

*unique
investing*



**NICHE
JUNGLE**

**PROJECT
NJ**
Korea Reunification SDG



Bi-Weekly Risk Report

14 September 2023

Please refer to the UCITS fund prospectus and KIID before making any final investment decision

Summary

- [Project characteristics](#)
- [Portfolio: Valuation](#)
- [Portfolio: Holdings](#)
- [Portfolio: Allocation & performance](#)
- [Ex-ante analysis: VaR 1 month – 95%](#)

NJ Korea Reunification SDG

Project characteristics	
Instrument	UCITS Fund – Art.8 Plus SFDR
Project website	Link
Supplement	Link
ISIN	Class A – IE00007XSO15 Class I – IE0004F6ARY1 Class Q (listed class) - IE000ROCQ077
Project ICAV:	NicheJungle ICAV www.nichejungle.com
Project Inception date:	17/10/2022
Project AUM:	12,44 mln € as of 14/09/2023
Project Max AUM:	25 mln
Project Liquidity at max. AUM	90% 5 day – 97% 20 days
Project liquidity :	Daily
Project # stocks	Min: 100 Max: 150
Project currency hedging policy	No hedging policy
Institutional and listed classes fees	0% management fees 20% performance fees (absolute with HWM – no reset)
Project Investment Manager:	Niche Asset Management Ltd – www.nicheam.com



The project invests in south Korean companies that are significantly exposed to the domestic market and are operating in infrastructure and consumption businesses. These are the areas that could benefit the most from a reconciliation between South Korea and North Korea. Korean domestic stocks are the most attractive worldwide from a valuation standpoint and the likely imminent inclusion of South Korea among MSCI developed markets could be the catalyst for a significant repricing. The event of reconciliation provides the project portfolio with a further powerful free option to which today Mr Market assigns zero probability. However, as we are used to learn, geopolitical events can hardly be anticipated...

Korean equity: a significant opportunity...

CUMULATIVE INDEX PERFORMANCE — PRICE RETURNS (USD)
(OCT 2007 — OCT 2022)



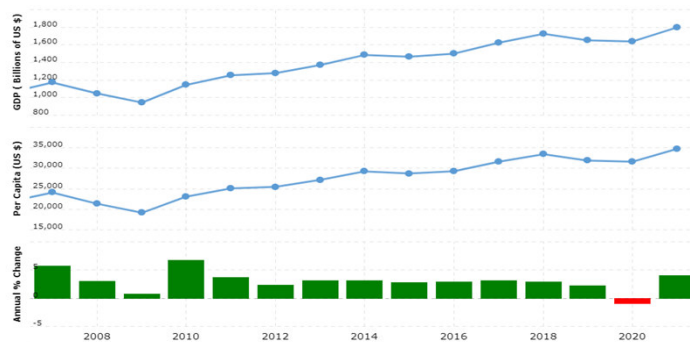
ANNUAL PERFORMANCE (%)

Year	MSCI Korea Value	MSCI Korea
2021	-6.26	-10.04
2020	28.35	42.63
2019	5.59	10.39
2018	-23.32	-22.60
2017	36.61	45.51
2016	11.79	6.98
2015	-8.41	-7.94
2014	-19.76	-12.61
2013	5.78	3.10
2012	11.55	20.16
2011	-13.39	-12.84
2010	25.44	25.29
2009	74.99	69.42
2008	-49.65	-55.87

Korean equity market (value and blended index) - 25%/-21% (USD) since 2007

BUT

Korean GDP +54% (USD) since 2007!!!



The most undervalued market worldwide

INDEX PERFORMANCE — PRICE RETURNS (%) (FEB 28, 2023)

	1 Mo	3 Mo	1 Yr	YTD	3 Yr	5 Yr	10 Yr	Since Dec 31, 1996	Div Yld (%)	P/E	P/E Fwd	P/BV
MSCI Korea Value	-7.28	-1.84	-19.87	3.75	2.45	-5.39	-1.48	4.67	3.40	7.00	9.39	0.67

FUNDAMENTALS (FEB 28, 2023)

INDEX PERFORMANCE — GROSS RETURNS (%) (FEB 28, 2023)

	1 Mo	3 Mo	1 Yr	YTD	3 Yr	5 Yr	10 Yr	Since Dec 31, 1996	Div Yld (%)	P/E	P/E Fwd	P/BV
MSCI World Value	-2.87	-0.73	-1.45	1.71	10.08	5.47	7.63	11.65	3.26	13.45	12.26	1.86
MSCI World	-2.37	0.17	-6.86	4.57	10.43	7.43	9.36	10.6	2.15	18.23	15.91	2.77

FUNDAMENTALS (FEB 28, 2023)

