

NJ
Korea Reunification SDG



Bi-Weekly Risk Report

14 February 2024



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 <u>Link</u>

Supplement <u>Link</u>

Class A – IE00007XSO15

ISIN Class I – IE0004F6ARY1

Class Q (listed class) - IE000ROCQO77

Project ICAV: NicheJungle ICAV <u>www.nichejungle.com</u>

Project Inception date: 17/10/2022

Project AUM: 13.66 mln € as of 14/02/2024

Project Max AUM: 25 mln

Project Liquidability at max. AUM 91% 5 day – 98% 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

NIEHEAM

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 significative 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...



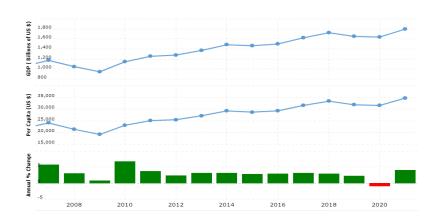
ANNUAL PERFORMANCE (%)

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

 ANNUALIZED

 1 Mo
 3 Mo
 1 Yr
 YTD
 3 Yr
 5 Yr
 10 Yr Dec 31, 19 6
 Div Yld (%)
 P/E
 P/E Fwd
 P/BV

 -5.70
 -13.06
 14.54
 5.72
 -0.92
 -0.64
 -1.72
 4.63
 3.20
 12.30
 7.93
 0.70

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

INDEX PERFORMANCE - NET RETURNS (%) (OCT 31, 2023)

MSCI China A -3.85 -13.09 -12.16 10.80 -2.14 -3.67 1.59 1.19 6.67 3.18 13.52 11.04 1.54

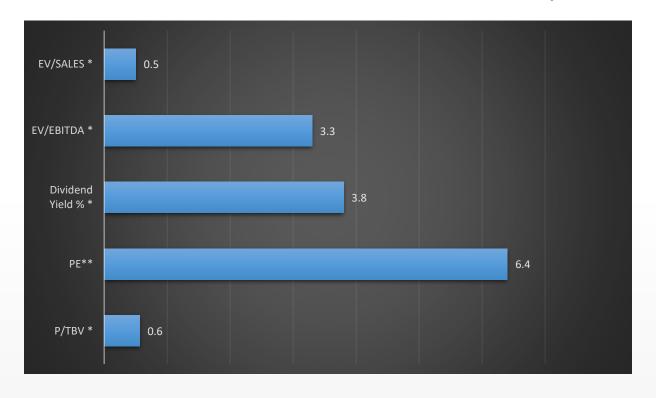
FUNDAMENTALS (OCT 31, 2023)

MSCI Korea Value

...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 February '24)

