


**THE VICTUS EUROPEAN STUDENT ACCOMMODATION FUND UPDATE CLASS A – EUR**
**INVESTMENT UPDATE**

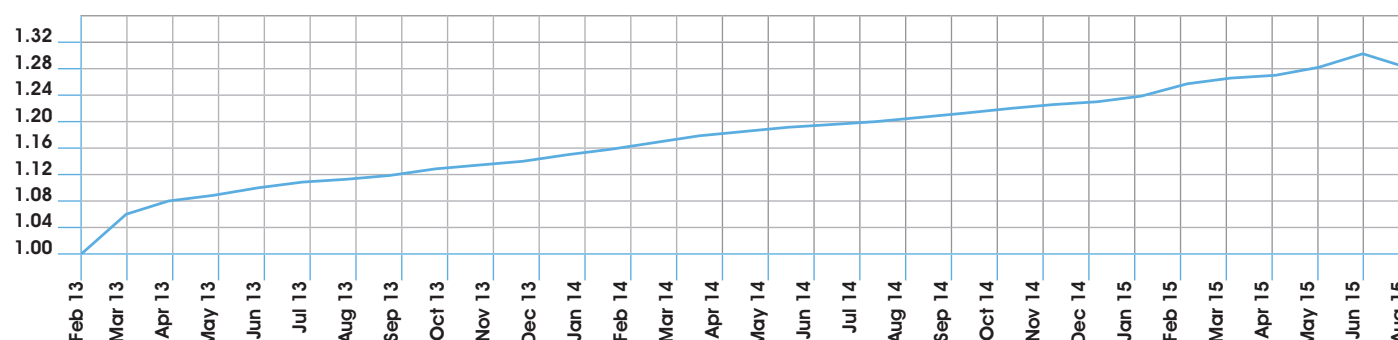
**The Victus Fund reported strong returns over the quarter but there was a loss in August of -1.28%.**

The Victus Fund retains its keen investor focus to drive attractive returns, continuously evaluating and monitoring opportunities emerging from the extremely active and buoyant student accommodation asset class market conditions and continues to progress its strategy of identifying new asset acquisitions to add to the current portfolio in major European countries, namely France, Germany and the Netherlands. In France, due diligence approaches advanced stages on a variety of potential development and investment opportunities in Paris, Marseille, Rennes and Montpellier. In Germany, research and analysis is underway for development opportunities in Berlin, Dusseldorf, Hamburg, Darmstadt

and Koln. And in the Netherlands the Victus Fund continues to review the acquisition potential of a number of development opportunities in the major University cities of Amsterdam and Delft. Meanwhile in the UK, practical completion has occurred at phase II of St James' Point in Newcastle and 100% occupancy was achieved with en-suite cluster flats being booked quickly, highlighting the strong demand for this product type in Newcastle, confirming the Victus Fund's investment strategy within this city and the other UK assets being developed in Bristol and Liverpool are due to be complete in time for the start of the 2015/16 academic year. Bookings for lettings within existing operational assets in the 2015/16 academic year are in line with expectations and ahead of last year, where the final lettings occupancy across the portfolio was high.

Share price €1.2844 ISIN Code: **GG00B8B1Y492** SEDOL Code: **B8B1Y49**

2013	Jan 13	Launch Feb 13	Mar 13	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13	2013 Performance
Share Price	-	€1.0000	€1.0572	€1.0854	€1.0966	€1.1051	€1.1127	€1.1194	€1.1276	€1.1340	€1.1414	€1.1498	
Return	-	-	5.72%	2.67%	1.03%	0.78%	0.69%	0.60%	0.73%	0.57%	0.65%	0.74%	<b>+14.98%</b>
2014	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	2014 Performance
Share Price	€1.1568	€1.1648	€1.1702	€1.1800	€1.1869	€1.1932	€1.1997	€1.2078	€1.2154	€1.2263	€1.2311	€1.2375	
Return	0.61%	0.69%	0.46%	0.84%	0.58%	0.53%	0.54%	0.68%	0.63%	0.90%	0.39%	0.52%	<b>+7.63%</b>
2015	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Year to date
Share Price	€1.2444	€1.2526	€1.2606	€1.2685	€1.2766	€1.287	€1.3010	€1.2844	-	-	-	-	
Return	0.56%	0.66%	0.64%	0.63%	0.64%	0.81%	1.09%	-1.28	-	-	-	-	<b>+3.79%</b>