INDEX PERFORMANCE — GROSS RETURNS (%) (FEB 28, 2023)

	1 Mo	3 Mo	1 Yr	YTD	3 Yr	5 Yr	10 Yr	Since Nov 23, 2008	Div Yld (%)	P/E	P/E Fwd	P/BV
MSCI China A	-4.42	6.78	-16.91	4.68	5.64	1.63	5.56	6.90	2.09	15.88	12.09	1.92
MSCI ACWI	-2.83	0.10	-7.80	4.16	9.31	6.35	8.48	10.64	2.27	17.24	15.32	2.56
MSCI Emerging Markets	-6.48	-0.45	-14.91	0.92	1.34	-1.50	1.89	7.59	3.32	11.96	11.78	1.59

FUNDAMENTALS (FEB 28, 2023)

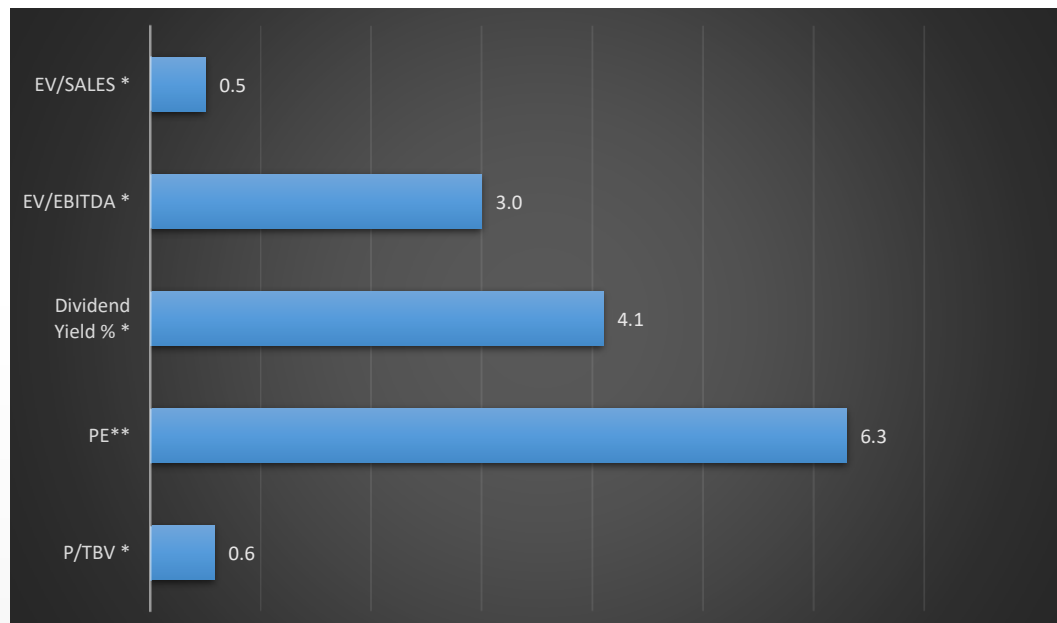
On top of this, a cheaper, safer and politically/ethically more acceptable indirect exposure to China

Source: NicheAM, WorldBank, MSCI

...an even better opportunity if played through domestic exposed companies, those you cannot buy through funds or ETFs



PROJECT NJ KR EQUITY PORTFOLIO Valuation (as of 14 September'23)



