored insurance products to the over-50s market.



Bridges Ventures first invested in IDL in February 2005. Over the four year term of our investment, we supported the company through a variety of developments including building a new call centre in Bournemouth which created a large number of jobs in the area.

Bridges Social Entrepreneurs Fund receives additional backing

The Bridges Social Entrepreneurs Fund, an initiative of the Bridges Charitable Trust, has received substantial further backing from the Office of the Third Sector and the Esmée Fairbairn Foundation.

This increases the funds under management to £8.6m. The Office of the Third Sector has committed to invest up to £5m in the fund and the Esmée Fairbairn Foundation has invested £0.75m.

Minister for the Third Sector, Angela Smith MP, said: *"We are delighted to be supporting social enterprises and to have invested in the Bridges Social Entrepreneurs Fund. I am confident that this money will make a real difference and I am looking forward to seeing how this investment will help the social enterprise sector increase its impact and assure its sustainability."*

AN EVENING WITH SIR RONALD COHEN...

Bridges Ventures held a networking event in London earlier this month for over 130 advisers and entrepreneurs. Our Chairman, Sir Ronald Cohen talked about opportunities in the current market and what's next for private equity and venture capital.

The event was held at Kings Place in King's Cross and was chosen because it is situated next to the biggest area of regeneration in London. Kings Place is an environmentally sustainable development and the building aims to deliver a major new arts centre with easy access for the local community.

We would like to thank those who attended!



Philip Newborough, Bridges Ventures and Mike Chalfen, Advent Venture Partners



Sir Ronald Cohen

We are keen to meet corporate financiers, private equity houses, banks and entrepreneurs who may have deals now or in the future. If you would like to meet one of the team, please contact the appropriate person below by email or call 020 7262 5566. We would welcome the opportunity to discuss investment opportunities within our key regions and/or sectors.

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