

Active UK Real Estate Fund

Data as at 31 December 2016. Published February 2017

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

- **Sales** - A sale of an industrial building at 14.8% above its valuation from 12 months ago (31 Dec 2015) was completed during the period. Proceeds from the sale reduced the Borrowings to Gross Asset Value from 57.7% in December 2015 to 49.5% as of December 2016.
- **Fund Performance & Benchmark Ranking** - Successful delivery of the Asset Manager's business plan is reflected in the Fund now being placed in the top 14% of performance against the IPD benchmark over the last 3 years. The Fund provided a 3 year return of 14.5% compared to the IPD benchmark of 11.4%.
- **Increased NAV** - Over the 2 years to 31 Dec 2016 the net asset value per share has increased by 18.0%, which equates to an increase of £2.8 million in net assets.

Fund performance

Total return - cumulative performance (%)

	1 month	3 months	1 year
Fund	1.1	4.5	6.7
IPD Quarterly Benchmark	1.2	2.2	3.6

Capital return - cumulative performance (%)

	1 month	3 months	1 year
Fund	0.5	3.1	1.5
IPD Quarterly Benchmark	0.8	1.0	-1.1

Income return - cumulative performance (%)

	1 month	3 months	1 year
Fund	0.6	1.4	5.2
IPD Quarterly Benchmark	0.4	1.2	4.7

Pricing as at 31.12.2016

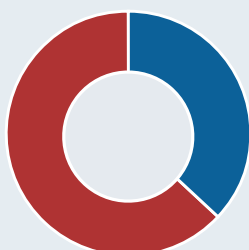
NAV per share	£0.33300
Offer NAV per share	£0.35314
Bid NAV per share	£0.33020

Fund codes

ISIN	JE00BSD98T45
SEDOL	BSD98T4

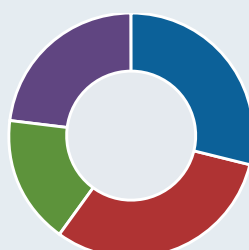
Portfolio sector split by value as at 31.12.2016

Offices	37%
Industrial	63%



Portfolio geographic split by value as at 31.12.2016

London & South	29%
Midlands	31%
North West	17%
North and N.East	23%



Fund information

Property portfolio value
£36.8 million

Number of properties
11

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 60% Bank Loan to Bank Value of Properties (as at 31 Dec 2016, 50.2%)

Prospectus Limits:
No more than 400% of Net Asset Value (as at 31 Dec 2016, 107.4%)*
No more than 80% of Gross Asset Value (as at 31 Dec 2016, 49.5%)*
* 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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