

NICHE JUNGLE





### Monthly Risk Report

31 May 2024

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



## **Summary**

- <u>Project characteristics</u>
- Portfolio: Valuation
- Portfolio: Holdings
- Portfolio: Allocation & performance
- Portfolio: Liquidation time horizon
- <u>Ex-ante analysis: VaR 1 month 95%</u>

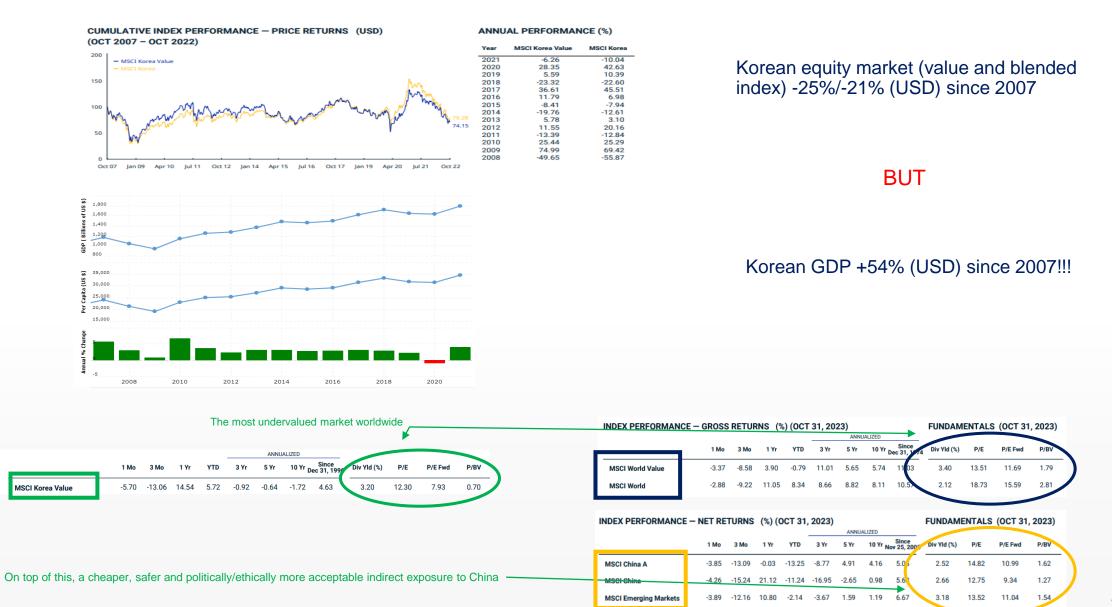
#### NJ Korea Reunification SDG



	Project characteristics
Instrument	UCITS Fund – Art.8 Plus SFDR
Project website	Link
Supplement	Link
ISIN	Claiss A – IE00007XSO15 Class I – IE0004F6ARY1 Class Q (listed class) - IE000ROCQ077
Project ICAV:	NicheJungle ICAV <u>www.nichejungle.com</u>
Project Inception date:	17/10/2022
Project AUM:	13,86 mln € as of 31/05/2024
Project Max AUM:	25 mln
Project Liquidability at max. AUM	89% 5 day – 96% 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 – <u>www.nicheam.com</u>

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...



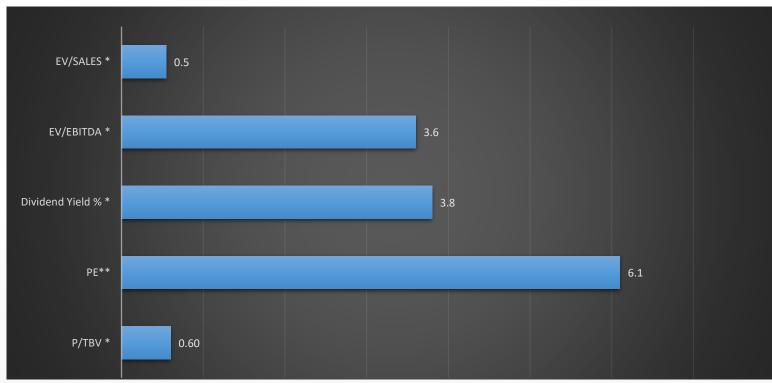
Source: NicheAM, WorldBank, MSCI

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...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 31 May '24)**

