

*unique
investing*



NICHE
JUNGLE

PROJECT
NJ
Korea Reunification SDG



Monthly Risk Report

29 February 2024

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](#)
- [Portfolio: Liquidation time horizon](#)
- [Ex-ante analysis: VaR 1 month – 95%](#)

NJ Korea Reunification SDG



Project characteristics

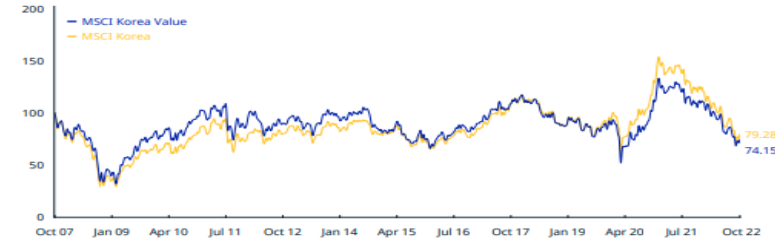
Instrument	UCITS Fund – Art.8 Plus SFDR
Project website	Link
Supplement	Link
ISIN	Class A – IE00007XSO15 Class I – IE0004F6ARY1 Class Q (listed class) - IE000ROCQO77
Project ICAV:	NicheJungle ICAV www.nichejungle.com
Project Inception date:	17/10/2022
Project AUM:	14,13 mln € as of 29/02/2024
Project 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)



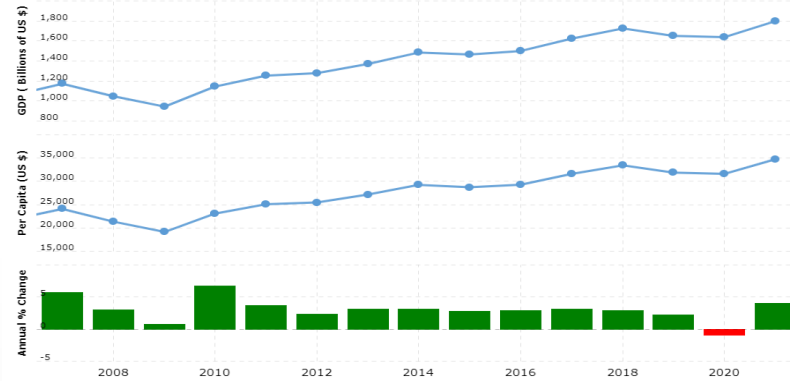
ANNUAL PERFORMANCE (%)

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

	1 Mo	3 Mo	1 Yr	YTD	3 Yr	5 Yr	10 Yr	Since Dec 31, 1999	Div Yld (%)	P/E	P/E Fwd	P/BV
MSCI Korea Value	-5.70	-13.06	14.54	5.72	-0.92	-0.64	-1.72	4.63	3.20	12.30	7.93	0.70

INDEX PERFORMANCE – GROSS RETURNS (%) (OCT 31, 2023)

	1 Mo	3 Mo	1 Yr	YTD	3 Yr	5 Yr	10 Yr	Since Dec 31, 1974	Div Yld (%)	P/E	P/E Fwd	P/BV
MSCI World Value	-3.37	-8.58	3.90	-0.79	11.01	5.65	5.74	11.03	3.40	13.51	11.69	1.79
MSCI World	-2.88	-9.22	11.05	8.34	8.66	8.82	8.11	10.57	2.12	18.73	15.59	2.81

