

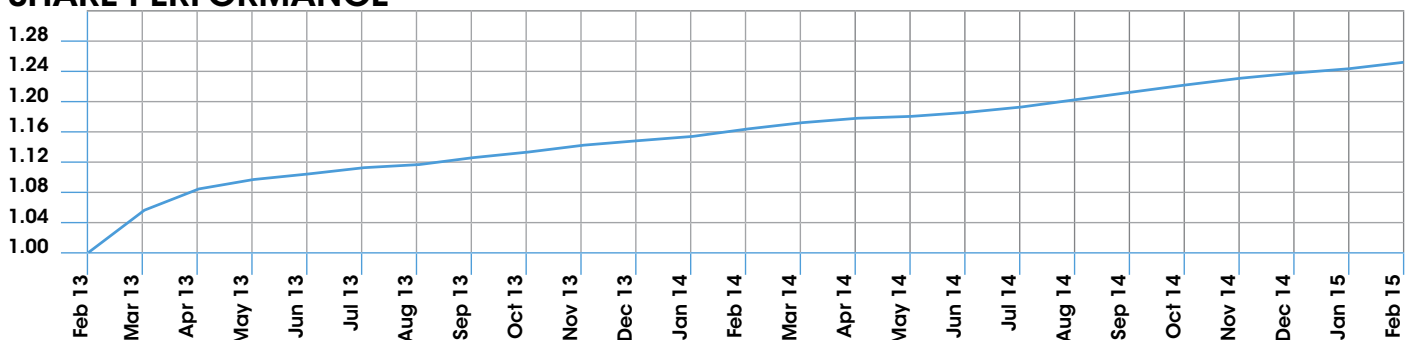

**THE VICTUS EUROPEAN STUDENT ACCOMMODATION FUND UPDATE CLASS A – EUR**
**INVESTMENT UPDATE**

Once again the Victus Fund had another month of strong performance showing a return of 0.66% for the month of February 2015 demonstrating the continued long term potential from this asset class. In order to capitalize on the opportunity to satisfy the current undersupply of student beds in major University cities across Europe, the Victus Fund continues to explore expansion prospects and new asset acquisitions to add to the portfolio. In response to this, Crosslane has stepped up its investigations and is carrying out detailed due diligence on a number of key opportunities to create a potential European pipeline of impressive scale. A considerable number of options are being reviewed in France, whilst in The Netherlands, pre application discussions have progressed with the municipality on a proposed 500 bedroom development in Amsterdam. Through detailed research and analysis, Crosslane Real Estate Deutschland has developed a

list of 30 target locations across Germany with investment profiles, of which five cities are targeted to secure buying opportunities in existing assets to increase momentum and pace. Crosslane Real Estate Deutschland is also currently looking into development opportunities in Frankfurt, Darmstadt and Mainz. Refurbishment of the most recent acquisition by the Victus Fund in Bordeaux, France, is underway, simultaneously increasing bed capacity of this building by converting office space into additional bedrooms. In the UK due to the removal of the government cap on numbers of students which each University can recruit from September 2015, a significant increase in the number of students is predicted and will create additional accommodation demand. As a result Crosslane is currently conducting detailed due diligence on development opportunities in Cardiff, Sheffield, Glasgow, Newcastle and Portsmouth.

Share price €1.2526 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	-	-	-	-	-	-	-	-	-	-	
Return	0.56%	0.66%	-	-	-	-	-	-	-	-	-	-	<b>+1.22%</b>

**SHARE PERFORMANCE**


## ACQUISITIONS

Location	Number of Beds	Investment Update	Value
England	216	Operational	£21.45 million
Scotland	128	Operational	£5.975 million
England	133	Operational	£12.5 million
Germany	179	Operational	€ 4.95 million
England	204	Development	£15.5 million*
Germany	310	Operational	€ 7.59 million
England	323	Development	£18.5 million*
France	144	Operational	€ 9.75 million
England	166	Development	£17.3 million*
France	118	Refurbishment	€ 11.965 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 – JTC (Guernsey) Limited
- Administrator (France) – TMF Group
- Administrator (Belgium) – TMF Group
- Administrator (Luxembourg) – JTC (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 - 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

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