

# Rasmala European Real Estate Income Fund

## Class A USD INC

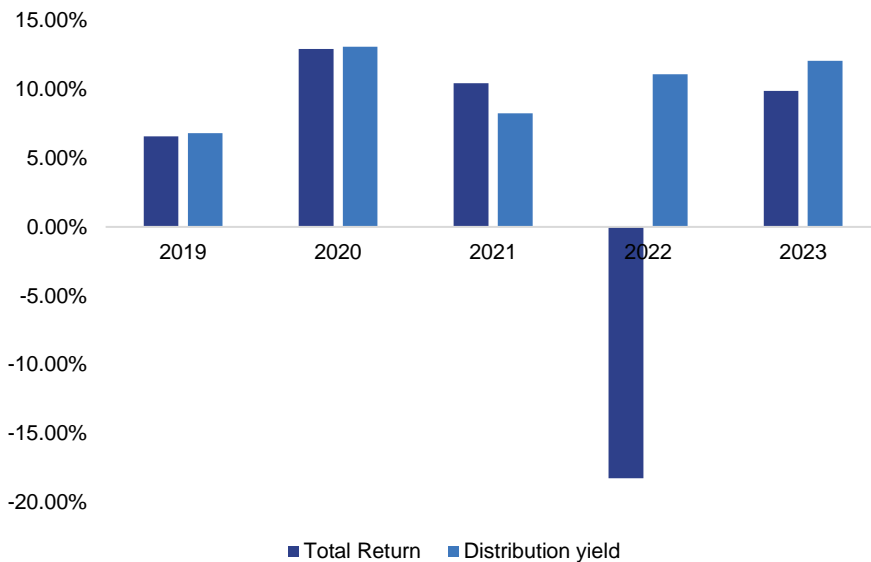


December 2023

### Investment Objective

The Fund invests in a diversified portfolio of income generating Real Estate, Social and Economic Infrastructure located in the United Kingdom and Continental Europe. The Share class targets an annual dividend per share of \$8.5 (paid monthly).

### Performance Overview



Fund Information	
Asset Type	Real Estate
Fund Currency	USD
Total Net Assets	USD 91.87 million
Domicile	Cayman Islands
Investment Manager	Rasmala Investment Bank Limited
Portfolio Manager	Ruggiero Lomonaco
Administrator	Apex Fund Services Ltd.
Auditor	PricewaterhouseCoopers
Legal Advisors	Maples & Calder LLP
Sharia Advisor	Dar Al Sharia Limited
Inception Date	5 May 2019
Structure	Open-Ended
Share Class Information	
Name	USD A INC
ISIN	KYG738781528
Subscription Frequency	Daily
Redemption Frequency	Daily
Redemption Notice	5 Days
Distribution Policy	Monthly
Management Fee	1%p.a.
Subscription Fee	0.00%
Acquisition Fee	1.00%
Redemption Fee	0.00%
Performance Fee	10% subject to 7% hurdle

	Total Return (%)	Distributions (\$)	Dividend Yield (%)
2019	6.56	6.81	6.81
2020	12.91	13.07	13.07
2021	10.43	8.41	8.24
2022	-18.24	4.96	11.07
2023	9.87	8.96	12.05

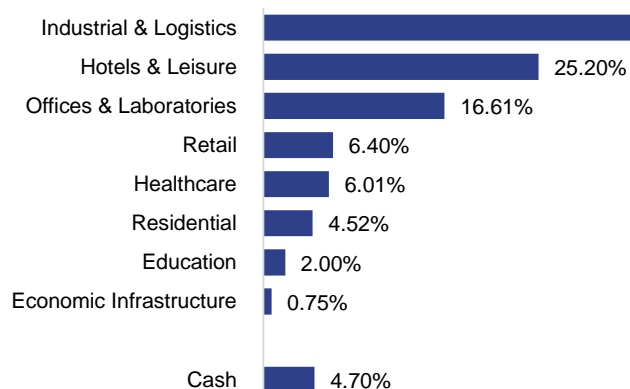
Source: Rasmala's Internal Performance Measurement Team (%) & Apex Fund Services Ltd. The Share Class was launched on 9 June 2022. Performance data prior to the launch date relates to Class D3 USD INC & Class Z USD INC. Current dividend yield equals to last 12 months distributions over current price. Historical performance is not and should not be construed as being indicative for the future or likely performance.