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

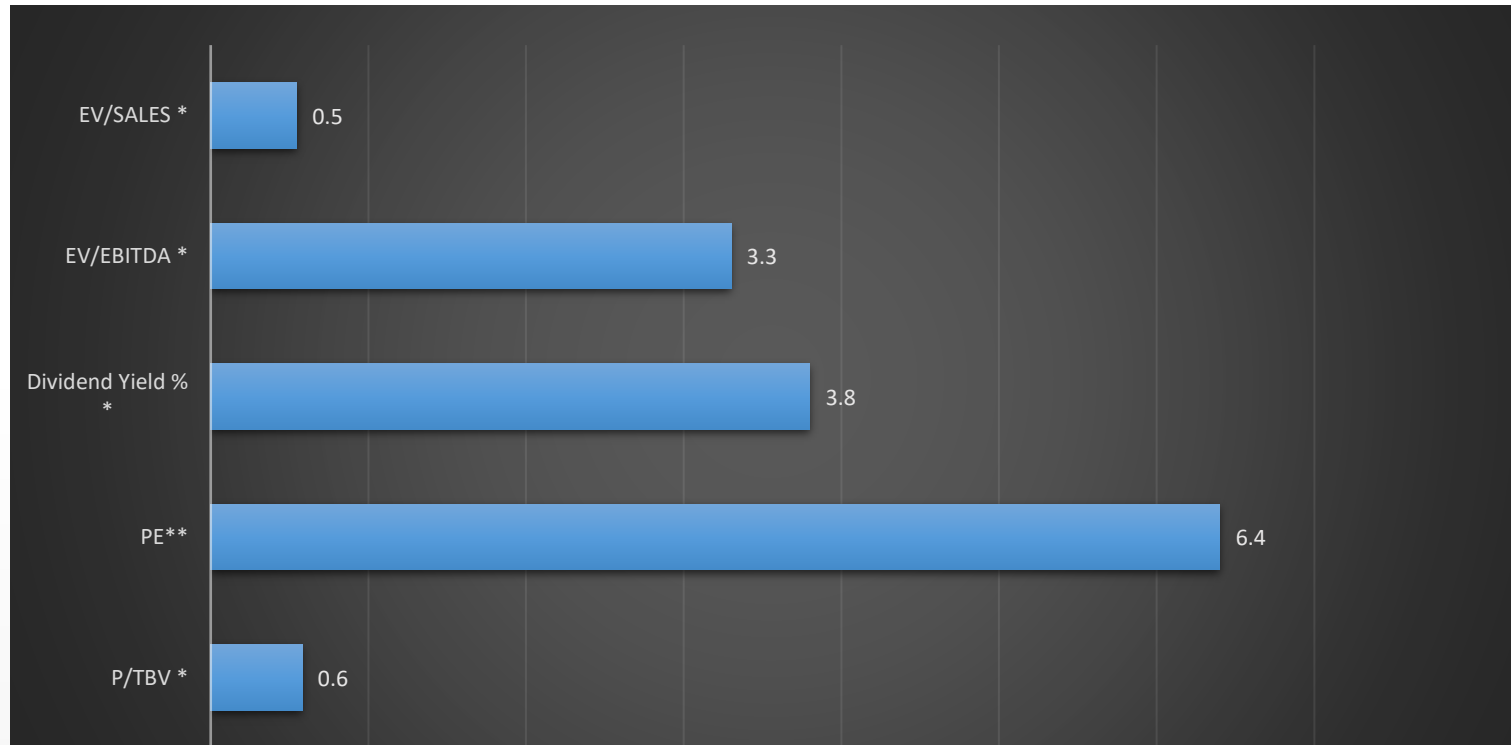
	1 Mo	3 Mo	1 Yr	YTD	3 Yr	5 Yr	10 Yr	Since Nov 25, 2000	Div Yld (%)	P/E	P/E Fwd	P/BV
MSCI China A	-3.85	-13.09	-0.03	-13.25	-8.77	4.91	4.16	5.00	2.52	14.82	10.99	1.62
MSCI China	-4.26	-15.24	21.12	-11.24	-16.95	-2.65	0.98	5.61	2.66	12.75	9.34	1.27
MSCI Emerging Markets	-3.89	-12.16	10.80	-2.14	-3.67	1.59	1.19	6.67	3.18	13.52	11.04	1.54

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

...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 29 February '24)