**SHARE PERFORMANCE**


## ACQUISITIONS

Location	Number of Beds	Investment Update	Value
England	216	Operational	£22.4 million
Scotland	128	Operational	£6.05 million
England	133	Operational	£13.2 million
Germany	179	Operational	€€4.95 million
England	204	Development	£15.6 million*
Germany	310	Operational	€€7.59 million
England	323	Development	£18.5 million*
France	144	Operational	€€9.78 million
England	166	Development	£18.6 million*
France	118	Refurbishment	€€11.33 million

### BACKGROUND TO THE FUND

The current economic climate has led many investors to seek uncorrelated investments that offer the opportunity to take advantage of assets which offer not only strong rental yields but also the real prospect of long term capital growth.

With global student mobility increasing, and European institutions actively recruiting more non-EU students, purpose-built student accommodation comes into its own. Private student housing operators providing a one-stop-shop for secure, quality accommodation, may find themselves with a commercial edge.†

### INVESTMENT OBJECTIVES

- To provide investors with diverse investment in the Student Accommodation market in Europe, whilst only investing in major University countries and cities
- To invest in a mixture of new developments and mature properties that will provide a combination of strong rental yields, initial added capital value and anticipated ongoing capital growth
- To achieve target return of 9–12% p.a. before tax
- To invest in Europe alongside local student operators/developers through partnership and joint venture arrangements, sharing risk with these operators/developers who have successful track records in their localities
- To provide further diversification and risk reduction through:
  - A geographical spread across major University cities in Europe
  - Inclusion of 'affordable' older schemes without en-suite accommodation
  - Inclusion of newer schemes with en-suite accommodation (including studio flats) at higher rental levels
  - Inclusion of new purpose-built accommodation
  - A mix of undergraduate and postgraduate students
  - A mix of domestic students and international students
  - A variety of occupational agreements, including university leases and direct lets

† Savills, Spotlight European Student Housing, Summer 2013

\* Value on completion

## ADVISORS

- Promoter – Crosslane Fund Managers LLP
- Property Advisor – Crosslane Property Advisor (Guernsey) Limited
- Administrator (Guernsey) – Orangefield Legis Fund Services Limited
- Administrator (France) – TMF Group
- Administrator (Belgium) – TMF Group
- Administrator (Luxembourg) – Orangefield (Luxembourg) S.A.
- Audit – BDO Limited
- CISE Sponsor – Carey Commercial Limited
- Tax – PricewaterhouseCoopers LLP
- Custodian – Royal Bank of Canada (Channel Islands) Limited
- Legal Advisor Guernsey – Carey Olsen Limited
- Legal Advisor UK – Squire Patton Boggs (UK) LLP

## KEY FACTS

- Fund is registered with the Guernsey Financial Services Commission and listed on the Channel Island Securities Exchange
- Accumulation share classes
- Maximum fund gearing of 100% of Net Asset Value (equivalent to 50% of overall Assets)
- Dealing frequency – monthly
- Dealing day – 2nd business day of each month
- Valuation point – last business day of each month
- Valuation announcement – On the 13th business day
- Contract notes – issued within 15 business days of the relevant dealing day
- Final day for receipt of investment application form – 28th of month or nearest earlier business day or later at the Directors discretion
- Final day for receipt of investment – two business days prior to the month end before the relevant dealing day
- Redemption notice period – 60 days prior to the relevant dealing day
- Minimum initial subscription – EUR 10,000
- Minimum additional subscription – EUR 3,000
- Currencies – GBP, EUR, USD, CHF
- Charges
  - Allocation: 100% of initial investment
  - Redemption: Year 1 – 5%  
Year 2 – 4%  
Year 3 – 3%  
Year 4 – 2%  
Year 5 – 1%  
Year 6 onwards – Nil
- Withdrawal facility – up to 8% p.a. of initial investment can be withdrawn once every year, after investment has been held for one year, free of redemption charge
- Annual Management Charge: 1.50% of NAV
- Performance fee – 20% of any outperformance over 10% p.a., aligning the interest of the Property Advisor with that of the Investor

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