

SCHEDULE 11

NOTIFICATION OF INTERESTS OF DIRECTORS AND CONNECTED PERSONS

1) Name of company

Edinburgh Income and Value Trust plc

2) Name of director

Sir Donald MacKay

3) Please state whether notification indicates that it is in respect of holding of the shareholder named in 2 above or in respect of a non-beneficial interest or in the case of an individual holder if it is a holding of that person's spouse or children under the age of 18 or in respect of a non-beneficial interest

In respect of spouse of 2 above

4) Name of the registered holder(s) and, if more than one holder, the number of shares held by each of them (if notified)
not available

5) Please state whether notification relates to a person(s) connected with the Director named in 2 above and identify the connected person(s)

7,500 shares bought on behalf of his wife, Lady MacKay

6) Please state the nature of the transaction. For PEP transactions please indicate whether general/single co PEP and if discretionary/non discretionary

Purchase

7) Number of shares/amount of stock acquired

7,500 ord shares

8) Percentage of issued class

N/a

9) Number of shares/amount of stock disposed

N/a

10) Percentage of issued class

N/a

11) Class of security
Ordinary

12) Price per share
80.5p

13) Date of transaction
31 October 2002

14) Date company informed
31 October 2002

15) Total holding following this notification
12,500 shares (including 7,500 shares held by spouse)

16) Total percentage holding of issued class following this
notification
0.0%

**If a director has been granted options by the company please
complete the following boxes**

17) Date of grant
n/a

18) Period during which or date on which exercisable
n/a

19) Total amount paid (if any) for grant of the option
n/a

20) Description of shares or debentures involved: class, number
n/a

21) Exercise price (if fixed at time of grant) or indication that
price
is to be fixed at time of exercise
n/a

22) Total number of shares or debentures over which options held
following this notification
n/a

23) Any additional information
n/a

24) Name of contact and telephone number for queries
Valerie MacKenzie, tel: 0131 313 6321

25) Name and signature of authorised company official responsible
for
making this notification

Date of Notification 31 October 2002