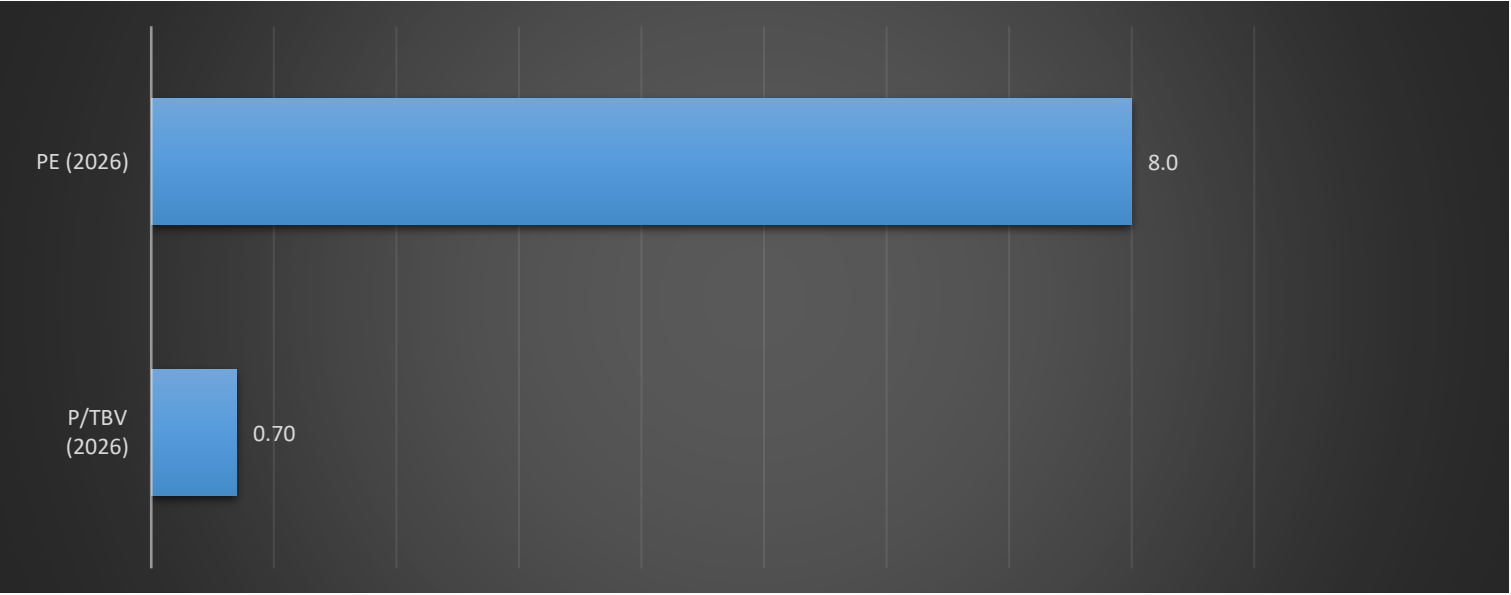


* Last available

** 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 '24-'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	+59,3%	Total	45000	< +/- 5%	8,0x	-
14/12/2022	Sebang	27539	+78,8%	Total	27200	< +/- 5%	10,0x	-
20/02/2023	Osstem Implant Co Ltd	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 Co	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	-
20/02/2024	Soulbrain Holdings	67506	+181.9%	Total	75000	+11%	N.s.	-