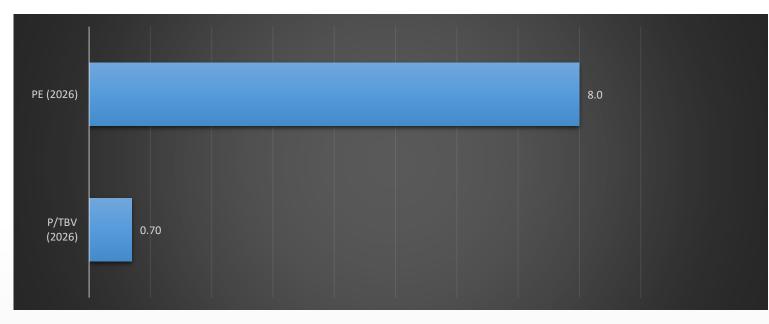


\* Last available

\*\* 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**







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*	<b>Take Profit</b> (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 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 on sustainability
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 on sustainability
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 on sustainability
06/09/2023	KC Tech Co	22041	+36.7%	Total	27500	+25%	12x	The company doesn't want to engage with the IM on sustainability
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.	-
18/04/2024	Daihan Pharmaceutical	28100	+3.1%	Total	28500	+83%	10x	The company doesn't want to engage with the IM on sustainability

\* Local currency

\*\* PE Adjusted for net cash

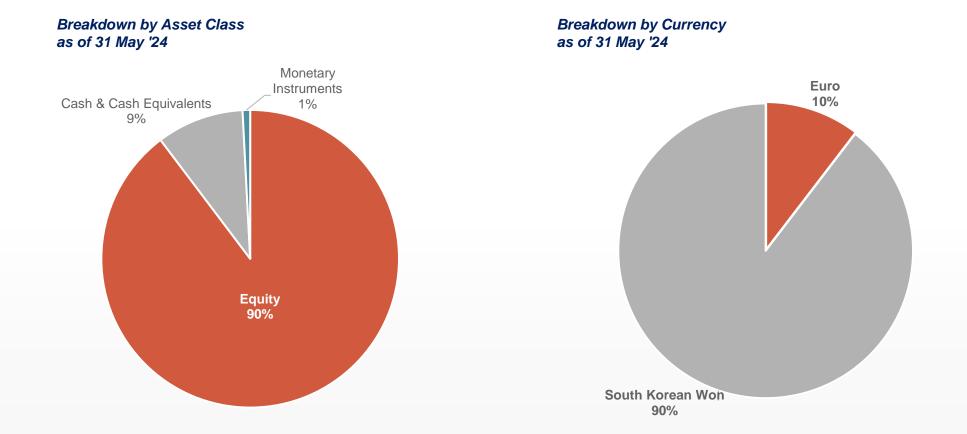
#### Investee companies divested so far

#### **Closed trades**

Date	<u>Stock</u>	Selling price (KRW)	Performance*	<b>Take Profit</b> (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)
28/05/2024	KISCO Corp	11090	+86.4%	Total	11700	< +/- 5%	6x	-
28/05/2024	SK Square	84154	+131.5%	Partial	120000	+42%	n.s.	-
31/05/2024	Samsung Fire & Marine Insurance	264344	+89.2%	Total	260000	< +/- 5%	8x	-