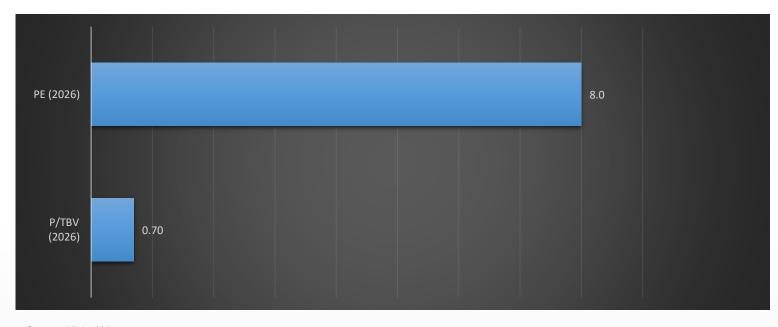


^{*} Last available

^{**} 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 upsideat 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	44922	+59,3%	Total	45000	< +/- 5%	8,0x	-
14/12/2022	Sebang	27539	+78,8%	Total	27200	< +/- 5%	10,0x	-
20/02/2023	Osstem Implant	188518	+62,4%	Total	190000	< +/- 5%	12,0x	-
19/04/2023	Rifa Industrial	25850	+68.4%	Total	30500	+18%	N.s.	The company doesn't want to engage with the IM
27/04/2023	KISCO Holdings	20123	+61.6%	Total	36620	+82%	3,5x	Switch with the operating company, Kisco, that presents better upside (>120%) and liquidity
15/05/2023	Oyang Corp	8180	+7,9%	Total	14150	+73%	10x	The company doesn't want to engage with the IM on sustainability
01/06/2023	Hyundai Elevator	40532	+74.0%	Total	39600	< +/- 5%	12x	-
05/06/2023	SK RENT A CAR	9466	+47.9%	Total	9100	< +/- 5%	12x	-
03/07/2023	Hd Hyundai Electric	66102	+73.1%	Total	68000	< +/- 5%	12x	-
10/07/2023	Eugene Investment & Sec	4153	+63.5%	Total	4900	+18%	P/TBV 0,5x	The company doesn't want to engage with the IM
24/07/2023	Posco Holdings	566000	+122.0%	Total	547220	< +/- 5%	P/TBV 1,0x	-
04/08/2023	LX Hausys	52711	+63.9%	Total	53700	< +/- 5%	7,0x	-
08/08/2023	Chinyang Holdings	3275	+9.6%	Total	4770	+46%	P/TBV 0,7x	The company doesn't want to engage with the IM
06/09/2023	KC Tech	22041	+36.7%	Total	27500	+25%	12x	The company doesn't want to engage with the IM
15/09/2023	Asia Holding	168462	+28.7%	Total	237000	+41%	N.s.	Switch with one of its main operating company, Asia Paper, that presents a more compelling risk/reward profile (upside>130%)
25/10/2023	Mirae Asset Life	4490	59.1%	Total	4300	< +/- 5%	8x	-
22/01/2024	Gabia	19194	+87.7%	Total	20200	< +/- 5%	10x	-
23/01/2024	Interflex	17754	+72.5%	Total	17250	< +/- 5%	10x	-
14/02/2024	Soulbrain Holdings	59979	+144.0%	Partial	75000	+25%	N.s.	Tactical reduction

^{*} Local currency

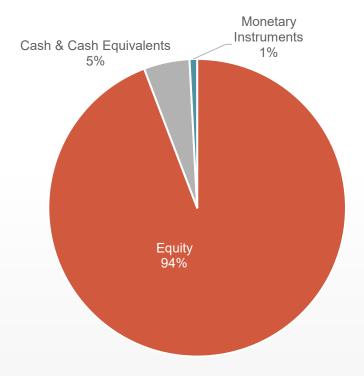
Source: NicheAM

^{**} PE Adjusted for net cash

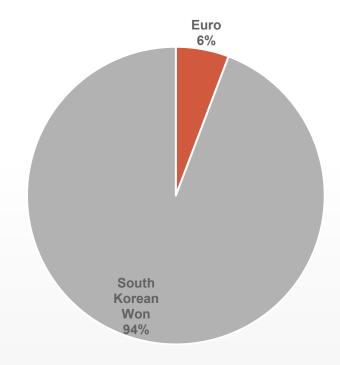




Breakdown by Asset Class as of 14 February '24



Breakdown by Currency as of 14 February '24



Source: Niche AM, Thomson Reuters

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EQUITY PORTFOLIO: Holdings (as of 14 February '24)

Holding	Portfolio Weight	Holding	Portfolio Weight
Indust Bk Of Korea	1.78%	Lg Electronics Inc Pfd Shs.Non Voting	0.98%
Kb Financial Group Inc	1.74%	Hs Ad	0.98%
Kt Corporation	1.67%	Samsung Life Insurance Co Ltd	0.95%
Hana Financial Group Inc	1.64%	Shinhan Financial Group	0.94%
Woori Financial Group	1.61%	Kuhmo Industrial Co Ltd	0.94%
Korea Gas Corp	1.51%	Sk Telekom	0.94%
Dongwon Industries Co Ltd	1.32%	Ace Bed Co Ltd	0.93%
Samsung Securities Co Ltd	1.32%	Hyundai Home Shopping	0.93%
DI E And C - Registered Shs	1.30%	Bookook Secs Co	0.91%
Hyundai G.F. Holdings	1.30%	Korean Reinsurance Co	0.91%
Bnk Financial Group Inc	1.29%	Hwacheon Machine	0.89%
Hecto Innovation Co Ltd	1.24%	Kyungdong City G	0.89%
Tongyang Life	1.24%	Lotte Rental Co Ltd	0.89%
Cuckoo Electronics Co Ltd	1.23%	Maeil Dairies Co Ltd	0.88%
Samsung Fire And Marine Insurance Pref.	1.22%	Lg Uplus Corp	0.88%
Asia Paper Manufacturing Co	1.19%	Sam Jung Pulp	0.85%
Handsome	1.18%	Whan In Pharmaceutic	0.85%
Kisco Corp Tentative	1.16%	Youngone Corp	0.85%
Shinsegae Information & Comm	1.16%	Hwa Sung Industrial	0.83%
Daelim Industrial Pref/Non-Voting	1.14%	Korean Air	0.82%
Dgb Financial Group Ltd	1.11%	Pharmgen Science Inc	0.79%
Cj Freshway Corp	1.11%	Yesco Shs	0.77%
Hanwha Solutions Corporatio	1.10%	Cj Cheiljedang Corp	0.77%
Wimco Registered	1.07%	Daesang Corp	0.76%
Sk Square Co., Ltd.	1.07%	Interlark Holding	0.75%
Hyundai Fire Marine Insurance Co Ltd	1.06%	Hyundai Energy Solutions	0.74%
Gwangjushinsegae Co Ltd	1.06%	Seegene Inc	0.74%
Skchem Non-Cum Pfd	1.03%	Hyundai Department Store Shs	0.74%
Ottogi Corporation	1.03%	Soulbrain Holdings Co., Ltd.	0.73%
Daishin Securities Pref.Non.Voting	1.02%	Cs Holdings Co Ltd	0.72%
Tae Kwang Industrial Co Ltd	0.99%	Vieworks	0.72%
Coway Co Ltd	0.98%	Megastudy	0.71%