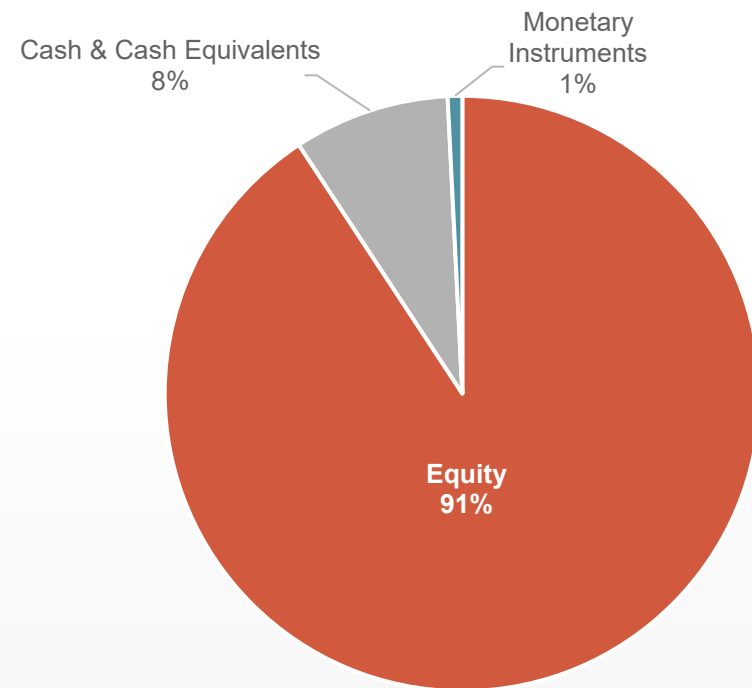
* Local currency

** PE Adjusted for net cash

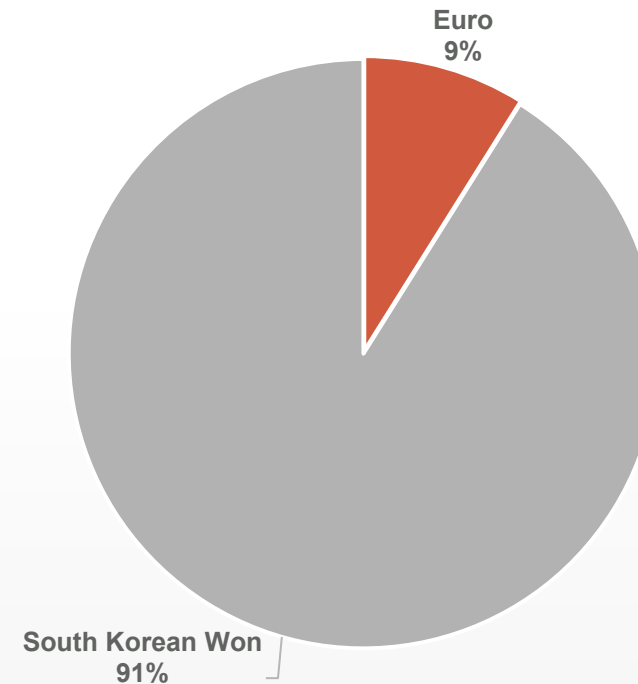
Source: NicheAM

PORTFOLIO: Allocation summary

**Breakdown by Asset Class
as of 29 February '24**

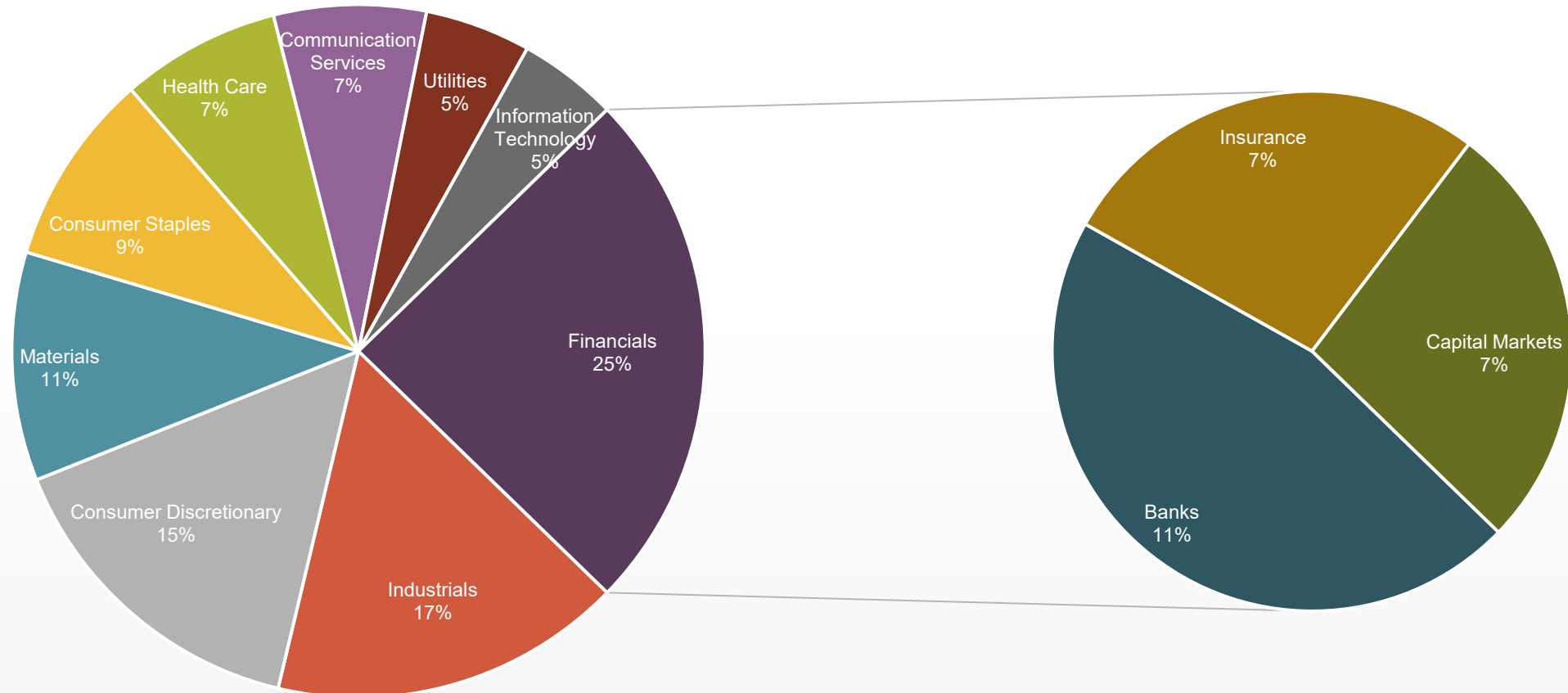


**Breakdown by Currency
as of 29 February '24**



Source: Niche AM, Refinitiv

EQUITY PORTFOLIO: Allocation summary: Breakdown by Sector (as 29 February '24)



EQUITY PORTFOLIO: Holdings (as of 29 February '24)



