

GBC BLUE CHIP EURO FOCUS FUND

AN INVESTMENT SUMMARY

AN EXCEPTIONAL INCOME OPPORTUNITY

7% Dividend Yield + Capital Appreciation

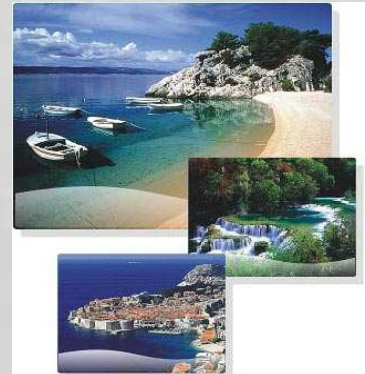
The GBC Blue Chip Euro Focus Fund offers an ongoing Dividend Yield of 8% combined with capital appreciation by investing principally in the acquisition of development properties and turnaround situations in Croatia, Bosnia-Herzegovina, Slovenia, Montenegro and other emerging Adriatic countries.

Focus of Investment Activity:

1. Business interests with stable and ongoing cashflow
2. Marinas along the Croatian and Bosnian Adriatic
3. Real estate property development

AN OPPORTUNITY IN

DEVELOPING ADRIATIC



HOT ZONES

CROATIA AND OTHER ADRIATIC COUNTRIES

The Investment Manager has investigated numerous locations throughout Croatia and Adriatic Europe for key development sites. Intelligence confirms several locations to be highly advantageous from an investment perspective. However some do stand out above the rest when considering stealth, profit margin and exclusive acquisition opportunities offered to the Fund.

The demand for both rentals and purchases of property in Croatia and Adriatic Europe is going to remain very strong. With its natural beauty, over 1,100 islands and islets and over 1,000 miles of coast line, the Adriatic's future as a tourist destination is safe. It boasts unspoiled nature, with some of the clearest waters in the Med, with visibility of over 50m. The natural attractions are combined with a rich cultural heritage. With all these attractions, Adriatic Europe has yet another advantage. Location, location, location, the old adage for three most important factors for retailing, certainly applies to property for sale in Adriatic Europe. The Adriatic coast is the nearest warm sea for large parts of central and northern Europe. Conversely, the French coast is expensive, highly saturated and commercialized, while most of the northern Italian coast is unexciting and flat. For an Irish or British person, it is easy to forget the importance of overland transport, and in particular the convenience of the car. But for the Italians, Swiss, Germans, Austrians, as well as the citizens of the new EU member states - Czechs, Slovaks and Hungarians, Croatia is by far the most convenient holiday destination. It takes only 4 hours to drive from Vienna to Istria and some 6 hours from Munich or Milan.

REAL ESTATE DEVELOPMENT

The prices of properties in Croatia have risen by over 20% in the past year. Most of the quotations relating to properties for sale in Croatia are based on the price of a square meter of property. The average price of a square meter of apartment has reached approximately EUR€2,000 in the key resorts of Western Istria. This means that new properties at good locations are selling at EUR€2,200 to €2,500 per square meter. This puts the price of an average one-bedroom apartment to approximately EUR€100,000. For comparison, greater London properties are selling for EUR€8,000 per square meter on average, while prime central London locations routinely fetch EUR€20,000 per square meter.

The first quarter of 2006 has seen the Croatian property prices continue to rise - in most coastal resorts the prices grew by 3% to 5%, while some areas, such as Istria, have seen growth of almost 10%. If the trend continues, this year's price growth will equal or better last year's 20%.

MARINAS

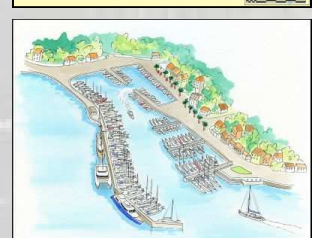
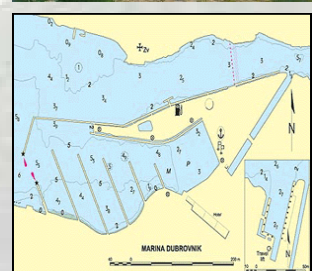
Tourism along the Adriatic coast of Croatia has a long history going back to Roman times. The coastline is dotted with beautiful waterfront resorts, clear blue clean water and over 1,000 green islands. The tropical climate provides a long season for nautical tourism.