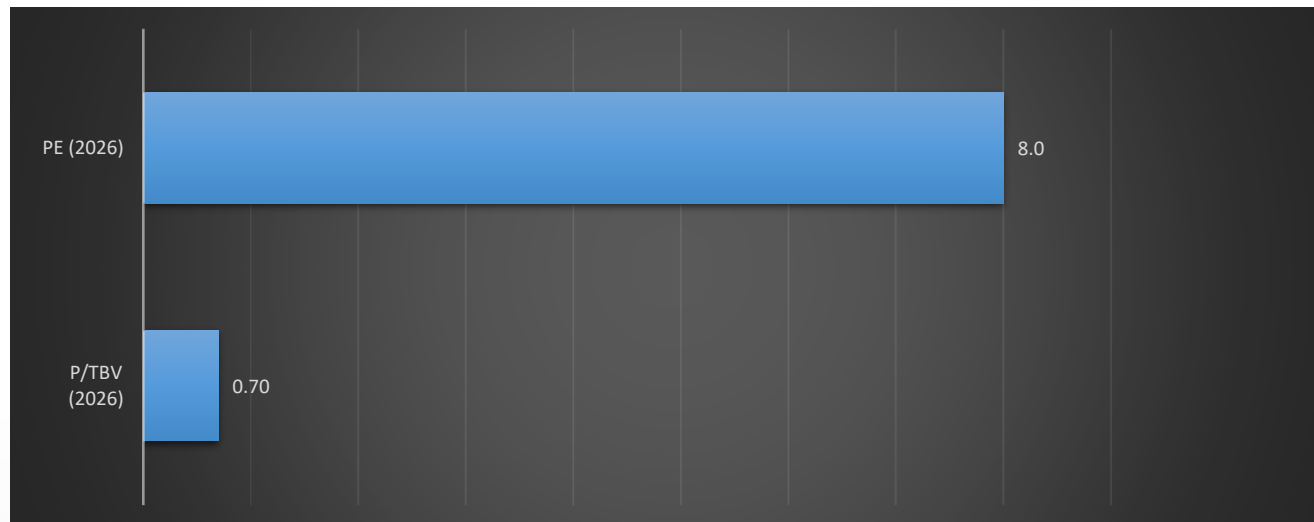
* Last available

** Forward estimate, if available, otherwise the latest data

Source: NicheAM, Refinitiv



PROJECT NJ KR Portfolio Valuation at exit (as for valuation gap report) after rerating of 90% on cautious assumptions



Source: NicheAM

90% potential rerating on following assumptions:

Exit 2026

No reunification/reconciliation (rapprochement)

No inclusion of SKorea in the MSCI Developed Countries

Nominal EPS growth '22-'26E of just 8%

Modest market rerating of 20% (still >30% upside to MSCI World Value despite better growth outlook)

+ FREE OPTION

In case of reconciliation (rapprochement) between North and South Korea the upside could be above 150% for the portfolio (see presentation for further details). In fact it is composed by companies that would benefit from the massive investments in infrastructure and the increase in consumptions related to the North Korea opening of the economy (as it was the case decades ago for countries like China and Vietnam)

Kospi general Index vs NJ Korea Reunification portfolio

- The **Kospi** general index, the most popular and inclusive index of South Korea equity, includes in weight less than 10% of the stocks that are part of **NJ Korea Reunification** portfolio
- 100% of the companies included in the portfolio of **NJ Korea Reunification** project record more than 30% of total sales in the domestic market, and more than 85% in weight of the companies included in the portfolio of **NJ Korea Reunification** project record more than 50% of sales in the domestic market
- Less than 25% in weight of the companies included in the **Kospi** have more than 50% of sales in the South Korean market
- The portfolio of **NJ Korea Reunification** suffers more than the Kospi from a weakening of the Korean currency, and viceversa, as its investee companies are more domestic oriented
- The portfolio of the **Kospi** benefits more than the **NJ Korea Reunification** from the global economic expansion and viceversa
- The portfolio of **NJ Korea Reunification** benefits more than the portfolio of **Kospi** from the Korean economic expansion and viceversa
- The portfolio of **NJ Korea Reunification** will benefit more than the portfolio of **Kospi** from the inclusion of South Korea in the MSCI Developed Countries Index
- The portfolio of **NJ Korea reunification** will benefit extremely more than the portfolio of **Kospi** from a rapprochement between North Korea and South Korea

Investee companies divested so far

Closed trades

Date	<u>Stock</u>	Selling price (KRW)	Performance	Take Profit (Partial/Total)	Valuation Target (KRW)	Further upside at exit, according to valuation gap report	P/E Adj. at exit	Notes (if sold before reaching the target)
07/11/2022	Manho Rope & Wire Ltd	44922	59,7%	Total	45000	< +/- 5%	8,0x	-
14/12/2022	Sebang	27539	82,6%	Total	27200	< +/- 5%	10,0x	-
20/02/2023	Osstem Implant Co Ltd	188518	61,0%	Total	190000	< +/- 5%	12,0x	-
19/04/2023	Rifa Industrial	25850	63.1%	Total	30500	+18%	N.s.	The company doesn't want to engage with the IM
27/04/2023	KISCO Holdings *	20123	54.2%	Total	36620	+82%	3,5x	Switch with the operating company, Kisco, that presents better upside (>120%) and liquidity
15/05/2023	Oyang Corp	8180	3,4%	Total	14150	+73%	10x	The company doesn't want to engage with the IM on sustainability
01/06/2023	Hyundai Elevator	40532	+72.3%	Total	39600	< +/- 5%	12x	-
05/06/2023	SK RENT A CAR	9466	+43.8%	Total	9100	< +/- 5%	12x	-
03/07/2023	Hd Hyundai Electric	66102	+67.2%	Total	68000	< +/- 5%	12x	-
10/07/2023	Eugene Investment & Sec	4153	+65.0%	Total	4900	+18%	P/TBV 0,5x	The company doesn't want to engage with the IM
24/07/2023	Posco Holdings	566000	+118.2%	Total	547220	< +/- 5%	P/TBV 1,0x	-
04/08/2023	LX Hausys	52711	+61.7%	Total	53700	< +/- 5%	7,0x	-
08/08/2023	Chinyang Holdings	3275	+7.1%	Total	4770	+46%	P/TBV 0,7x	The company doesn't want to engage with the IM
06/09/2023	KC Tech Co	22041	36.7%	Total	27500	+25%	12x	The company doesn't want to engage with the IM