Holding	Portfolio Weight	Holding	Portfolio Weight
Industrial Bank Of Korea - Reg Shs	1.80%	Kyungdong City G	0.95%
Hana Financial Group Inc - Reg Shs	1.67%	Hs Ad	0.95%
Kt Corp - Reg Shs	1.65%	Bookook Secs Co	0.93%
Woori Financial Group Inc - Reg Shs	1.64%	Hyundai Fire Marine Insurance Co Ltd	0.93%
Kb Financial Group Inc - Reg Shs	1.57%	Sk Telekom	0.92%
Korea Gas Corp	1.57%	Hyundai Home Shopping	0.92%
Samsung Securities Co Ltd - Reg Shs	1.37%	Lg Electronics Inc Pfd Shs.Non Voting	0.91%
Shinsegae Information & Comm	1.35%	Hanwha Solutions Corporatio	0.91%
Tongyang Life	1.33%	Shinhan Financial Group	0.90%
Dongwon Industries Co Ltd	1.28%	Kuhmo Industrial Co Ltd	0.89%
Asia Paper Manufacturing Co	1.25%	Korean Reinsurance Co	0.88%
Samsung Fire And Marine Insurance Pref.	1.23%	Coway Co Ltd	0.88%
Lg Uplus Corp - Reg Shs	1.23%	Ace Bed Co Ltd	0.87%
Bnk Financial Group Inc	1.22%	Lotte Rental Co Ltd	0.86%
DI E And C - Registered Shs	1.20%	Hwacheon Machine	0.86%
Cuckoo Electronics Co Ltd	1.18%	Tae Kwang Industrial Co Ltd	0.85%
Hecto Innovation Co Ltd	1.17%	Sam Jung Pulp	0.83%
Kisco Corp Tentative	1.16%	Hwa Sung Industrial	0.78%
Sk Square Co., Ltd.	1.13%	Korean Air	0.78%
Hyundai G.F. Holdings	1.10%	Yesco Shs	0.76%
Samsung Life Insurance Co Ltd	1.09%	Korea Electric Power Corp	0.75%
Daelim Industrial Pref/Non-Voting	1.05%	Interlark Holding	0.75%
Handsome	1.03%	Daesang Corp	0.74%
Dgb Financial Group Ltd	1.03%	Pharmgen Science Inc	0.74%
Whan In Pharmaceutic	1.03%	Cj Cheiljedang Corp	0.73%
Wimco Registered	1.02%	Vieworks	0.71%
Cj Freshway Corp	1.02%	Youngone Corp	0.71%
Gwangjushinsegae Co Ltd	1.02%	Seegene Inc	0.70%
Maeil Dairies Co Ltd	1.00%	Megastudy	0.69%
Daishin Securities Pref.Non.Voting	1.00%	Hyundai Department Store Shs	0.69%
Ottogi Corporation	0.98%	Multicampus	0.68%
Skchem --- Non-Cum Pfd	0.96%	Db Financial Inv	0.68%

Equity Exposure: 91%
No of holdings: 124
Average Weight: 0.73%
Median Weight: 0.69%

TOP 5 : 8.33%
TOP 10: 15.23%
TOP 25: 33.35%
TOP 50: 56.13%

EQUITY PORTFOLIO: Holdings (as of 29 February '24)



Holding	Portfolio Weight	Holding	Portfolio Weight
Hyundai Energy Solutions	0.67%	Shinsegae Food Co Ltd	0.41%
Cs Holdings Co Ltd	0.67%	Nong Shim Holdings Co Ltd	0.40%
Hyundai Engineering Construction-Reg Shs	0.66%	Kt Adr	0.39%
Hyosung Corp	0.65%	Kwang Dong Pharmaceutical Co Ltd	0.39%
Bgf Rg Registered Shs	0.64%	Saraminhr Co Ltd	0.36%
Kyobo Securities	0.63%	Shinhan Financial Group Co Ltd Repr.2Shs	0.36%
E-Mart	0.62%	HI Mando Co. Ltd	0.36%
Imarketkorea Inc	0.60%	Fursys Inc	0.36%
Daihan Pharmaceutical Co Ltd	0.60%	Dongwon F And B	0.33%
Woori Investment & Securities Pfd N.Vot	0.59%	Kyeryong Construction Industrial Co Ltd	0.32%
Hyundai Steel Co	0.58%	Kpc Holdings Corp	0.31%
Daehan Flour Mills	0.56%	Sk Telecom Co Ltd-Spon Adr	0.31%
Korea Electric Terminal	0.56%	Daehan Synthetic	0.31%
Geumhwa Psc Co Ltd	0.55%	Youngone Corporation	0.31%
Dongkook Pharmaceutical Co Ltd	0.54%	Jls Co Ltd	0.29%
Shin Heung Energy And Electronics Co Ltd	0.53%	Dongbu Engineering Construction	0.28%
Ssangyong Fire Marine Insurance	0.53%	Hyundai Green Food Co. Ltd	0.26%
Yuhwa Securities Co Ltd	0.52%	Korea Life Insurance Co Ltd	0.26%
Woongjin Thinkbig Co	0.51%	Namhae Chemical Corp	0.25%
Ilshin Spinning Co Ltd	0.50%	Hyundai Livart	0.25%
Kpx Chemical Co Ltd	0.49%	Daewoo Securities - Pfd Shs Non Voting	0.24%
Value Added Technology Co Ltd	0.49%	Lg Haussys Prf Shs N.Vtg	0.23%
Cell Biotech Co Ltd	0.49%	Lotte Chilsung Beverage Co Pfd Shs N.Vtg	0.22%
Gs Engineering & Construction	0.47%	Korea Circuit Co Ltd-Pref	0.22%
Kt Skylife	0.46%	Charm Engineering	0.20%
Incheon City Gas Co Ltd	0.45%	Huons Global Co Ltd	0.19%
Lock & Lock	0.45%	Ezweil Co Ltd	0.18%
Huons Co Ltd	0.44%	Digital Daesung Co Ltd	0.16%
Global Enterprise Co Ltd	0.43%		
Megastudyedu Co Ltd	0.43%		
Suheung Capsule Co Ltd	0.42%		
Sindoricom	0.42%		

