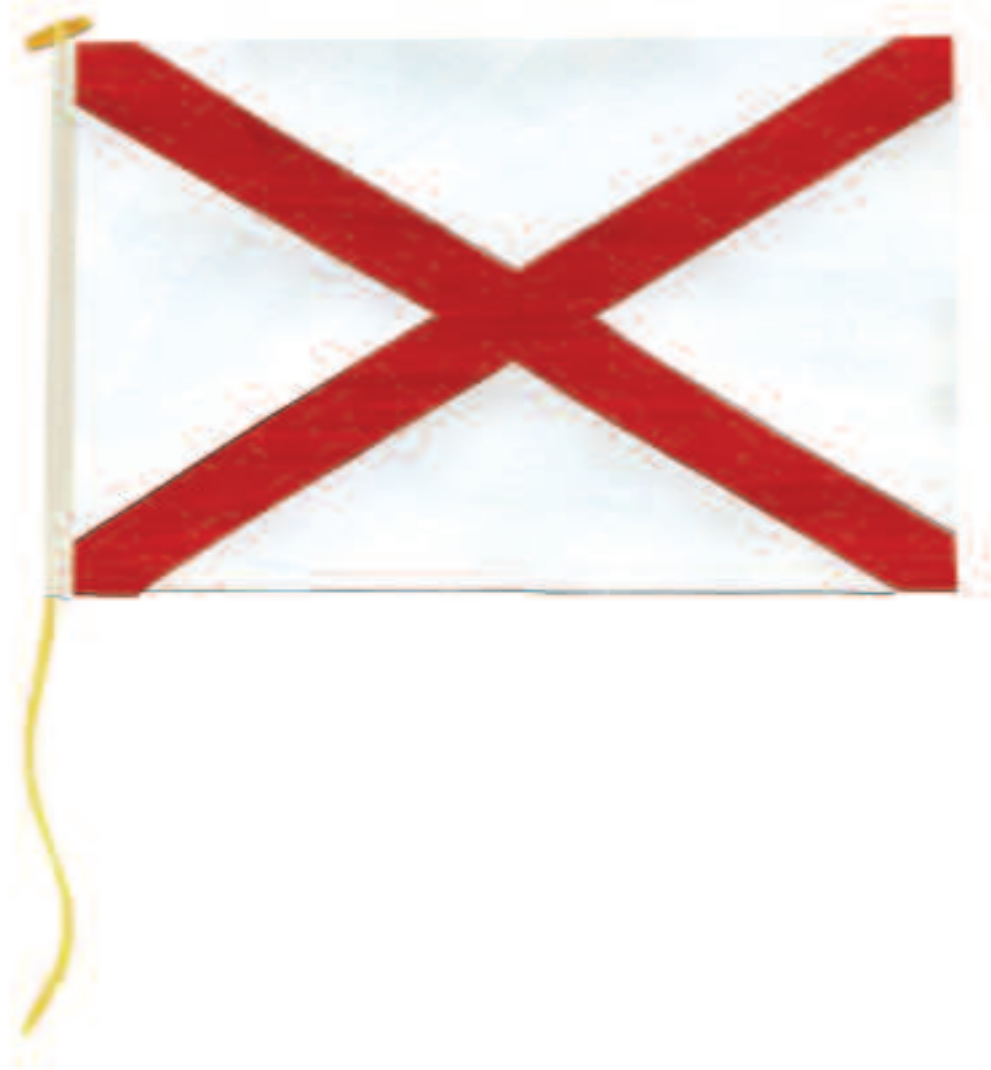


Northern Ireland

Financial highlights for the year ended
31 March 2009



Above Bangor Marina on the south shore of Belfast Lough, close to the Irish Sea cruising routes. The marina has become well known since it opened for providing a safe berth in the centre of Bangor, a highly attractive town with many places to visit.

Below SeaGen tidal energy project in Strangford Lough, where Marine Current Turbines have a non-commercial lease from The Crown Estate. The 1.2MW turbine feeds enough power into the Northern Ireland grid for 1,000 homes.



- Revenue from The Crown Estate in Northern Ireland was £1.0 million, an increase of £300,000, over same period last year
- Revenue from The Crown Estate in Northern Ireland represents 0.3% of The Crown Estate total
- The total property value of The Crown Estate in Northern Ireland was £11.7 million, an increase of 11.7% over the same period last year
- The total property value of The Northern Ireland Estate represents 0.2% of the total Crown Estate

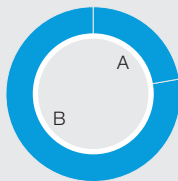
Revenue	The Crown Estate Northern Ireland		The Crown Estate	Increased from prior year	% of total
	12 months to 31 March 2009 £million	12 months to 31 March 2008 £million	12 months to 31 March 2009 £million		
Revenue recognised in the income account	1.0	0.7	304.2	36.3%	0.3%
Gross surplus	0.9	0.7	243.2	34.4%	0.4%

Property	The Crown Estate Northern Ireland		The Crown Estate	Increased from prior year	% of total
	12 months to 31 March 2009 £million	12 months to 31 March 2008 £million	12 months to 31 March 2009 £million		
Property value	11.7	10.5	551.3	11.7%	0.2%

Revenue by activities

Year ended 31 March 2009 (£million)

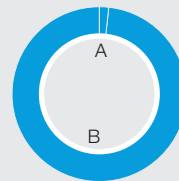
- B Mineral – 0.2
- A Marine/Foreshore – 0.7



Property value by activities

Year ended 31 March 2009 (£million)

- A Mineral – 0.2
- B Marine/Foreshore – 11.5



- Marine Current Turbines has a non-commercial lease with The Crown Estate to enable the company to progress a tidal energy scheme in Strangford Lough. The 1.2MW SeaGen project was commissioned during the summer of 2008 and provides renewable energy for around 1,000 homes.

- Significant areas of activity for The Crown Estate in Northern Ireland include marinas at Bangor and Carrickfergus, leases for port facilities at Londonderry and Larne Harbour; regulating leases to various local authorities across the region along with cables and gas pipelines.

- Across the region there are a number of conservation leases to the National Trust, The Environment and Heritage Service for Northern Ireland and the RSPB.

- A number of leases for sporting rights are managed through the Joint Group for Wildfowling and Conservation on tidal land which includes a representative from The Environment and Heritage Service for Northern Ireland.

- The Crown Estate is involved in granting leases to a number of shellfish operators, mainly in Strangford and Belfast in close co-operation with the Department for Agriculture and Rural Development.

- Throughout Northern Ireland The Crown Estate has 27 current licences to companies for mineral exploration. Northern Ireland's only gold mine is at Omagh. A gold and silver extraction agreement was issued to Omagh Minerals Limited in 1993, the company has been operational on the site since 2006.

On behalf of the nation, The Crown Estate manages a highly diverse property portfolio across the United Kingdom.

We achieve the objectives laid down by Parliament: we earn a surplus for the benefit of the UK taxpayer, and enhance the value of the estates we manage.

www.thecrownestate.co.uk