* Local currency

** PE Adjusted for net cash

Source: NicheAM

EQUITY PORTFOLIO: Holdings (as of 14 September'23)

Holding	Portfolio Weight	Holding	Portfolio Weight
Indust Bk Of Korea	1.66%	Wimco Registered	1.01%
Kb Financial Group Inc	1.61%	Lg Uplus Corp	1.00%
Cuckoo Electronics Co Ltd	1.58%	Lotte Rental Co Ltd	0.98%
Woori Financial Group	1.56%	Samsung Life Insurance Co Ltd	0.93%
Kt Corporation	1.56%	Sam Jung Pulp	0.93%
Korea Gas Corp	1.55%	Vieworks	0.91%
Samsung Securities Co Ltd	1.45%	Asia Paper Manufacturing Co	0.91%
Hecto Innovation Co Ltd	1.43%	Whan In Pharmaceutic	0.91%
Hana Financial Group Inc	1.42%	Bookook Secs Co	0.90%
Bnk Financial Group Inc	1.32%	Mirae Asset Life	0.90%
Shinsegae Information & Comm	1.26%	Korean Air	0.89%
Handsome	1.22%	Hwa Sung Industrial	0.87%
DI E And C - Registered Shs	1.21%	Korean Reinsurance Co	0.87%
Soulbrain Holdings Co., Ltd.	1.21%	Shinhan Financial Group	0.87%
Tongyang Life	1.20%	Cj Cheiljedang Corp	0.83%
Samsung Fire And Marine Insurance Pref.	1.17%	Hyundai Engineering Construction	0.81%
Gwangjushinsegae Co Ltd	1.17%	Hyosung Corp	0.80%
Hyundai G.F. Holdings	1.14%	Daesang Corp	0.80%
Hyundai Fire Marine Insurance Co Ltd	1.12%	Daelim Industrial Pref/Non-Voting	0.80%
Skchem --- Non-Cum Pfd	1.11%	Coway Co Ltd	0.79%
Kisco Corp Tentative	1.11%	Dongwon Industries Co Ltd	0.79%
Dgb Financial Group Ltd	1.08%	Sk Square Co., Ltd.	0.78%
Hs Ad	1.06%	Yesco Shs	0.75%
Ottogi Corporation	1.05%	Seegene Inc	0.74%
Hyundai Home Shopping	1.05%	Tae Kwang Industrial Co Ltd	0.74%
Kuhmo Industrial Co Ltd	1.05%	Hyundai Steel Co	0.73%
Maeil Dairies Co Ltd	1.04%	Imarketkorea Inc	0.73%
Daishin Securities Pref.Non.Voting	1.04%	Db Financial Inv	0.72%
Hwacheon Machine	1.04%	Kyobo Securities	0.70%
Pharmgen Science Inc	1.02%	Multicampus	0.70%
Sk Telekom	1.02%	Cs Holdings Co Ltd	0.70%
Kyungdong City G	1.02%	E-Mart	0.69%
Hyundai Department Store Shs	1.01%	Bgf Rg Registered Shs	0.68%

Equity Exposure: 94%
No of holdings: 125
Average Weight: 0.75%
Median Weight: 0.70%

TOP 5 : 7.97%
TOP 10: 15.14%
TOP 25: 33.35%
TOP 50: 56.66%

Source: NicheAM, Refinitiv



EQUITY PORTFOLIO: Holdings (as of 14 September'23)