Source: NicheAM, Refinitiv

EQUITY PORTFOLIO: Change in holdings (31 January '24 - 29 February '24)



Holding	Trade	End Portfolio Weight	Change in Weight*	Total Return on sold positions**
LG Uplus	ADD	1.23%	0.28%	
Whanin Pharm	ADD	1.03%	0.17%	
Maeil Dairies	ADD	1.00%	0.08%	
Shinsegae I&C	ADD	1.35%	0.08%	
Kyungdong City Gas	ADD	0.95%	0.03%	
Soulbrain Holdings	SELL	0.00%	-1.50%	+181.90%

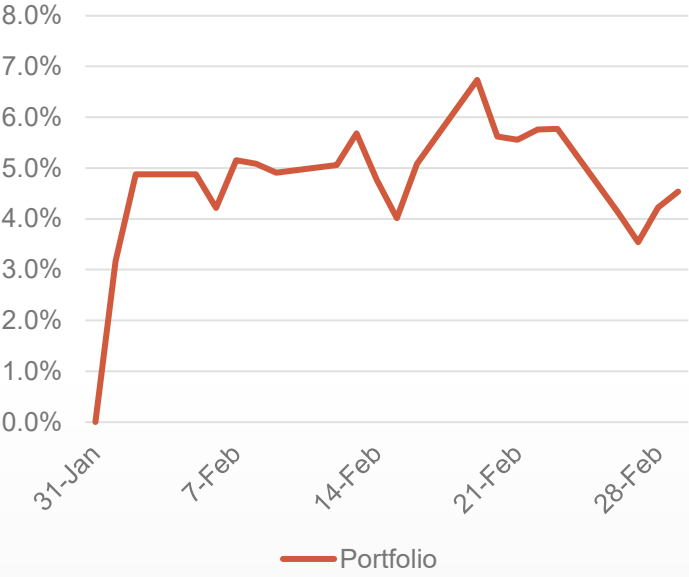
*Not adjusted for subscriptions/redemptions and changes in market value

**Local Currency

Source: NicheAM, Refinitiv

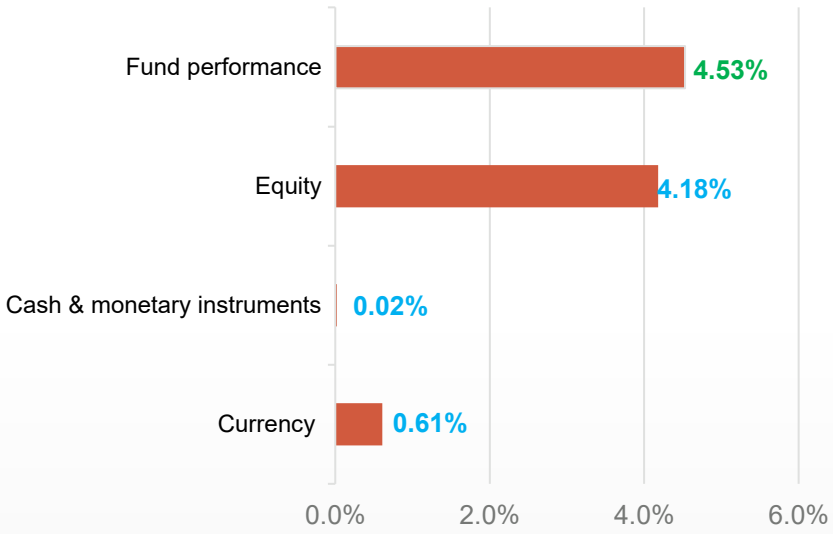
PORTFOLIO: Allocation & Performance summary

Fund* Chart (31 January '24 - 29 February '24)



* class I

Performance by Asset Class (31 January '24 - 29 February '24)



