



VICTUS EUROPEAN STUDENT ACCOMMODATION FUND IC LIMITED
(‘VESAF’ the ‘Fund’ or the ‘Company’)

Registered Number 56015

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

Fund Update - May 2018

The Board appreciates the investors’ patience with the ongoing suspension and the inconvenience that this has undoubtedly caused. The focus of the VESAF Board has always been, and continues to be, to maximise value for shareholders whilst we continue with our strategy.

The Board are pleased with the operational performance of the Fund’s portfolio and have highlighted the UK assets occupancy level below. Although the Board are working hard with the advisors on marketing and review of potential purchasers they are limited to the information they can share on the sales process so as not to adversely impact on the interest/bids from prospective purchasers. The Board and its advisors continue to work together to seek to achieve the optimum outcome and are communicating regularly on the progress made on the marketing and bids.

The marketing of the Fund portfolio of assets continues with CBRE in the UK and Savills for the European properties.

UK Portfolio

The UK portfolio has seen an increase in activity recently with positive responses from a good number of parties (with some making trips to the UK specifically for the viewings). The Board are working with the agents to try and finalise bids/intentions from these parties before the end of June.

Operationally the Board are pleased to inform you that the occupancy levels for the 2018/19 academic year are very positive with both Bristol assets at 100% and Glassworks at 70% (excluding any further bookings under a referral agreement). As the academic year draws to an end the UK assets will undergo annual life cycle maintenance which is key to the marketability of the assets as good quality purpose built student accommodations.

The Board are pleased to announce that the fire risk assessments have been completed and signed off on the UK portfolio. Crosslane Property Advisor (Guernsey) Limited (‘CPAGL’) recommended and arranged full fire safety reviews by independent 3rd party experts on all the Fund’s assets. Although the properties were deemed compliant the reports provided some recommendations for additional improvements at minimal costs.

European Portfolio

Viewings of the Fund’s properties in Germany have been arranged by Savills with potential bidders for the assets. As previously noted the French properties have received bids from interested parties. The Board are actively reviewing these offers with its advisors. As with the UK portfolio the Board are working with the agents to try and finalise bids/intentions on the European portfolio before the end of June.

We do not have estimated occupancy figures for the French and German assets for the next academic year as traditionally, bookings are only received much closer to the beginning of the autumn term unlike the UK market which is characterised by much more advanced bookings. There is however no reason to believe, at this stage, that occupational levels will vary from previous years.

As previously updated a building consultant has been appointed to obtain quotes and to project manage the fire risk assessments works that have been recommended. Ongoing quotes for the recommended works on

call: +44 (0)800 979 0440 | email: enquiries@victus-capital.com | www.victus-capital.com



VICTUS EUROPEAN STUDENT ACCOMMODATION FUND IC LIMITED
(‘VESAF’ the ‘Fund’ or the ‘Company’)

Registered Number 56015

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

the French properties continue to be sourced. CPAGL update the Board regularly on the progress of these works.

General

The Board would like to take this opportunity to remind investors that we notified all investors on the 16 March 2017 that the Guernsey Financial Services Commission (“GFSC”) had imposed conditions on the Fund as follows:

1. No new cells/share classes of the Fund will be launched until further notice.
2. No further subscriptions into the existing cells/share classes of the Fund should be accepted.
3. No further redemption requests from the existing cells/shares classes of the Fund should be accepted nor should any payments be made for redemption requested but not yet fulfilled.

The conditions were to remain in place until submission to the GFSC of satisfactorily completed audited accounts and associated controls reports. The Board are pleased to confirm that 2016 and 2017 financial statements have since been filed and we await notification from the GFSC for the lifting of the conditions.

Until such time that the GFSC removes condition three stated above, we are unable to settle the redemption proceeds. The redemption proceeds are recorded as a creditor of the Fund and will be paid prior to any distributions to shareholders. We will continue to work with the GFSC to seek to satisfy them that the financial accounts and internal controls are to an acceptable standard to allow the Commission to lift the imposed conditions

Also, last month we updated you that Mr Mark McNicholas had been appointed to the Board as the proposed shareholder representative, as discussed at the EGM. Mark has been busy since his appointment meeting with the various service providers appointed to the Fund and reviewing how the Board communicates with investors.

The Board will provide the next Investor Update in July 2018, once bids/intentions have been finalised on the European portfolio.

The VESAF Board continue to keep investors updated and remains committed to providing investors with the best value proposition as soon as is practicable. All enquiries should be forwarded to the Fund’s Secretary at the Fund’s registered office.

Yours faithfully

For and on behalf of the Board of Directors

Victus European Student Accommodation Fund IC Limited



VICTUS EUROPEAN STUDENT ACCOMMODATION FUND IC LIMITED
(‘VESAF’ the ‘Fund’ or the ‘Company’)

Registered Number 56015

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

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. Vistra Guernsey 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 investors. 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. 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

The Paying Agent in Switzerland is Società Bancaria Ticinese SA, Piazza Collegiata 3, 6501 Bellinzona.
Tel.: +41 91 821 51 21. Fax: +41 91 825 66 18. web: www.bancaria.ch.