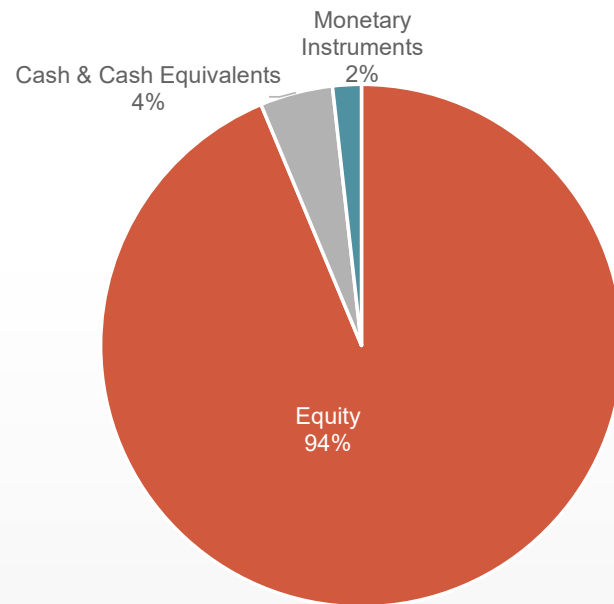
Holding	Portfolio Weight	Holding	Portfolio Weight
Daihan Pharmaceutical Co Ltd	0.66%	Hanwha Solutions Corporatio	0.40%
Asia Cement Co Ltd	0.66%	Kwang Dong Pharmaceutical Co Ltd	0.40%
Value Added Technology Co Ltd	0.66%	Dongbu Engineering Construction	0.39%
Geumhwa Psc Co Ltd	0.65%	Kt Adr	0.39%
Korea Electric Power Corp	0.64%	Fursys Inc	0.38%
Huons Co Ltd	0.62%	Ssangyong Fire Marine Insurance	0.38%
Ace Bed Co Ltd	0.62%	Kpx Chemical Co Ltd	0.37%
Woori Investment & Securities Pfd N.Vot	0.62%	Dongwon F And B	0.37%
Daehan Flour Mills	0.61%	Kyeryong Construction Industrial Co Ltd	0.37%
Shin Heung Energy And Electronics Co Ltd	0.60%	Shinhan Financial Group Co Ltd Repr.2Shs	0.36%
Kt Skylife	0.60%	Jls Co Ltd	0.35%
Woongjin Thinkbig Co	0.60%	Gabia Inc	0.35%
Cj Freshway Corp	0.59%	Sk Telecom Co Ltd-Spon Adr	0.35%
Yuhwa Securities Co Ltd	0.59%	Hyundai Livart	0.35%
Dongkook Pharmaceutical Co Ltd	0.58%	Namhae Chemical Corp	0.32%
Ilshin Spinning Co Ltd	0.57%	Daehan Synthetic	0.32%
Lock & Lock	0.57%	Youngone Corporation	0.31%
Cell Biotech Co Ltd	0.54%	Kpc Holdings Corp	0.31%
Korea Electric Terminal	0.54%	Hyundai Green Food Co. Ltd	0.31%
Interlark Holding	0.54%	Korea Life Insurance Co Ltd	0.29%
Suheung Capsule Co Ltd	0.54%	Lotte Chilsung Beverage Co Pfd Shs N.Vtg	0.25%
Incheon City Gas Co Ltd	0.53%	Ezweel Co Ltd	0.25%
Megastudy	0.53%	Lg Haussys Prf Shs N.Vtg	0.25%
Saraminhr Co Ltd	0.51%	Interflex Co Ltd	0.25%
Gs Engineering & Construction	0.50%	Korea Circuit Co Ltd-Pref	0.24%
Shinsegae Food Co Ltd	0.49%	Daewoo Securities - Pfd Shs Non Voting	0.23%
Global Enterprise Co Ltd	0.46%	Huons Global Co Ltd	0.23%
Nong Shim Holdings Co Ltd	0.45%	Charm Engineering	0.19%
Megastudyedu Co Ltd	0.43%	Digital Daesung Co Ltd	0.17%
Sindoricom	0.40%		