Equity Exposure: 94% No of holdings: 125 Average Weight: 0.75% Median Weight: 0.72%

TOP 5 : 7.90% TOP 10: 14.99% TOP 25: 34.16% TOP 50: 58.27%

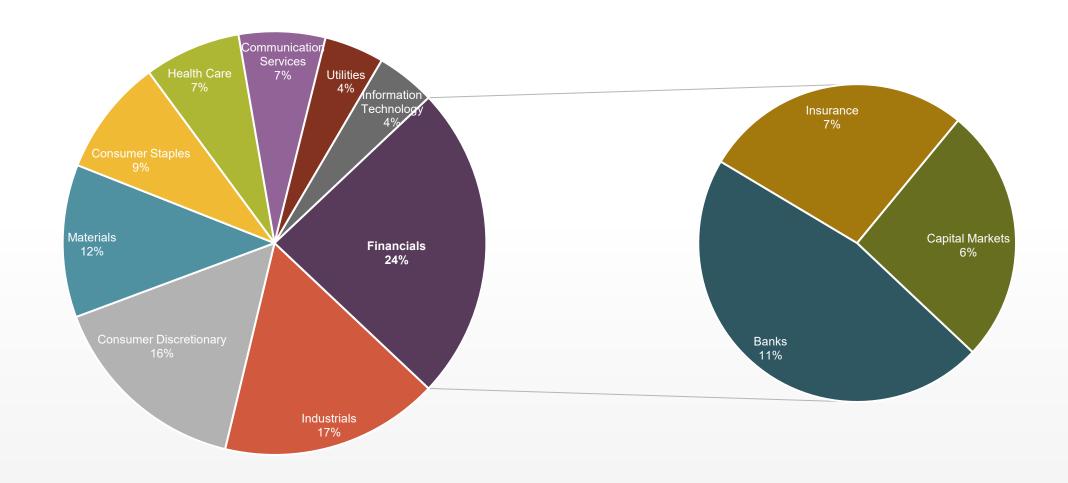
EQUITY PORTFOLIO: Holdings (as of 14 February '24)

Holding	Portfolio Weight	Holding	Portfolio Weight
Db Financial Inv	0.70%	Lock & Lock	0.44%
Multicampus	0.69%	Kwang Dong Pharmaceutical Co Ltd	0.43%
Hyosung Corp	0.69%	Sindoricom	0.42%
Bgf Rg Registered Shs	0.68%	Nong Shim Holdings Co Ltd	0.42%
E-Mart	0.68%	Kt Adr	0.41%
Korea Electric Terminal	0.67%	HI Mando Co. Ltd	0.39%
Hyundai Engineering Construction	0.67%	Shinhan Financial Group Co Ltd Repr.2Shs	0.38%
Korea Electric Power Corp	0.67%	Saraminhr Co Ltd	0.38%
Kyobo Securities	0.65%	Fursys Inc	0.36%
Ssangyong Fire Marine Insurance	0.63%	Dongwon F And B	0.35%
Imarketkorea Inc	0.63%	Kyeryong Construction Industrial Co Ltd	0.34%
Daihan Pharmaceutical Co Ltd	0.62%	Daehan Synthetic	0.33%
Dongkook Pharmaceutical Co Ltd	0.62%	Kpc Holdings Corp	0.33%
Hyundai Steel Co	0.60%	Sk Telecom Co Ltd-Spon Adr	0.32%
Woori Investment & Securities Pfd N.Vot	0.60%	Youngone Corporation	0.31%
Daehan Flour Mills	0.57%	Korea Life Insurance Co Ltd	0.30%
Geumhwa Psc Co Ltd	0.56%	Dongbu Engineering Construction	0.30%
Yuhwa Securities Co Ltd	0.54%	Jls Co Ltd	0.30%
Ilshin Spinning Co Ltd	0.53%	Hyundai Livart	0.28%
Shin Heung Energy And Electronics Co Ltd	0.53%	Namhae Chemical Corp	0.27%
Woongjin Thinkbig Co	0.53%	Hyundai Green Food Co. Ltd	0.27%
Kpx Chemical Co Ltd	0.51%	Charm Engineering	0.26%
Value Added Technology Co Ltd	0.51%	Daewoo Securities - Pfd Shs Non Voting	0.24%
Huons Co Ltd	0.49%	Huons Global Co Ltd	0.23%
Kt Skylife	0.49%	Lg Haussys Prf Shs N.Vtg	0.23%
Cell Biotech Co Ltd	0.48%	Lotte Chilsung Beverage Co Pfd Shs N.Vtg	0.23%
Suheung Capsule Co Ltd	0.47%	Korea Circuit Co Ltd-Pref	0.23%
Incheon City Gas Co Ltd	0.47%	Ezwel Co Ltd	0.20%
Global Enterprise Co Ltd	0.47%	Digital Daesung Co Ltd	0.15%
Megastudyedu Co Ltd	0.46%		
Gs Engineering & Construction	0.46%		
Shinsegae Food Co Ltd	0.45%		



