


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

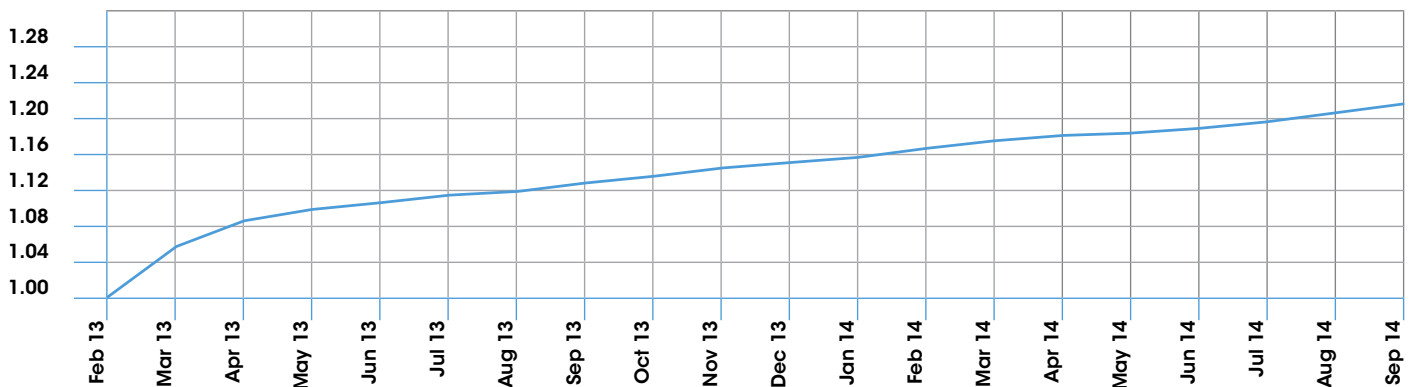
During September further opportunities within mainland Europe were presented to Crosslane Property Advisor (Guernsey) Limited including potential opportunities in Germany and France. Further due diligence continues on opportunities in France and an opportunity in Bordeaux was presented to the Victus Board in September. This opportunity received the approval of the Victus Board to progress with legal documentation and technical due diligence. Meanwhile in the Netherlands, Crosslane is progressing the planning preparation and is close to securing a position on a development site in Amsterdam. A full refurbishment programme of both German assets was reviewed in September and is envisaged both

properties will undergo a rolling refurbishment during 2015. This will enable both properties to achieve a rental uplift. In the UK, Victus is delighted to announce that the new accommodation at St James Point, Newcastle is now operational and has achieved an occupancy of c. 95% for its first year in operation. Meanwhile, work continues by Shepherd Construction on phase II which is due to be complete for August 2015. In Bristol the Harbour Court development completed in September with the University of West England taking full occupation of the building. In Liverpool the Vauxhall Road development continues on programme and budget, whilst in Dundee, Keiller Court is 100% occupied.

Share price €1.2154 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
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%

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
Share Price	€1.1568	€1.1648	€1.1702	€1.1800	€1.1869	€1.1932	€1.1997	€1.2078	€1.2154	-	-	-
Return	0.61%	0.69%	0.46%	0.84%	0.58%	0.53%	0.54%	0.68%	0.63%	-	-	-

SHARE PERFORMANCE


ACQUISITIONS

Location	Number of Rooms	Investment Update	Value
England	216 studios	Operational	£21.5 million
Scotland	128	Operational	£6.38 million
England	133	Operational	£12.2 million
Germany	179	Operational	€ 4,93 million
England	203	Development	£15.5 million*
Germany	310	Operational	€ 7,57 million
England	323	Development	£18.5 million*
France	144	Operational	€ 9,72 million
England	166	Development	£17.3 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

ADVISORS

- Promoter – Crosslane Fund Managers LLP
- Property Advisor – Crosslane Property Advisor (Guernsey) Limited
- Administrator – JTC (Guernsey) Limited
- 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 - 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
- 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

IMPORTANT DISCLAIMER

Past performance is not a reliable indicator of future results. This publication is for private circulation and information purposes only and does not constitute a personal recommendation or investment advice or an offer to buy/sell or an invitation to buy/sell securities in any fund ("Fund") referred to. The information and any opinions have been obtained from or are based on sources believed to be reliable but accuracy cannot be guaranteed. No responsibility can be accepted for any consequential loss arising from the use of this information. The information is expressed at its date and is issued only to and directed only at those individuals who are permitted to receive such information in accordance with Guernsey laws and regulations. In some countries the distribution of this publication may be restricted and it is your responsibility to find out what those restrictions are and observe them. Victus Capital cannot be liable for a breach of such restrictions. Please always refer to the Fund's prospectus. JTC (Guernsey) Limited as administrator is licensed by the Guernsey Financial Services Commission (The "Commission"). The Commission has not reviewed this document and does not vouch for the financial soundness of the Fund or for the correctness of any of the statements made or opinions expressed with regard to it. This publication is directed solely at professional investors and not retail clients. Investors of the Fund are not eligible for the payment of any compensation under the Collective Investment Scheme (Compensation of Investors) Rules 1988 made under the Protection of Investors (Bailiwick of Guernsey) Law, 1987 as amended.

† Savills, Spotlight European Student Housing, Summer 2013

* Value on completion