Source: NicheAM, Refinitiv

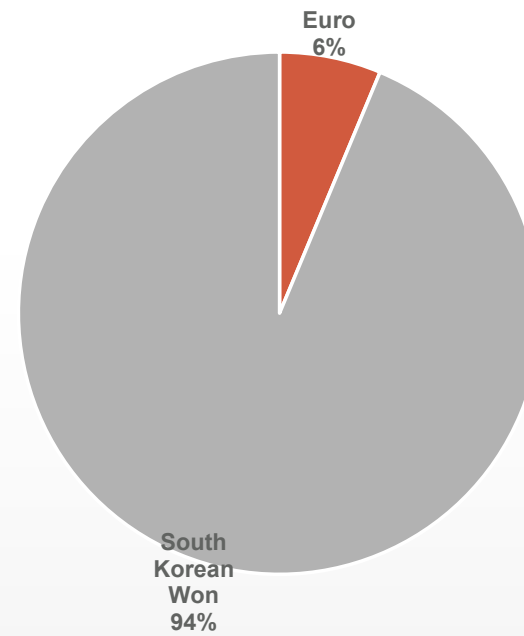


PORTFOLIO: Allocation summary

**Breakdown by Asset Class
as of 14 September'23**

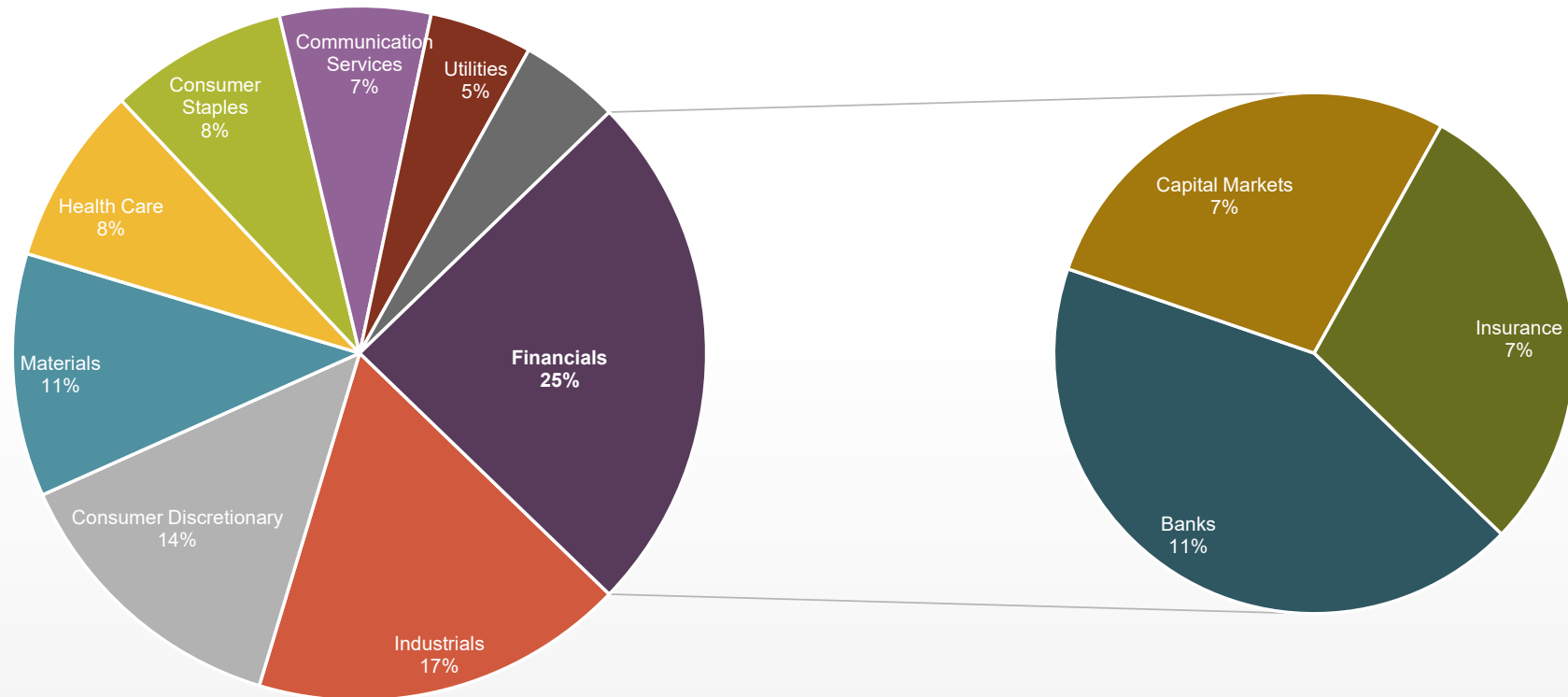


**Breakdown by Currency
as of 14 September'23**



Source: Niche AM, Thomson Reuters

EQUITY PORTFOLIO: Allocation summary: Breakdown by Sector as 14 September'23



Source: NicheAM, Refinitiv

EQUITY PORTFOLIO: Change in holdings (31 August'23 - 14 September'23)



Holding	Trade	End Portfolio Weight	Change in Weight*	Total Return on sold positions
Gradiant	BUY	0.54%	0.54%	
Hyundai G F Holdings	ADD	1.14%	0.68%	
KISCO	ADD	1.11%	0.54%	
Gwangjushinsegae	ADD	1.17%	0.44%	
Woongjin Thinkbig	ADD	0.60%	0.41%	
BGF	ADD	0.68%	0.33%	
Saramin	ADD	0.51%	0.23%	
HD Home Shopping	ADD	1.05%	0.23%	
KC Tech	SELL	0.00%	-0.65%	+36.72%