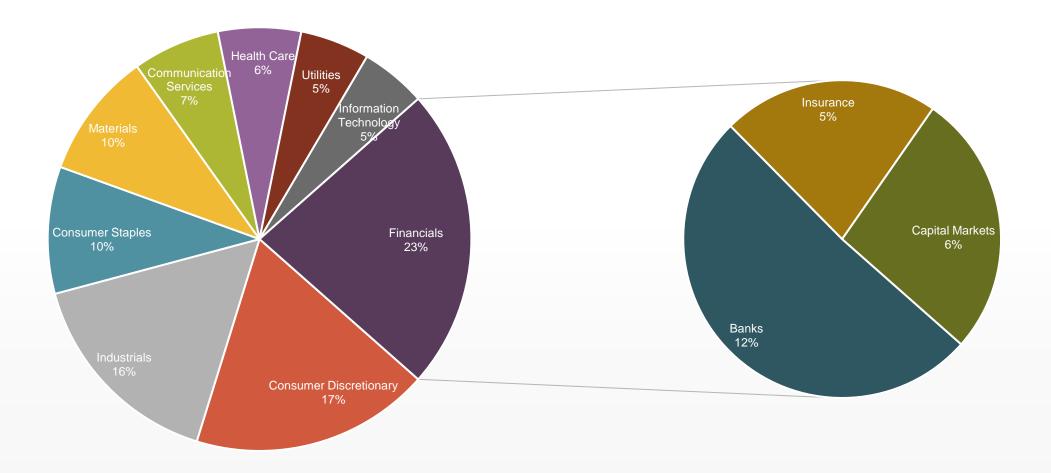
### **PORTFOLIO: Allocation summary**







### EQUITY PORTFOLIO: Allocation summary: Breakdown by Sector (as 31 May '24)



#### EQUITY PORTFOLIO: Holdings (as of 31 May '24)

Holding	Portfolio Weight	Holding	Portfolio Weight
KB Financial Group	1.92%	Daishin Securities Pref.	0.95%
Hana Financial Group	1.77%	Shinhan Financial Group	0.95%
Industrial Bank Of Korea	1.73%	Hyundai Fire Marine Insurance Co Ltd	0.94%
Korea Gas Corp	1.57%	Dgb Financial Group Ltd	0.94%
Woori Financial Group	1.52%	Hs Ad	0.93%
Kt Corporation	1.51%	Samsung Life Insurance Co Ltd	0.92%
Cuckoo Electronics Co Ltd	1.50%	Coway Co Ltd	0.89%
Handsome	1.50%	Skchem Non-Cum Pfd	0.89%
Shinsegae Information & Comm	1.39%	Lotte Rental Co Ltd	0.87%
Lg Electronics Inc Pfd Shs.	1.36%	Daesang Corp	0.87%
Bnk Financial Group Inc	1.34%	Korean Reinsurance Co	0.87%
Kyungdong City G	1.32%	Sk Telekom	0.87%
Samsung Securities Co	1.16%	Cj Freshway Corp	0.86%
Hyundai G.F. Holdings	1.16%	Yesco Shs	0.86%
Wimco Registered	1.14%	Ace Bed Co Ltd	0.85%
Multicampus	1.13%	Bookook Secs Co	0.84%
Hecto Innovation Co Ltd	1.13%	Youngone Corp	0.83%
Dongwon Industries	1.12%	Sam Jung Pulp	0.81%
Lg Uplus Corp -	1.12%	Cj Cheiljedang Corp	0.80%
Tongyang Life	1.11%	Interlark Holding	0.79%
Daelim Industrial Pref	1.09%	Hwacheon Machine	0.77%
Ottogi Corporation	1.09%	Kyeryong Construction Industrial Co Ltd	0.74%
DI E And C - Registered	1.08%	Cs Holdings Co Ltd	0.70%
Asia Paper Manufacturing Co	1.03%	Megastudy	0.70%
Whan In Pharmaceutic	1.02%	Korean Air	0.69%
Maeil Dairies Co Ltd	1.02%	Kuhmo Industrial Co Ltd	0.68%
Hanwha Solutions Corporatio	1.01%	Hwa Sung Industrial	0.68%
Hyundai Energy Solutions	1.00%	Tae Kwang Industrial Co Ltd	0.68%
Hyundai Home Shopping	1.00%	Vieworks	0.67%
Gwangjushinsegae Co Ltd	0.98%	Pharmgen Science Inc	0.66%
Hyundai Steel Co	0.98%	Saraminhr Co Ltd	0.65%
Megastudyedu Co Ltd	0.96%	Hyundai Department Store Shs	0.64%



Equity Exposure: 90% No of holdings: 121 Average Weight: 0.74% Median Weight: 0.67%

TOP 5 : 8.51% TOP 10: 15.77% TOP 25: 32.81% TOP 50: 55.70%

Source: NicheAM, Refinitiv

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#### EQUITY PORTFOLIO: Holdings (as of 31 May '24)

