


THE VICTUS EUROPEAN STUDENT ACCOMMODATION FUND UPDATE CLASS A - GBP
INVESTMENT UPDATE

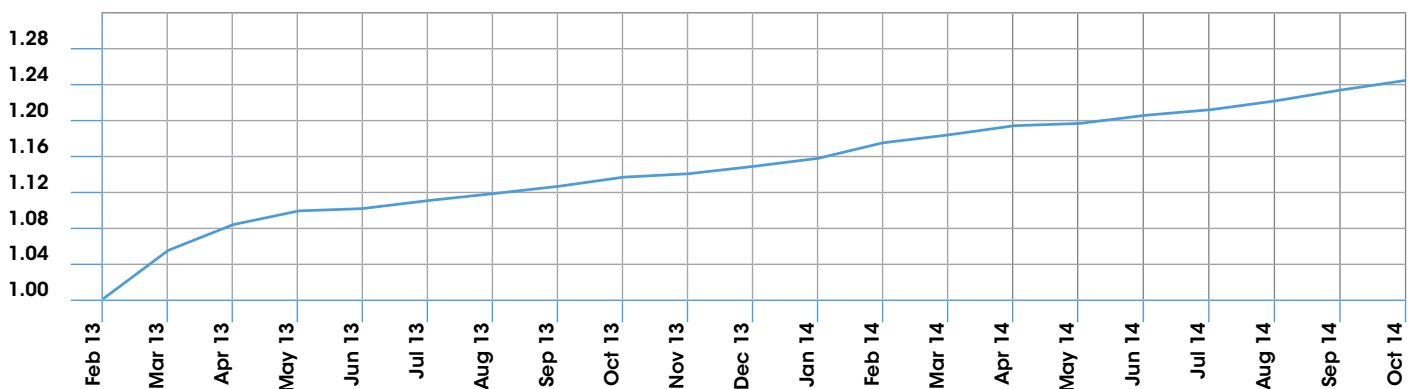
During October due diligence continued to be carried out on opportunities within mainland Europe with particular focus on Germany and France. Further due diligence continues specifically on an opportunity to acquire a standing asset in Bordeaux. This opportunity received the Victus Board approval to progress with legal documentation and technical due diligence. In the Netherlands, Crosslane continues to progress with an Amsterdam development site whilst also appraising opportunities in Maastricht, Groningen and Rotterdam. A full refurbishment programme for both the existing German assets was presented and discussed by

the Victus Board and debt options are also being explored. Further IRR analysis is being carried out by CPA(G)L. In the UK, the development in Liverpool on Vauxhall Road has officially been launched as Glassworks. This 323 bed bespoke student property will be completed in August 2015 ready for the start of the 2015 academic year. Construction work is being carried out by Pochin's and is currently on programme and on budget. Work continues to programme at phase II St James Point, Newcastle and also St. Lawrence House Bristol where both are due to be completed for August 2015.

Share price £1.2467 ISIN Code: GG00B7Y62286 SEDOL Code: B7Y6228

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	£1.0585	£1.0882	£1.1003	£1.1086	£1.1172	£1.1247	£1.1326	£1.1414	£1.1495	£1.1576
Return	-	-	5.85%	2.81%	1.11%	0.75%	0.78%	0.67%	0.70%	0.78%	0.71%	0.70%

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	£1.1654	£1.1733	£1.1816	£1.1913	£1.1995	£1.2073	£1.2155	£1.2252	£1.2348	£1.2467	-	-
Return	0.67%	0.68%	0.71%	0.82%	0.69%	0.65%	0.68%	0.80%	0.78%	0.96%	-	-

SHARE PERFORMANCE


ACQUISITIONS

Location	Number of Beds	Investment Update	Value
England	216 studios	Operational	£21.4 million
Scotland	128	Operational	£5.975 million
England	133	Operational	£12.2 million
Germany	179	Operational	€ 4,94 million
England	204	Development	£15.5 million*
Germany	310	Operational	€ 7,57 million
England	323	Development	£18.5 million*
France	144	Operational	€ 9,73 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 - GBP 10,000
- Minimum additional subscription - GBP 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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† Savills, Spotlight European Student Housing, Summer 2013

* Value on completion