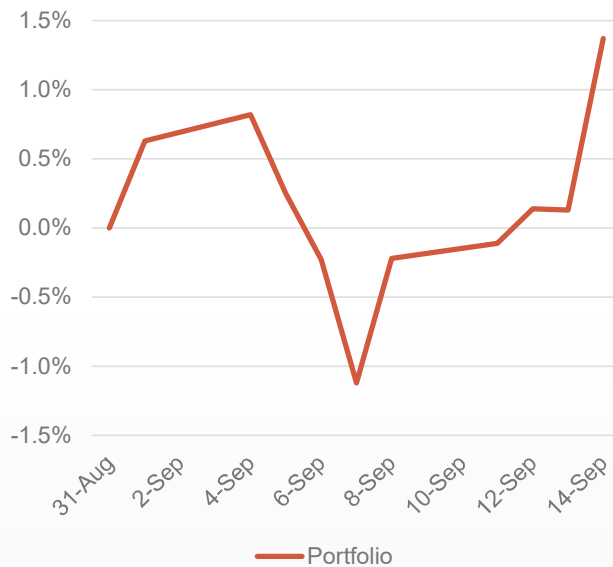
*Not adjusted for subscriptions/redemptions and changes in market value

**Local Currency

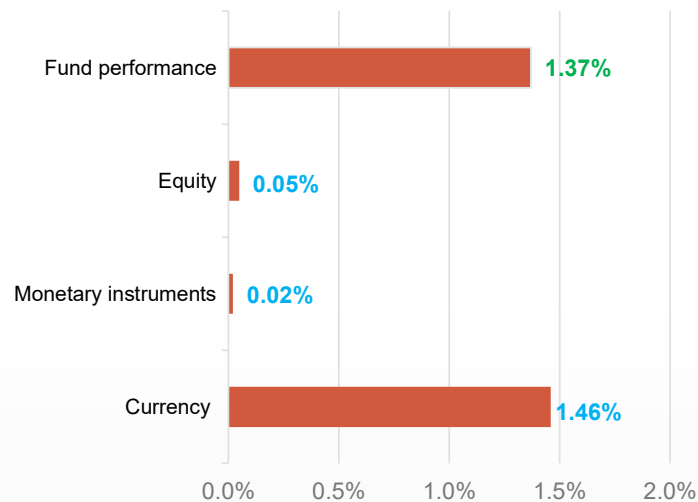
Source: NicheAM, Refinitiv

PORTFOLIO: Allocation & Performance summary

Fund* Chart (31 August '23- 14 September'23)



**Performance by Asset Class
(31 August '23- 14 September'23)**



**Performance contribution by Asset Class and Sector
(31 August '23- 14 September'23)**

	Avg Weight (a)	2 weeks Return (b)	Contribution (c = a*b)
<u>Contribution by asset class</u>			
Equity*	91.3%	0.05%	0.04%
Cash & monetary instruments	11.2%	0.02%	0.00%
Currency		1.46%	1.33%
Total performance			+1.37%
<u>Equity Contribution by sector</u>			
Financials	22.40%	0.6%	0.13%
Health Care	7.80%	0.3%	0.02%
Communication Services	6.40%	0.0%	0.00%
Information Technology	4.80%	0.0%	0.00%
Utilities	4.50%	0.1%	0.00%
Consumer Discretionary	11.80%	-0.2%	-0.02%
Consumer Staples	7.90%	-0.2%	-0.02%
Industrials	15.50%	-0.2%	-0.03%
Materials	10.30%	-0.3%	-0.04%

Past performance is not indicative or a guarantee of future returns. The currency component may increase or decrease returns. The investment involves taking a risk and possible loss of capital.

AUM: 12,44 mln €
Project closure at 25 mln €

**Equity Performance is net of fees*

Source: NicheAM, Refinitiv



EQUITY PORTFOLIO: Performance (31 August '23 - 14 September'23)

Top performers*

	Avg Weight	Return	Contribution
Mirae Asset Life	0.8%	21.5%	0.17%
PharmGen Science	1.0%	13.4%	0.13%
Hyundai Marine & Fire Insurance	1.1%	10.0%	0.11%
Hecto Innovation	1.4%	6.6%	0.09%
Hana Financial Group	1.4%	6.8%	0.09%
DGB Financial Group	1.0%	8.2%	0.08%
KB Financial Group	1.6%	5.2%	0.08%
Industrial Bank Of Korea	1.6%	4.9%	0.08%
Woori Financial Group	1.5%	4.5%	0.07%
DL E&C	1.2%	5.9%	0.07%
Samsung Life	0.9%	7.5%	0.07%
Hyundai Steel	0.7%	9.0%	0.07%
Bnk Financial Group	1.3%	4.9%	0.06%
Sk Telecom	1.0%	6.0%	0.06%
HD Home Shopping	0.9%	6.7%	0.06%