Holding	Portfolio Weight	Holding	Portfolio Weight
Hyosung Corp	0.63%	Ssangyong Fire Marine Insurance	0.41%
Hyundai Engineering Construction-Reg Shs	0.62%	Sindoricom	0.40%
Dongkook Pharmaceutical Co Ltd	0.62%	Global Enterprise Co Ltd	0.40%
Db Financial Inv	0.61%	Dongwon F And B	0.40%
Sk Square Co., Ltd.	0.61%	Shinhan Financial Group Co Ltd Repr.2Shs	0.39%
Lock & Lock	0.61%	Kt Adr	0.38%
Woori Investment & Securities Pfd N.Vot	0.60%	Huons Co Ltd	0.37%
Korea Electric Terminal	0.60%	Suheung Capsule Co Ltd	0.35%
marketkorea Inc	0.59%	Kwang Dong Pharmaceutical Co Ltd	0.35%
Seegene Inc	0.58%	Hyundai Livart	0.33%
Kyobo Securities	0.58%	Kpc Holdings Corp	0.30%
Korea Electric Power Corp	0.58%	Sk Telecom Co Ltd-Spon Adr	0.30%
Hyundai Green Food Co. Ltd	0.56%	Daehan Synthetic	0.30%
Bigf Rg Registered Shs	0.56%	Youngone Corporation	0.29%
Lotte Chilsung Beverage Co Pfd Shs N.Vtg	0.55%	Jls Co Ltd	0.28%
Geumhwa Psc Co Ltd	0.54%	Dongbu Engineering Construction	0.26%
Daehan Flour Mills	0.54%	Namhae Chemical Corp	0.23%
-Mart	0.50%	Korea Life Insurance Co Ltd	0.23%
px Chemical Co Ltd	0.49%	Lg Haussys Prf Shs N.Vtg	0.23%
uhwa Securities Co Ltd	0.49%	Daewoo Securities - Pfd Shs Non Voting	0.21%
ursys Inc	0.47%	Korea Circuit Co Ltd-Pref	0.21%
Shin Heung Energy And Electronics Co Ltd	0.47%	Ezwel Co Ltd	0.20%
Cell Biotech Co Ltd	0.47%	Huons Global Co Ltd	0.18%
H Mando Co. Ltd	0.46%	Digital Daesung Co Ltd	0.18%
lshin Spinning Co Ltd	0.45%	Charm Engineering	0.17%
Noongjin Thinkbig Co	0.44%		
Incheon City Gas Co Ltd	0.44%		
Kt Skylife	0.44%		
Gs Engineering & Construction	0.43%		
Nong Shim Holdings Co Ltd	0.42%		
Shinsegae Food Co Ltd	0.42%		
Value Added Technology Co Ltd	0.42%		



