

EUROCASTLE

Exercise of Over-Allotment

June 25, 2004

Eurocastle Investment Limited 25 June 2004

RNS announcement confirming exercise of the over-allotment option

Eurocastle Investment Limited

This announcement and the information contained herein is not for publication, distribution or release in, or into, the United States, Canada, Australia or Japan.

Exercise of Over-Allotment Option for Eurocastle Investment Limited

Eurocastle Investment Limited (the 'Company') announces that Morgan Stanley Securities Limited has given notice that it is exercising, as stabilising manager, in full the over-allotment option over 600,000 ordinary shares referred to in the listing particulars issued by the Company on 24 June 2004 relating to the offering of 6,000,000 ordinary shares in the Company. All of these additional ordinary shares will be issued by the Company. The additional ordinary shares have been placed with institutional investors at the offering price of \in 12.00, raising additional gross proceeds for the Company of \in 7.2 million.

25 June 2004

For further information please contact:

Fortress Investment Group LLC Lilly H. Donohue +1 212 798-6118

Morgan Stanley Securities Limited is acting for Eurocastle and no one else in connection with the proposed offering and will not be responsible to anyone other than Eurocastle for providing the protections afforded to its clients or for providing advice in relation to the proposed offering or any other matter referred to herein.

This announcement does not constitute, or form part of, an offer or invitation to sell or issue, or any solicitation of an offer to purchase or subscribe for securities and any subscription for or purchase of, or application for, shares in Eurocastle should only be made on the basis of information contained in the listing particulars to be issued in due course and any supplements thereto. The listing particulars will contain certain detailed information about Eurocastle and its management, as well as financial statements and other financial data.

This document is not an offer of securities for sale in the United States. The securities discussed herein have not been and will not be registered under the US Securities Act of 1933, as amended (the 'US Securities Act'), and may not be offered or sold in the United States absent registration or an exemption from registration under the US Securities Act. No public offering of the securities discussed herein is being made in the United States. Eurocastle is not, and will not be, registered under the US Investment Company Act of 1940, as amended,

and investors will not be entitled to the benefits of such Act. This announcement and the information contained herein is not for publication, distribution or release in, or into, the United States.