Bottom performers

	Avg Weight	Return	Contribution
Soulbrain Holdings	1.4%	-17.4%	-0.24%
Cuckoo Holdings	1.7%	-10.0%	-0.17%
SK Square	0.8%	-6.9%	-0.06%
Hanwha Solutions	0.4%	-10.7%	-0.05%
Shin Heung	0.6%	-6.6%	-0.04%
Shinsegae I&C	1.3%	-2.9%	-0.04%
Dongwon Industries	0.8%	-4.1%	-0.03%
Hwacheon Machine Tool	1.1%	-3.0%	-0.03%
Hyundai Department Store	1.0%	-3.1%	-0.03%
Lotte Rental	1.0%	-2.9%	-0.03%
KT	1.6%	-1.6%	-0.03%
Huons	0.6%	-3.8%	-0.02%
KumhoE&C	1.1%	-2.2%	-0.02%
Geumhwa Psc	0.7%	-3.2%	-0.02%
LX Hausys 1P Pref Shs	0.3%	-6.9%	-0.02%

*Sorted from highest to lowest by Contribution

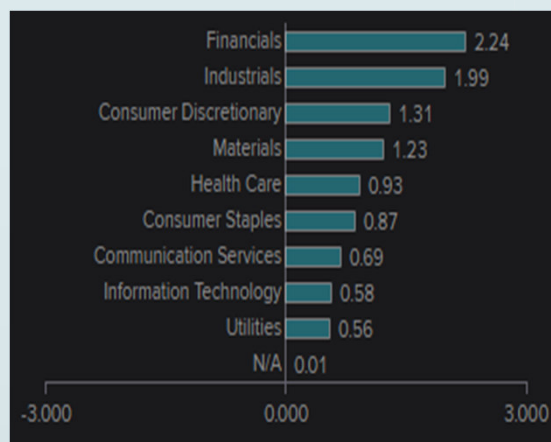
Source: NicheAM, Refinitiv

Ex-ante analysis: VaR 1 month 95% as of 14/09/2023

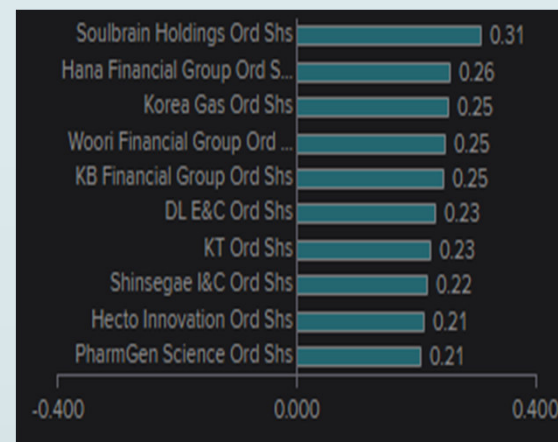
Portfolio VaR Sensitivity

	95% VaR	99% VaR
Historical 1D	-2,08%	-3,50%
Historical 1W	-4,66%	-7,84%
Historical 1M	-9,77%	-16,44%

VAR 1M – 95% BY SECTOR AS OF 14/09/2023



VAR 1M-95% TOP 10 SECURITIES AS OF 14/09/2023





EQUITY PORTFOLIO: Indices % price changes

Index	Price as of 14/09/2023	% Price Change 2 weeks (local currency)	% Price Change 2 weeks (€)	% Price Change Year to Date (local currency)	% Price Change Year to Date (€)	% Price Change Since inception ** (local currency)	% Price Change Since inception ** (€)
NicheJungle Korea Reunification SDG*	1016.39	-	1.37%	-	-0.83%	-	1.64%
MSCI ACWI Net (.dMIWD00000NUS)	364.55	-0.02%	1.86%	14.78%	15.44%	23.64%	14.31%
MSCI Asia Pacific Value (.dMIAP00000VPUS)	153.35	2.16%	4.09%	7.61%	8.23%	21.90%	12.70%
MSCI Asia Pacific (.MIAP00000PUS)	162.98	0.56%	2.45%	4.65%	5.25%	18.93%	9.95%
Korea KOSPI (.KS11)	2572.89	0.65%	2.20%	15.05%	9.31%	15.91%	15.32%
Tokyo Stock Exchange (.TOPX)	2405.57	3.15%	3.71%	27.16%	13.71%	27.99%	19.58%
Indonesia (.JKSE)	6959.33	0.09%	1.14%	1.59%	3.60%	1.88%	-4.98%
China (.HSI)	18047.92	-1.82%	0.20%	-8.76%	-8.46%	8.64%	0.72%

* class I

** Inception date: 17/10/2022

Source: Niche AM, Thomson Reuters

Past performance is not indicative or a guarantee of future returns. The currency component may increase or decrease returns. The investment involves taking a risk and possible loss of capital.

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