Monthly Performance contribution by asset class (31 January '24 - 29 February '24)

	Avg Weight (a)	1 month Return (b)	Contribution (c = a*b)
Contribution by asset class			
Equity*	94.5%	4.18%	3.95%
Cash & monetary instruments	5.5%	0.02%	0.00%
Currency		0.61%	0.58%
Total Monthly performance			+4.53%

Equity Contribution by sector

Financials	22.9%	7.6%	1.74%
Consumer Discretionary	14.7%	4.6%	0.67%
Materials	11.0%	3.8%	0.41%
Industrials	15.7%	2.1%	0.33%
Health Care	6.9%	4.2%	0.29%
Consumer Staples	8.4%	3.3%	0.28%
Utilities	4.4%	4.9%	0.21%
Communication Services	6.3%	0.6%	0.04%
Information Technology	4.2%	-0.5%	-0.02%

*Equity Performance is net of fees

Source: NicheAM, Refinitiv

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: 14,13 mln €
Project closure at 25 mln €

EQUITY PORTFOLIO: Performance (31 January '24 - 29 February '24)

Top performers*

	Avg Weight	Return	Contribution
Soulbrain Holdings	0.8%	107.9%	0.84%
Samsung Life	1.0%	40.7%	0.40%
SK Square	1.1%	35.5%	0.39%
Industrial Bank Of Korea	1.8%	20.4%	0.37%
Tong Yang Life Insurance	1.3%	27.9%	0.35%
Hana Financial Group	1.7%	19.1%	0.33%
KT	1.7%	16.8%	0.28%
KB Financial Group	1.7%	15.5%	0.26%
Heungkuk Fire & Marine Insurance	0.6%	46.7%	0.26%
Samsung Fire Ins Preferred Stock	1.2%	19.6%	0.24%
Woori Financial Group	1.7%	12.7%	0.21%
Asia Paper Manufacturing	1.2%	17.0%	0.21%
Korea Electric Power	0.7%	26.2%	0.18%
Korea Gas	1.6%	10.3%	0.16%
Yesco Holdings	0.8%	20.6%	0.16%

Bottom performers

	Avg Weight	Return	Contribution
Hanwha Solutions	1.1%	-15.4%	-0.17%
Taekwang Industrial	1.0%	-14.0%	-0.13%
DL E&C	1.3%	-9.6%	-0.13%
Shinsegae I&C	1.2%	-6.2%	-0.07%
Youngone	0.8%	-7.6%	-0.06%
DL 1P Pref Shs	1.2%	-4.1%	-0.05%
Korea Electric Terminal	0.6%	-7.5%	-0.05%
Hecto Innovation	1.2%	-3.7%	-0.05%
Dongkook Pharmaceutical	0.6%	-6.3%	-0.04%
KumhoE&C	0.9%	-3.1%	-0.03%
Suheung	0.5%	-5.4%	-0.02%
Value Added Technologies	0.5%	-4.7%	-0.02%
Daehan Synthetic Fiber	0.3%	-7.0%	-0.02%
HI Mando	0.4%	-3.7%	-0.01%
Hd Hyundai Energy Solutions	0.7%	-1.9%	-0.01%

*Sorted from highest to lowest by Contribution

Source: NicheAM, Refinitiv

Liquidation time horizon

	1 day	5 days	10 days	30 days
NicheJungle Korea Reunification SDG	87%	98%	100%	100%

Source: Niche AM, Refinitiv

Assumptions in relation to the time it takes to liquidate assets for cash on a daily basis:

- *Equity: orders placed on the market at 33% of volumes; average 3 months volumes considered*
- *Fixed income: 0,05% amount outstanding*

Internal Liquidity requirement: at least 10% can be liquidated in one week and 40% in one month

