

Active UK Real Estate Fund

Data as at 31 December 2014. Published March 2015

Important notice: For professional advisers only

Investment objective

The Fund aims to deliver a high and stable income yield, together with the potential for capital appreciation, by investing in a diversified portfolio of UK commercial property.

Fund benchmark

To outperform the IPD Universe benchmark.

Quarterly highlights

- **Valuation uplift** - As a result of a number of successful value-add initiatives by the Investment Manager, the portfolio valuation has increased from £45.2m as at 30 September 2014 to £45.7m as at 31 December 2014. On a like for like basis excluding the impact of sales during the period, this was a £1.3 million (2.9%) increase in the valuation of the portfolio assets.
- **Sales** - The Investment Manager completed the sale of a short-let single tenant retail asset with perceived high re-leasing risk during the period. The sale was in line with valuation and was part of the strategic objective for the Fund.
- **Benchmark Ranking** - Strong performance from the Portfolio over the year to date has resulted in the Fund outperforming the IPD Benchmark on an annual basis. The Fund was the 28th best performing Fund out of 225 peer Funds in the IPD Benchmark in 2014.

Fund performance

Total return - cumulative performance (%)

	1 month	3 months	1 year
Fund	0.5	3.5	23.1
IPD Quarterly Benchmark	1.5	4.1	17.9

Capital return - cumulative performance (%)

	1 month	3 months	1 year
Fund	0.0	2.4	18.6
IPD Quarterly Benchmark	1.0	2.8	12.1

Income return - cumulative performance (%)

	1 month	3 months	1 year
Fund	0.5	1.0	3.8
IPD Quarterly Benchmark	0.5	1.2	5.2

Pricing as at 31.12.2014

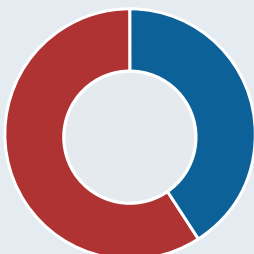
NAV per share	£0.28215
Offer NAV per share	£0.29921
Bid NAV per share	£0.27980

Fund codes

ISIN	JE00BSD98T45
SEDOL	BSD98T4

Portfolio sector split by value as at 31.12.2014

Offices	41%
Industrial	59%

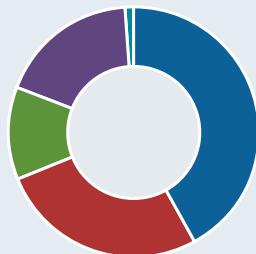


Top 5 portfolio holdings by value as at 31.12.2014

Property	Sector	% of Fund value
Wolverhampton	Industrial	13.6%
Redditch	Industrial	13.1%
Mitcham	Industrial	9.1%
Warrington	Industrial	9.0%
Dunstable	Offices	8.8%
Total		53.5%

Portfolio geographic split by value as at 31.12.2014

London & South	42%
Midlands	27%
North West	12%
North and N.East	18%
Other	1%



Fund information

Property portfolio value
£45.7 million

Number of properties
15

Fund structure
Jersey Closed-Ended Investment Company

Administrator, Company Secretary and Registrar
Langham Hall Fund Management (Jersey) Limited

Investment Manager, Promoter and Asset Manager
Alpha Real Capital LLP

Launch date
28 February 2005

Borrowings
Bank Loan Facility Covenant:
No more than 65% Loan to Value of Properties
(as at 31 December 2014 48.5%)

Prospectus Limits:
No more than 400% of Net Asset Value
(currently 203.6%)*
No more than 80% of Gross Asset Value
(currently 64.7%)*
* Including the mezzanine finance provided by Alpha Real Trust Limited

Annual management charge
1.25% of Gross Asset Value

Important Notice: For Professional Advisers and Existing Holders only.

General Fund Information: Issued in the UK by Alpha Real Capital LLP which is authorised and regulated by the Financial Conduct Authority. Please note that there is no guarantee that the Fund's investment objective will be achieved. The value of investments and the income from them may fall as well as rise and investors may not get back the original amount invested. Any past performance data cited is not a reliable indicator of future results. Alpha may source data from third party data providers but accepts no responsibility or liability for the accuracy of the data. Investors should carefully read all the risk warnings contained in the Prospectus. All documentation is available on request. This document does not constitute investment advice and potential investors are recommended to seek professional advice before investing. Calls to our offices may be recorded for monitoring purposes.

Specific Fund Information: The underlying investments by the Fund consist wholly or substantially of real property and the value of the real property concerned will generally be a matter of the Valuer's opinion rather than fact and may fluctuate up or down. Investment in the Fund carries substantial risk. The nature of the underlying investments means that under certain market conditions, investors seeking to redeem their holdings may experience significant delays. In certain circumstances certain restrictions on the ability of investors to deal may be imposed. The Fund is considered suitable only for informed and experienced investors.

Fund Status: The Active UK Real Estate Fund is structured as a closed-ended investment company established as a listed Fund and authorised by the Jersey Financial Services Commission. The Fund is listed on the Channel Island Securities Exchange ("CISX") and prices can be found on www.cisx.com. In the UK, the Fund is classified as an unregulated collective investment scheme within the meaning of the Financial Services and Markets Act 2000 ("FSMA"). As an unregulated collective investment scheme, the distribution and promotion of units are restricted by law, to persons who are themselves authorised under the FSMA or who otherwise fall within the categories or exceptions made under FSMA. Most or all of the protections provided by the UK regulatory system do not apply to investment in the Fund and compensation under the Financial Services Compensation Scheme will not be available, as such the Fund is considered suitable only for informed and experienced investors.

How to Contact Us

Enquiries: 020 7391 4700

Email: info@alpharealcapital.com

Website: www.alpharealcapital.com

338 Euston Road, London NW1 3BG

Alpha Real Capital