### EQUITY PORTFOLIO: Change in holdings (30 April '24 - 31 May '24)



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

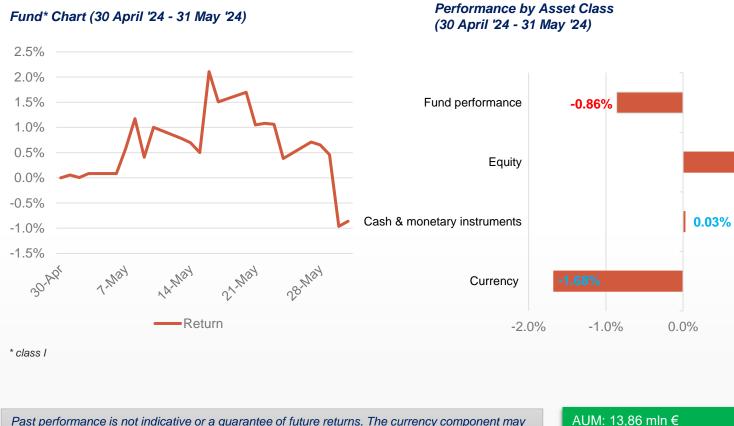
\*\*Local Currency

Source: NicheAM, Refinitiv



### **PORTFOLIO:** Allocation & Performance summary





#### Monthly Performance contribution by asset class (30 April '24 - 31 May '24)

		Avg Weight (a)	1 month Return (b)	Contribution (c = a*b)
	Contribution by asset class			
	Equity*	89.3%	0.72%	0.64%
	Cash & monetary instruments	10.7%	0.03%	0.00%
0.72%	Currency		-1.68%	-1.50%
	Total Monthly performance			- <b>0.86%</b>
	Equity Contribution by sector			
	Information Technology	4.0%	15.4%	0.62%
	Utilities	4.3%	6.0%	0.26%
	Consumer Staples	8.4%	1.5%	0.12%
1.0%	Communication Services	6.0%	1.8%	0.11%
	Consumer Discretionary	14.3%	0.5%	0.07%
	Health Care	5.8%	0.4%	0.02%
	Financials	22.0%	-0.2%	-0.05%
	Materials	9.9%	-0.9%	-0.09%
	Industrials	14.5%	-2.9%	-0.42%
	*Equity Performance is net of fees			

Source: NicheAM, Refinitiv

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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.

Project closure at 25 mln €

## EQUITY PORTFOLIO: Performance (30 April '24 - 31 May '24)



Top performers\*

	Avg Weight	Return	Contribution		Avg Weight	Return	Contribution
Hd Hyundai Energy Solutions	0.8%	46.4%	0.31%	KISCO	1.7%	-9.2%	-0.16%
Hanwha Solutions	0.9%	20.8%	0.20%	DL E&C	1.1%	-10.6%	-0.12%
Cuckoo Holdings	1.4%	7.2%	0.10%	Dongwon Industries	1.2%	-9.4%	-0.11%
Samsung Fire Ins	1.3%	6.8%	0.09%	Handsome	1.0%	-10.1%	-0.10%
Korea Gas	1.5%	6.2%	0.09%	Shin Heung	0.5%	-17.2%	-0.09%
Hyundailivart	0.3%	27.7%	0.09%	Hyundai G F Holdings	1.2%	-7.5%	-0.09%
Dongkook Pharmaceutical	0.6%	14.9%	0.08%	Tong Yang Life Insurance	1.2%	-7.6%	-0.09%
Yesco Holdings	0.8%	9.8%	0.07%	Samsung Securities	1.2%	-6.8%	-0.08%
Ottogi	1.1%	7.3%	0.07%	Gradiant	0.8%	-9.5%	-0.08%
Lg Electronics	0.9%	7.4%	0.07%	Youngone	0.6%	-13.1%	-0.08%
Fursys	0.4%	16.3%	0.07%	CJ Freshway	0.9%	-7.2%	-0.07%
KB Financial Group	1.9%	3.3%	0.06%	KumhoE&C	0.7%	-8.8%	-0.06%
Hana Financial Group	1.8%	3.3%	0.06%	Asia Paper Manufacturing	1.1%	-5.8%	-0.06%
КТ	1.5%	4.0%	0.06%	HD Home Shopping	1.0%	-6.0%	-0.06%
Daesang	0.8%	5.3%	0.04%	Korea Electric Power	0.6%	-9.6%	-0.06%

**Bottom performers** 

\*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	83%	97%	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 31/05/2024)

#### Portfolio VaR Sensitivity

	95% VaR	99% VaR
Historical 1D	-1.57%	-2.16%
Historical 1W	-3.51%	-4.83%
Historical 1M	-7.37%	-10.13%

#### VAR 1M – 95% BY GICS SECTOR VAR 1M-95% TOP 10 SECURITIES AS OF 31/05/2023 AS OF 31/05/2023 Hana Financial Group Ord Shs 0.30 Financials 1.90 KB Financial Group Ord Shs 0.30 Consumer Discretionary 1.45 Handsome Ord Shs 0.23 Industrials 1.32 Korea Gas Ord Shs 0.23 Materials 0.80 Hanwha Solutions Ord Shs 0.22 Consumer Staples 0.66 Industrial Bank Of Korea Ord Shs 0.19 Health Care 0.59 Cuckoo Holdings Ord Shs 0.18 Information Technology 0.50 Hyundai G F Holdings Ord Shs 0.18 Utilities 0.45 Hd Hyundai Energy Solutions Ord .. 0.18 Communication Services 0.39 DL E&C Ord Shs 0.18 N/A 0.00 0.00 -0.35 0.35 0.00 2.00



