

Fact Sheet

April 2022

Fund Performance as at valuation date 31st March 2022

| Share Class | Start Date | Share Price | 1 Month | 3 Months | 6 Months | 9 Months | 12 Months |
|------------------------|------------|-------------|---------|----------|----------|----------|-----------|
| Sterling Institutional | 27/02/2015 | 45.1547 | 0.20% | 0.59% | 3.35% | 3.98% | 5.01% |

Key Features

| | |
|-----------------------------|--|
| Fund Type | Open Ended Regulated Mutual Fund |
| Share Classes | Sterling Institutional |
| Currency | GBP |
| Valuation Frequency | Quarterly |
| Minimum Subscription | USD100,000 or GBP equivalent |
| Initial Charge | Nil |
| Dealing Day | First (1st) business day of each month |
| Management Fee | Sterling Institutional: 2.0% per annum |

May be included in Personal Portfolio Bonds, Wraps, SiPPs and QROPS.

Investment Strategy

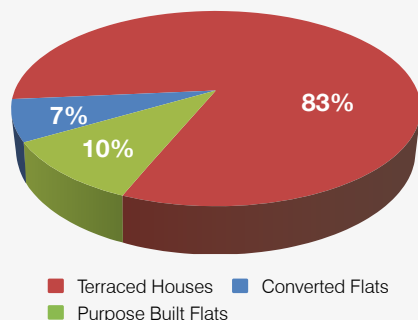
Alpha Property Fund ("APF") is a regulated mutual fund that aims to achieve long term capital growth by investing in a portfolio of United Kingdom freehold and leasehold residential and commercial property. APF provides an opportunity to investors to invest in a diversified property portfolio within a conservatively geared and well-managed investment vehicle.

In addition to capital growth, APF's fully tenanted portfolio of residential leasehold and freehold properties provides a healthy rental yield that delivers positive cash flows to cover the fund's operating costs.

The majority of APF's assets are invested in property assets but as part of its diversified strategy, APF may also invest to a lesser degree in development opportunities, strategic land, property development and real estate related planning opportunities or property related companies from time to time.

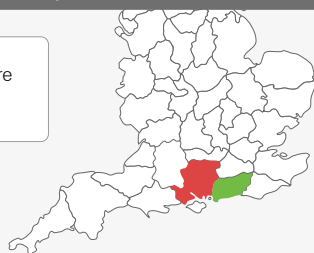
The fund may also hold other investments including cash and near-cash assets, as well as investments in property or other asset classes by holding units, shares or notes issued from other collective investment schemes, securitisations and listed securities.

Property Portfolio by Type



Portfolio Asset Location

- Hampshire
- Sussex



Performance Graph



Dealing Codes

| | | | | |
|------------------------|------------------|--------------|--------------|----------------|
| Share Class | BLOOMBERG | ISIN | SEDOL | VALOREN |
| Sterling Institutional | ALPPPSG KY | KYG6847H1092 | BV0LBM8 | CH26810676 |

Contact Details

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Best Real Estate
 Fund Manager 2020 - UK



