

Active UK Real Estate Fund

Data as at 31 December 2015. Published February 2016

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 Quarterly Universe benchmark.

Quarterly highlights

- **Valuation uplift** - Following a number of successful value-add initiatives by the Investment Manager, the portfolio valuation has increased by 1.2% between September and December 2015. This equates to an increase in underlying property values of £0.6 million.
- **Fund Performance & Benchmark Ranking** - The Fund has outperformed the IPD benchmark on an annual basis to December 2015 with a total return of 14.3% compared to the Benchmark total return of 13.3%. The Fund was the 71st best performing Fund out of 215 peer Funds in the IPD Benchmark on an annual basis to December 2015.
- **Increased NAV** - Over the 12 months to December 2015 the net asset value per share has increased by 22.1%, which equates to an increase of £3.4 million in underlying net assets.

Fund performance

Total return - cumulative performance (%)

	1 month	3 months	1 year
Fund	1.2	2.2	14.3
IPD Quarterly Benchmark	1.2	3.0	13.3

Capital return - cumulative performance (%)

	1 month	3 months	1 year
Fund	0.7	1.2	9.7
IPD Quarterly Benchmark	0.7	1.9	8.2

Income return - cumulative performance (%)

	1 month	3 months	1 year
Fund	0.5	1.0	4.2
IPD Quarterly Benchmark	0.4	1.1	4.8

Pricing as at 31.12.2015

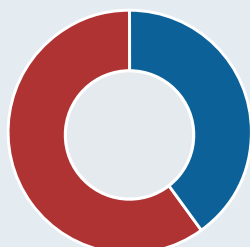
NAV per share	£0.34452
Offer NAV per share	£0.36536
Bid NAV per share	£0.34163

Fund codes

ISIN	JE00BSD98T45
SEDOL	BSD98T4

Portfolio sector split by value as at 31.12.2015

- Offices 40%
- Industrial 60%

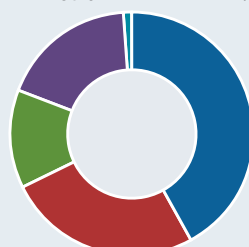


Top 5 portfolio holdings by value as at 31.12.2015

Property	Sector	% of Fund value
Redditch	Industrial	13.8%
Wolverhampton	Industrial	12.3%
Dunstable	Offices	9.2%
Warrington	Industrial	9.2%
Mitcham	Industrial	9.5%
Total		53.9%

Portfolio geographic split by value as at 31.12.2015

- London & South 42%
- Midlands 26%
- North West 13%
- North and N.East 18%
- Other 1%



Fund information

Property portfolio value
£48.0 million

Number of properties
14

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 Dec 2015, 40.8%)

Prospectus Limits:
No more than 400% of Net Asset Value
(as at 31 Dec 2015, 153.1%)*
No more than 80% of Gross Asset Value
(as at 31 Dec 2015, 57.7%)*
* 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.

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