


Share performance:
UP 15.68% since launch

Share price: €1.1568

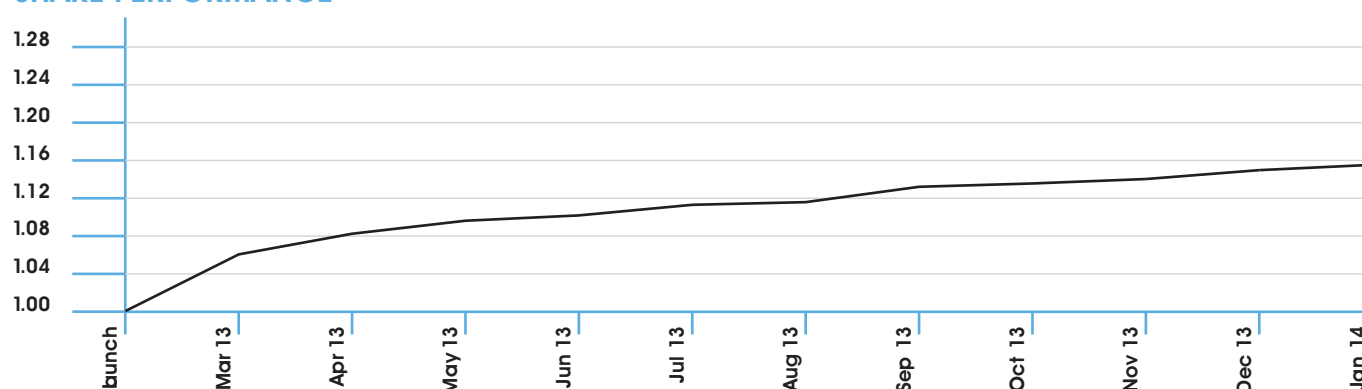
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| MONTH | LAUNCH | MAR 13 | APR 13 | MAY 13 | JUN 13 | JUL 13 | AUG 13 | SEP 13 | OCT 13 | NOV 13 | DEC 13 | JAN 14 |
|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Share Price | €1.0000 | €1.0572 | €1.0854 | €1.0966 | €1.1051 | €1.1127 | €1.1194 | €1.1276 | €1.1340 | €1.1414 | €1.1498 | €1.1568 |
| Return | - | 5.72% | 2.67% | 1.03% | 0.78% | 0.69% | 0.60% | 0.73% | 0.57% | 0.65% | 0.74% | 0.61% |

ACQUISITIONS

| LOCATION | No OF ROOMS | INVESTMENT UPDATE | VALUE |
|----------|-------------|-------------------|----------------------------|
| England | 215 studios | Development | £21 million ² |
| Scotland | 128 | Operational | £5.975 million |
| England | 133 | Development | £12 million ² |
| Germany | 179 | Operational | €5.490 million |
| England | 203 | Development | £15.5 million ² |
| Germany | 310 | Operational | €7.070 million |

SHARE PERFORMANCE



INVESTMENT UPDATE

During January the Fund completed a loan facility with German Bank, Deutsche Genossenschafts-Hypothekenbank (DG HYP) who provided an investment loan facility on the two German properties.

Work continues on the development projects in England, with the projects in Newcastle and Bristol both continuing on time and within budget. Marketing campaigns for September 2014 academic year are

progressing well with the Dundee property already 50% let. A show flat for Newcastle is opening in March.

Due diligence continues to progress in France on a number of potential acquisition opportunities, including sites in Paris, Strasbourg, Lille and Chambéry. Further opportunities are also being progressed in Germany and the UK.

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.

The Student Accommodation market in the major University cities in Europe represents one of the best opportunities to achieve these objectives. The UK currently represents a more mature market, having been established in the mid to late 1990's, whereas in the rest of Europe this market has only recently begun to emerge. The Student

Accommodation market has delivered solid and consistent returns throughout every year of the recent economic downturn, as year on year growth of student numbers across the globe has continued to increase. Within this global increase Europe dominates the international student market, attracting 46% of all international students.¹

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 10–12% 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

KEY FACTS

- Fund is registered with the Guernsey Financial Services Commission and listed on the Channel Islands Stock 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 - within five business days of the relevant dealing day
- Contract notes - issued within seven business days of the relevant dealing day
- Final day for receipt of investment application form - 20th 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, SEK
- 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
 - Annual Management Charge: 1.50% of NAV
- 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
- Performance fee - 20% of any outperformance over 10% p.a., aligning the interest of the Property Advisor with that of the Investor

ADVISORS

- Promoter – Crosslane Fund Managers LLP
- Property Advisor – Crosslane Property Advisor (Guernsey) Limited
- Administrator – JTC (Guernsey) Limited
- Audit – BDO Limited
- Tax – Grant Thornton Limited
- Custodian – Royal Bank of Canada (Channel Islands) Limited
- Legal Advisor Guernsey – Carey Olsen
- Legal Advisor UK – Squire Sanders (UK) LLP

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¹ Knight Frank International Student Property Report 2013

² Value on completion