

News Release

16 January, 2012

Announcement regarding Cushman Wakefield Valuation

LONDON – Hirco PLC (AIM: HRCO), announces that it has received from its joint venture partner, Hiranandani Developments Private Limited (“HDPL”), a Cushman & Wakefield International (CWI) valuation report regarding the Panvel and Chennai development projects. The CWI report values the Panvel and Chennai projects at a total amount of £556m based on what they term best use assumptions.

Hirco previously released a report from its own valuers, CBRE, which valued the projects at £343m based on “current development assumptions.” The CBRE report also valued the projects at £501m based on best use assumptions. The primary reasons for the difference between CBRE’s £501m valuation figure and CWI’s £556m valuation figure are that CBRE uses a higher cost of capital than CWI while CWI makes more aggressive assumptions regarding the absorption of product into the Panvel and Chennai markets.

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