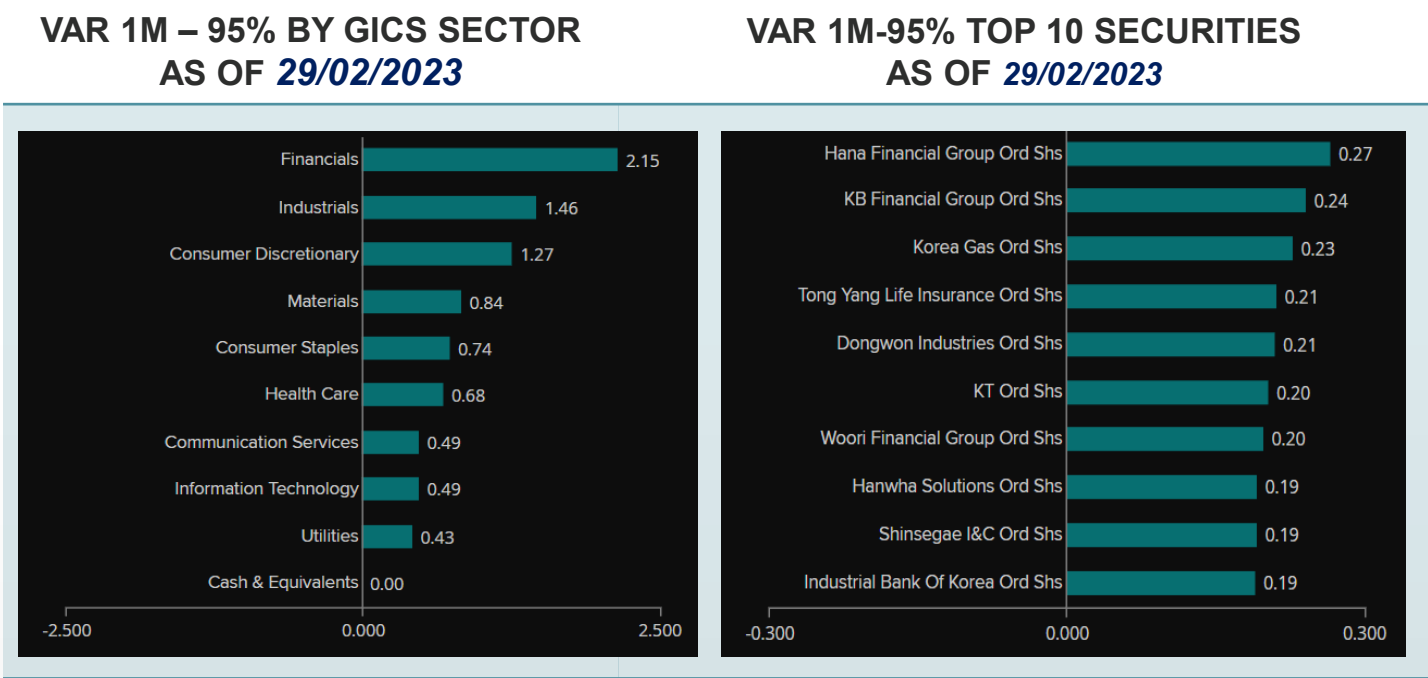


Number of days necessary to liquidate 25% of the portfolio: 1 day

Ex-ante analysis: VaR 1 month 95% (as of 29/02/2024)

Portfolio VaR Sensitivity

	95% VaR	99% VaR
Historical 1D	-1.78%	-2.50%
Historical 1W	-3.99%	-5.60%
Historical 1M	-8.36%	-11.74%



EQUITY PORTFOLIO: Indices % price changes

Index	Price as of 29/02/2024	% Price Change 1 month (local ccy)	% Price Change 1 month (€)	% 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*	1069.4	-	4.53%	-	4.41%	-	3.98%	-	4.80%	-	6.94%
MSCI ACWI Net (.dMIWD00000NUS)	407.14	4.29%	4.42%	9.94%	10.79%	4.90%	7.16%	23.15%	20.56%	38.08%	25.75%
MSCI Asia Pacific Value (.dMIAP0000VPUS)	162.24	3.03%	3.15%	7.40%	8.22%	2.37%	4.58%	11.93%	9.58%	28.96%	17.44%
MSCI Asia Pacific (.MIAP00000PUS)	172.93	3.86%	3.98%	6.60%	7.41%	2.09%	4.29%	9.46%	7.16%	26.19%	14.92%
Korea KOSPI (.KS11)	2642.36	5.82%	5.85%	4.22%	2.24%	-0.49%	-1.60%	9.51%	6.27%	19.04%	16.20%
Tokyo Stock Exchange (.TOPX)	2675.73	4.89%	2.84%	12.67%	12.18%	13.07%	8.64%	34.24%	19.34%	42.36%	28.82%
Indonesia (.JKSE)	7316.11	1.50%	2.04%	3.32%	2.76%	0.60%	0.70%	6.91%	1.57%	7.10%	-3.86%
China (.HSI)	16511.44	6.63%	6.61%	-3.12%	-2.60%	-3.14%	-1.31%	-16.55%	-18.09%	-0.61%	-9.25%

* class I

** Inception date: 17/10/2022

Source: Niche AM, Refinitiv

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.

Performance since inception(€)

(17 October '22 - 29 February '24)



Index	Since Inception			
	Annualized Return	Annualized St Deviation ²	Sharpe Ratio ³	Max Drawdown
NicheJungle Korea Reunification SDG ¹	5.02%	14.15%	0.17	-10.41%

1 - Class I
2- Based on daily returns
3- Based on average 1-Year Germany Gov Bond Yield

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