

Fund Performance as at Valuation Date 30th June 2023

Share Class	Start Date	Share Price	3 Months	6 Months	9 Months	12 Months	Since Launch
Sterling Institutional	27/02/2015	32.7007	-5.37%	-9.72%	-15.84%	-22.17%	-67.30%

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 Calendar Quarter
Management Fee	Sterling Institutional: 2.0% per annum

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

Investment Strategy

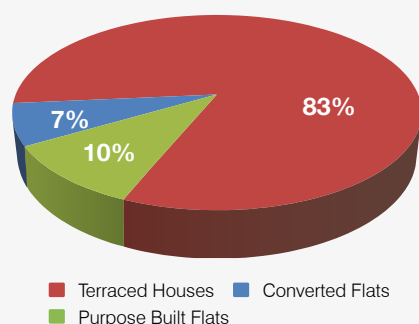
Alpha Property Fund ("APF") is a regulated mutual fund that aims to achieve long term capital growth by investing in a portfolio of United Kingdom freehold and leasehold residential and commercial property. APF provides an opportunity to investors to invest in a diversified property portfolio within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

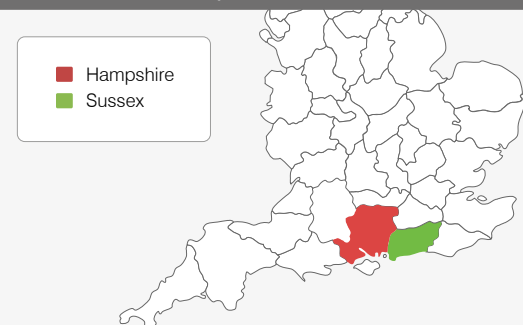
The majority of APF's assets are invested in property assets but as part of its diversified strategy, APF may also invest to a lesser degree in development opportunities, strategic land, property development and real estate related planning opportunities or property related companies from time to time.

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.

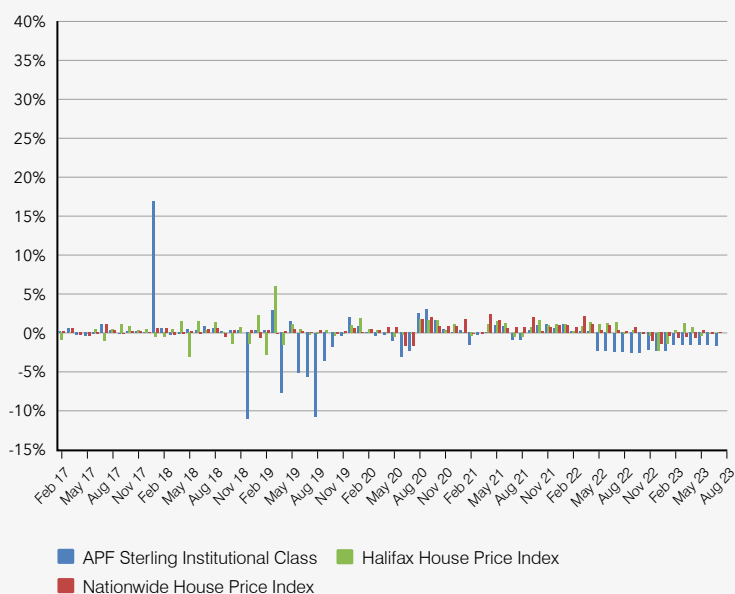
Property Portfolio by Type



Portfolio Asset Location



Performance Graph



Dealing Codes

Share Class	BLOOMBERG	ISIN	VALOREN
Sterling Institutional	ALPPPSG KY	KYG6847H1092	CH26810676

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APF Sterling Institutional Class Share Price History

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	-	-	34.5573	-	-	32.7007	-	-	-	-	-	-
	-	-	-4.59%	-	-	-5.37%	-	-	-	-	-	-
2022	-	-	45.1547	-	-	42.0179	-	-	38.8547	-	-	36.2212
	-	-	0.59%	-	-	-6.95%	-	-	-7.53%	-	-	-6.78%
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. 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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Disclaimer Issue Date: 1st July 2022 | Disclaimer Version Number: APF/WW/FS/V10

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