APF Sterling Institutional Class Share Price History

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2022 | - | - | 45.1547 | | | | | | | | | |
| | | | 0.59% | | | | | | | | | |
| 2021 | 43.1000 | 42.9887 | 43.0009 | 43.4230 | 43.8138 | 43.4278 | 43.1541 | 43.3007 | 43.6904 | 44.1787 | 44.4239 | 44.8903 |
| | -1.61% | -0.26% | 0.03% | 0.98% | 0.90% | -0.88% | -0.63% | 0.34% | 0.90% | 1.12% | 0.56% | 1.05% |
| 2020 | 43.6095 | 43.4252 | 43.2864 | 42.8136 | 41.4755 | 40.5339 | 41.5715 | 42.8285 | 43.5184 | 43.6991 | 43.6849 | 43.8060 |
| | 0.03% | -0.42% | -0.32% | -1.09% | -3.13% | -2.27% | 2.56% | 3.02% | 1.61% | 0.42% | -0.03% | 0.28% |
| 2019 | 58.7652 | 60.4694 | 55.7662 | 56.6156 | 53.7148 | 50.4449 | 45.0069 | 43.3669 | 42.5718 | 42.3885 | 43.2558 | 43.5983 |
| | 0.28% | 2.90% | -7.78% | 1.52% | -5.12% | -6.09% | -10.78% | -3.64% | -1.83% | -0.43% | 2.05% | 0.79% |
| 2018 | 64.0552 | 63.8632 | 63.7355 | 63.9904 | 64.1824 | 64.6959 | 65.0841 | 65.2143 | 65.4099 | 65.6389 | 58.3967 | 58.6011 |
| | 0.60% | -0.30% | -0.20% | 0.40% | 0.30% | 0.80% | 0.60% | 0.20% | 0.30% | 0.35% | -11.03% | 0.35% |
| 2017 | 53.6533 | 53.9752 | 53.8133 | 53.5980 | 53.4908 | 54.0792 | 54.2414 | 54.1872 | 54.2956 | 54.4042 | 54.4585 | 63.6731 |
| | 0.20% | 0.60% | -0.30% | -0.40% | -0.20% | 1.10% | 0.30% | -0.10% | 0.20% | 0.20% | 0.10% | 16.92% |

Important Information for Professional Advisers Only

Alpha Property Fund (the "Fund") was incorporated in the Cayman Islands and is registered with Cayman Island Monetary Authority ("CIMA") as a mutual fund under section 4(3) of the Mutual Funds Law of the Cayman Islands (number 1184632 <https://www.cima.ky/search-entities-cima>).

Investment in the Fund will only be allowed on the basis of the relevant offering documents. Prospective investors should read the relevant offering documents carefully, including the risk factors, and take appropriate professional advice, including legal, financial and tax advice, before making any investment. Investment in the Fund may not be suitable for all investors.

Due to the complexity of certain data points within this document a rounding formula of two (2) or four (4) decimal places may have been applied. Some of the information in this document may contain projections or other forward looking statements regarding future events or future financial performance of countries, assets, markets or companies. These statements are only predictions and actual events or results may differ materially. Any geographic, political, economic, statistical, financial and exchange rate data may in certain cases be presented in approximate or summary or simplified form and may change over time. Any reference to any specific company, financial product or asset class is used for illustrative purposes only and does not constitute a recommendation of any kind. Any reference to "Assets" refers to assets within the Fund and not any particular share class. While all reasonable care has been taken in preparing the material in this document, no warranty whatsoever is given and no responsibility or liability is accepted for any loss arising directly or indirectly in connection with or as a result of any person acting on any information, opinion or statement expressed in this document. Any reference to any specific company, financial product or asset class is used for illustrative purposes only and does not constitute a recommendation of any kind.

This document does not constitute an invitation or inducement to invest in the Fund. Nothing in this document constitutes, or should be regarded as, investment advice. Prospective investors should note that investment in the Fund can involve significant risks and may result in the loss of all or part of the original investment. Past performance is not a reliable indicator of future results.

Investment in the Fund is currently available through one (1) active share class. The Sterling Institutional Share Class was launched on the 23rd January 2015. Performance data prior to launch has been simulated against the Halifax House Price and Nationwide House Price Indices together with the FTSE 100 and FTSE Sterling Corporate Bond Indices. Investment in which may not be suitable for, or available to, all investors. In order to assess suitability of the product and the share class please ensure this is carried out by a regulated financial advisor in your jurisdiction.

General Circulation Restriction

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UK Circulation Restriction

The Fund is a Cayman Islands-based unregulated collective investment scheme which is not regulated, authorised or otherwise approved by the UK Financial Conduct Authority ("FCA").

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Cayman Islands Circulation Restriction

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