The demand for marina berths far exceeds supply—a condition that is becoming more acute each year. As a result, the Federal government is favorable and encouraging in the development of marinas for tourism dollars.

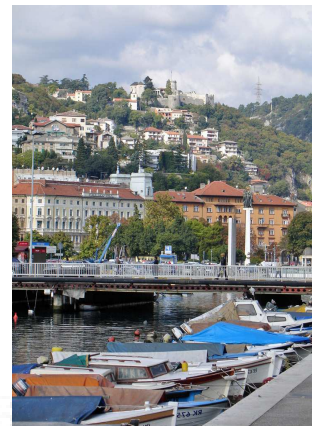
The operation of marinas is highly profitable business generating returns on investment in the range of 20% to 30% annually.



The property prices in Adriatic Europe have risen by over 10% annually in the past five years.



ADRIATIC COUNTRIES



There's great appreciation potential in Adriatic Europe with both short and long-term investment opportunities.

WHY DEVELOPING ADRIATIC COUNTRIES?

These countries are enjoying infrastructure improvements with loans and grants from external sources such as the European Investment Bank. In terms of EU membership, one can therefore see that as smoothly as they move towards entry and acceptance, so the investment marketplace for investors becomes ever more appealing.

The Adriatic countries are taking strong steps towards achieving total legal and institutional stability which are mandatory requirements for EU membership. Working towards these EU requirements is driving the Adriatic countries investment potential into the strategic sphere of astute overseas investors.

In terms of Real Estate and Marina development, Croatia, Bosnia-Herzegovina, and Montenegro are the "Hot Spots" along the Adriatic Coast. In particular, Croatia's strategic direction is proving very successful for economic development of their country. Specifically, in terms of Croatia's upcoming EU membership and potential investment property appreciation, one thing is clear: investors do not want to lose out on this booming marketplace with the memory of all those who missed the Bulgarian economic boom after EU membership was granted.



OVERVIEW OF THE OFFERING

- Incorporation** The GBC Blue Chip Euro Focus Fund is organized under the laws of the Commonwealth of The Bahamas as a Standard Investment Fund. The Investment Manager is organized under the laws of the Commonwealth of The Bahamas.
- The Offering** This offering (“Offering”) consists of a maximum of 499,000 Preference Shares (the “Shares”) of GBC Blue Chip Euro Focus Fund (the “Fund”) at an initial offering price of EUR €10,000 per Share (the “Purchase Price”). The minimum initial subscription for Units is EUR €10,000, with further subscriptions in increments of a minimum of Euro €10,000.
- Closing Date** The Offering is a continuous offering and will be open until the maximum amount is completed. There is no minimum offering amount. Subscriptions will be closed and registered as received and accepted.
- Use of Proceeds** The net proceeds of the Offering, after the payment of the expenses of the Offering, will be utilized to execute the Fund’s investment strategy as directed by the Investment Manager, namely the acquisition of development properties and turnaround situations in Croatia, Bosnia, and other Adriatic markets.
- Investment Manager** GBC Blue Chip Fund Management acts as the Investment Manager and as the Investment Advisor of the GBC Blue Chip Euro Focus Fund, responsible for the allocation and the management of the Fund’s assets.
- Shares Outstanding** The Fund presently has 499,000 Preference Shares each with an initial value of EUR €10,000. Upon completion of the Offering, the Fund will have a maximum of 499,000 Units, with a value calculated by adding all the holdings of the Fund, less the Fund’s liabilities.
- Price Per Share** Upon completion of the Offering, the value of the Preference Shares will be equal to the assets less liabilities, determined in accordance with International Accounting Standards.



Equity returns through manageable leverage.

Capital preservation through ongoing income, appreciating investment values.

THE BOTTOM LINE

- Mutual Fund income and growth benefits combined with Limited Liability
- Entry into markets in advance of expected EU membership
- Superior risk-to-reward characteristics over longer-term investment cycles
- 7% Dividend Yield + Capital Appreciation on Shares
- Effective cooperation by government and local officials
- Local talent to execute plan

If you wish to invest, please visit our website at GBCBlueChip.com or contact us at 268-480-2240.

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