Currency Exposure (USD class)	
USD	47.99%
GBP	31.27%
EUR	19.66%
CHF	1.07%

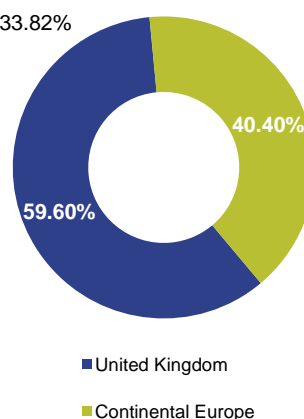


(\*) Determined by Rasmala Risk Management Team. 1 = low risk; 5 = high risk

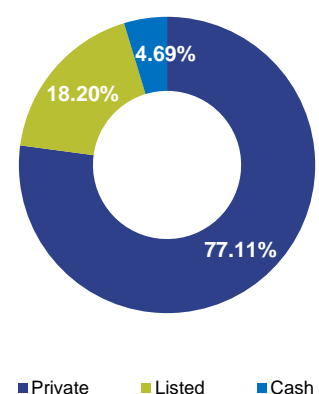
### Sector Allocation



### Geographic Allocation



### Portfolio Breakdown



## Portfolio Manager Commentary

### Performance

The Fund delivered an overall positive return over the last two months and was able to pay an attractive dividend in line with its long term target.

With inflation now under control and long term interest rates already lower than where they were at the beginning of the fourth quarter, we expect that property valuations declines should slow down or bottom.

### Geographic allocation

The Fund is primarily exposed to the United Kingdom as we believe that the local real estate market there provide a better way to capture capital and income growth through exposure to properties with long, inflation linked leases. Our investments in the UK are also more liquid than those in Continental Europe liquid than those in Continental Europe.

### Composition

The Fund has increased its exposure to REITs to take advantage of the attractive valuations at which these instruments are trading, following the severe correction experienced over the first half of the year.

### Sectors

The Fund is exposed primarily to Industrial assets, limited services hotels, and research laboratories.

The investment manager dislikes exposure to Offices and Shopping Centres on account of the ongoing transformation of developed market economies which is impacting the way corporates use real estate.

Over time, the investment manager intends to add exposure to the living sector, primarily built to rent and student housing, which is expected to generate resilient income and capital gains.

Source: Real Estate Funds Team - Rasmala Investment Bank

## Top 10 Holdings

Asset	Sector	Type	Geography	%
Time: Commercial Long Income Fund	Hotels & Leisure	Private	United Kingdom	24.92
Timberland Logistics Facility, Almelo, Netherlands	Industrial & Logistics	Private	Continental Europe	15.45
Genencor R&D Laboratory, Netherlands	Offices & Laboratories	Private	Continental Europe	13.83
Time: Commercial Long Income Fund	Industrial & Logistics	Private	United Kingdom	10.28
Time: Commercial Long Income Fund	Retail	Private	United Kingdom	2.52
Time: Commercial Long Income Fund	Healthcare	Private	United Kingdom	1.78
Time: Commercial Long Income Fund	Education	Private	United Kingdom	1.20
PRS REIT	Residential	Listed	United Kingdom	1.15
Assura PLC	Healthcare	Listed	United Kingdom	1.12
Impact Healthcare REIT	Healthcare	Listed	United Kingdom	1.09

### Redemption procedure

Investors wishing to redeem from the Fund can submit their requests on any business day of the month, by providing 5 business days' notice. If the Fund has sufficient liquidity to meet the redemption, redemption proceeds will be wired to investors within 5 business days of publishing the redemption NAV. If the Fund does not have sufficient liquidity, the redemption may be deferred to give sufficient time to the Fund to raise the necessary liquidity.

Redemptions are calculated based on the prevalent NAV. However, if the Fund incurs a loss to liquidate assets to meet the redemption, these costs will be deducted from redemption proceeds by way of a dilution adjustment.

Investors contemplating a redemption are advised to reach out to the Investment Manager to agree an optimal way to exit the Fund which may involve staggering the redemption over an extended period of time.

### Distribution policy and capital depletion

The share class aims to make regular distributions at a pre-announced rate reviewed on a quarterly basis by the Directors of the Fund. Distribution rates are set on the basis of the average anticipated total return of the share class, are funded by available cash and can exceed the income of the underlying investment. In the event that the rate of distributions falls short of the total return achieved during a given period, the share price will decline by an amount corresponding to the shortfall leading to capital depletion.

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