



VICTUS EUROPEAN STUDENT ACCOMMODATION FUND IC LIMITED
(the 'Fund')

Registered Number 56015

Registered Office: 11 New Street, St Peter Port, Guernsey, GY1 2PF

Fund Update – January 2021

Dear Investors

The Board is pleased to announce that Grant Thornton has now been engaged on an advisory basis in anticipation of the voluntary winding up of the Fund and associated entities.

Grant Thornton is a world leading organization for the provision of independent assurance, tax and advisory services.

Grant Thornton's engagement at this time is in an advisory capacity whilst they undertake their initial pre-liquidation due diligence, upon completion of which the Board will write to investors to convene an EGM to approve the voluntary winding up of the Fund and appoint of Grant Thornton to act as the liquidators of the Fund.

All enquiries should be forwarded to the Fund's registered office, which is located at the above address.

Yours faithfully

For and on behalf of the Board of Directors

Victus European Student Accommodation Fund IC Limited

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The domicile of the Fund is Guernsey

The Legal Representative of the Fund in Switzerland is: OpenFunds Investment Services AG, Seefeldstrasse 35, CH-8008 Zurich
Publications in respect of the Shares are effected on the electronic platform www.fundinfo.com

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