#### **EQUITY PORTFOLIO: Indices % price changes**

Index	Price as of 31/05/2024	% 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	% Price Change 1 Year (local ccy)	% Price Change 1 Year (€)	% Price Change Since inception ** (local ccy)	% Price Change Since inception ** (€)
NicheJungle Korea Reunification SDG*	1059.79	-	-0.86%	-	-0.90%	-	3.05%	-	4.38%	-	5.98%
MSCI ACWI Net (.dMIWD00000NUS)	422.56	4.06%	2.37%	3.79%	3.42%	8.88%	10.83%	23.56%	21.81%	43.31%	30.05%
MSCI Asia Pacific Value (.dMIAP0000VPUS)	166.59	1.59%	-0.06%	2.68%	2.32%	5.12%	7.01%	15.70%	14.07%	32.42%	20.17%
MSCI Asia Pacific (.MIAP00000PUS)	176.82	1.47%	-0.17%	2.25%	1.89%	4.39%	6.26%	11.64%	10.06%	29.03%	17.09%
Korea KOSPI (.KS11)	2636.52	-2.06%	-3.40%	-0.22%	-3.95%	-0.71%	-5.49%	2.30%	-3.60%	18.78%	11.61%
Tokyo Stock Exchange (.TOPX)	2772.49	1.07%	-0.26%	3.62%	-1.56%	17.16%	6.95%	30.13%	13.63%	47.51%	26.81%
Indonesia (.JKSE)	6970.74	-3.64%	-5.15%	-4.72%	-8.18%	-4.15%	-7.54%	5.09%	-4.43%	2.04%	-11.73%
China (.HSI)	18079.61	1.78%	0.19%	9.50%	9.25%	6.06%	7.82%	-0.85%	-2.11%	8.83%	-0.85%

\* class I

\*\* Inception date: 17/10/2022

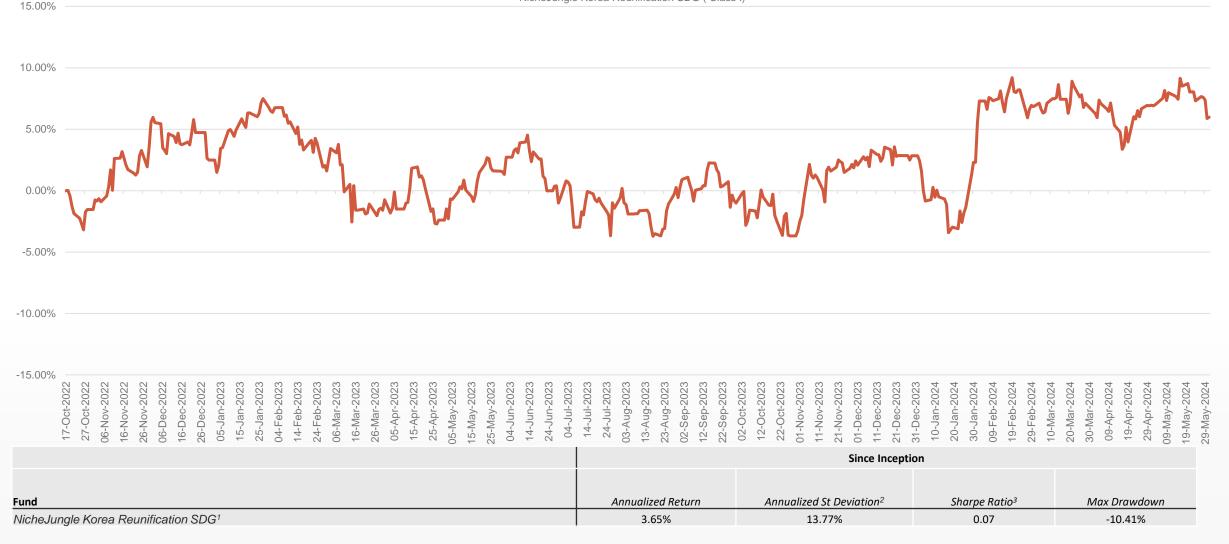
Source: Niche AM, Refinitiv

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#### Performance since inception(€)

(17 October '22 - 31 May '24)

——NicheJungle Korea Reunification SDG (Class I)



2- Based on daily returns

3- Based on average 1-Year Germany Gov Bond Yield





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