EQUITY PORTFOLIO: Allocation summary: Breakdown by Sector as 14 February '24





EQUITY PORTFOLIO: Change in holdings (31 January '24 - 14 February '24)



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Holding	Holding Trade End Portfolio Weight		Change in Wei	ght* Total Return on sold positions**
Soulbrain Holdings	REDUCE	0.73%	-0.78%	+143.96%

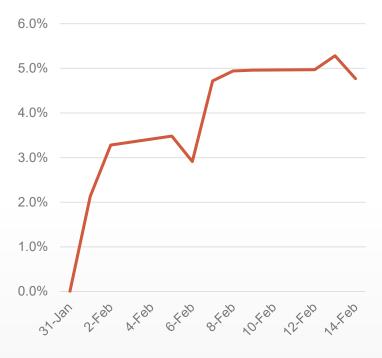
Source: NicheAM, Refinitiv

PORTFOLIO: Allocation & Performance summary

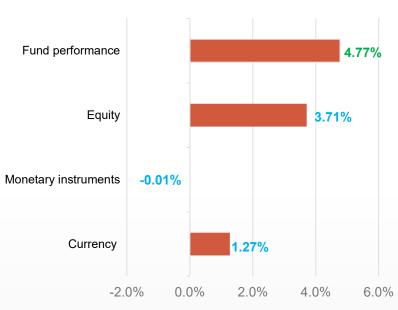


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Performance by Asset Class (31 January '24 - 14 February '24)



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: 13,66 mln € Project closure at 25 mln €

Performance contribution by Asset Class and Sector (31 January '24 - 14 February '24)

	2 weeks					
	Avg Weight (a)	Return (b)	Contribution (c = a*b)			
Contribution by asset class						
Equity*	96.1%	3.71%	3.55%			
Cash & monetary instruments	3.9%	-0.01%	0.00%			
Currency		1.27%	1.22%			
Total performance			+4.77%			
Equity Contribution by sector						
Financials	23.0%	5.7%	1.32%			
Materials	11.7%	4.7%	0.55%			
Consumer Discretionary	15.0%	3.3%	0.49%			
Industrials	15.9%	2.5%	0.40%			
Communication Services	6.3%	3.6%	0.23%			
Consumer Staples	8.6%	2.6%	0.22%			
Utilities	4.4%	2.9%	0.13%			
Health Care	7.0%	1.7%	0.12%			
Information Technology	4.2%	2.2%	0.09%			

^{*}Equity Performance is net of fees

Source: NicheAM. Refinitiv

EQUITY PORTFOLIO: Performance (31 January '24 - 14 February '24)



Top performers*

Bottom performers

	Avg Weight	Return	Contribution		Avg Weight	Return	
Soulbrain Holdings	1.3%	58.8%	0.76%	DL E&C	1.4%	-6.1%	
KB Financial Group	1.7%	23.3%	0.40%	Taekwang Industrial	1.0%	-3.3%	
Heungkuk Fire & Marine Insurance	0.5%	67.6%	0.33%	Hanwha Solutions	1.1%	-2.8%	
Hyundai G F Holdings	1.3%	22.7%	0.30%	Value Added Technologies	0.5%	-3.9%	
SK Square	1.1%	23.7%	0.25%	Hyundai Engineering & Construction	0.7%	-2.4%	
KT	1.7%	13.8%	0.23%	Hecto Innovation	1.3%	-1.2%	
Hana Financial Group	1.7%	13.1%	0.22%	KumhoE&C	1.0%	-1.1%	
Handsome	1.2%	18.8%	0.22%	Daehan Synthetic Fiber	0.4%	-2.0%	
Tong Yang Life Insurance	1.2%	15.5%	0.19%	Hyosung	0.7%	-0.8%	
Samsung Fire Ins Preferred Stock	1.2%	14.8%	0.18%	LG Uplus	0.9%	-0.2%	
Samsung Life	0.9%	18.1%	0.17%	Gs Engineering & Construction	0.5%	-0.1%	
Charm Engineering	0.1%	100.9%	0.14%	Seegene	0.8%	0.1%	
Yesco Holdings	0.8%	17.7%	0.14%	Hl Mando	0.4%	0.3%	
Industrial Bank Of Korea	1.8%	7.3%	0.13%	JLS	0.3%	1.0%	
Ace Bed	0.9%	13.9%	0.13%	Saramin	0.4%	0.9%	

Source: NicheAM, Refinitiv

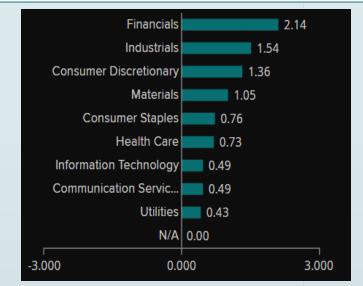
Ex-ante analysis: VaR 1 month 95% as of 14/02/2024



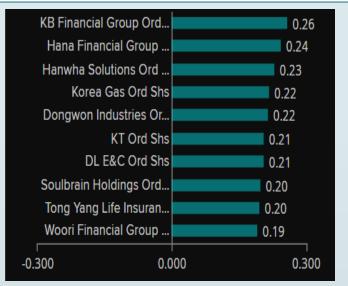
Portfolio VaR Sensitivity

KR	95% VaR	99% VaR
Historical 1D	-2,00%	-2,65%
Historical 1W	-4,46%	-5,93%
Historical 1M	-9,36%	-12,44%

VAR 1M – 95% BY SECTOR AS OF 14/02/2024



VAR 1M-95% TOP 10 SECURITIES AS OF 14/02/2024



Source: MSCI Risk Metrics, Niche AM

EQUITY PORTFOLIO: Indices % price changes



Index	Price as of 14/02/2024	% Price Change 2 weeks (local currency)	% Price Change 2 weeks (€)	% Price Change 3 months (local ccy)	% Price Change 3 months (€)	% Price Change Year to Date (local ccy)	% Price Change Year to Date (€)	% Price Change 1 Year (local ccy)	% Price Change 1 Year (€)	% Price Change Since inception ** (local ccy)	% Price Change Since inception ** (€)
NicheJungle Korea Reunification SDG*	1071.83	-	4.77%	-	8.18%	-	4.22%	-	1.91%	-	7.18%
MSCI ACWI Net (.dMIWD00000NUS)	398.09	1.97%	2.84%	9.88%	11.46%	2.57%	5.55%	16.11%	16.21%	35.02%	23.85%
MSCI Asia Pacific Value (.dMIAP0000VPUS)	157.17	-0.19%	0.66%	6.54%	8.07%	-0.83%	2.04%	4.22%	4.31%	24.93%	14.60%
MSCI Asia Pacific (.MIAP00000PUS)	167.57	0.64%	1.49%	6.43%	7.96%	-1.07%	1.79%	1.07%	1.17%	22.28%	12.16%
Korea KOSPI (.KS11)	2620.42	4.94%	6.12%	7.69%	7.16%	-1.31%	-1.35%	6.28%	1.79%	18.05%	16.50%
Tokyo Stock Exchange (.TOPX)	2584.59	1.31%	-0.32%	10.20%	11.66%	9.22%	5.30%	29.68%	14.76%	37.51%	24.86%
Indonesia (.JKSE)	7209.74	0.02%	2.22%	5.07%	7.42%	-0.87%	0.88%	3.86%	1.21%	5.54%	-3.70%
China (.HSI)	15879.38	2.55%	3.41%	-8.72%	-7.58%	-6.85%	-4.27%	-24.79%	-24.42%	-4.42%	-11.97%

^{*} class I

Source: Niche AM, Refinitiv

^{**} Inception date: 17/10/2022



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