

+357 22 059255
info@icaifm.com
www.icaifm.com

BF Diversified Real Assets Fund

A Sub-fund of IC REALTY A1 AIF UMBRELLA FUND V.C.I.C. LTD
Quarterly report 31 Mar 2025

This marketing communication is for Professional and well-Informed investors only. Please refer to the Offering Memorandum of the Fund and to the KID before making any final investment decisions. Investors should read the legal documents prior to investing.

Key Facts

Fund Managers	Manage Fund since
Kypros Neocleous	June 2018
Roman Bielic	June 2018
Fund management company	
IC Realty Ltd	
Share class launch	
June 2018	
Umbrella Fund launch	
June 2018	
Legal status	
Alternative Investment Fund (AIFMD)	
Domicile	
Cyprus	
Share class currency	
EUR	
Fund Base currency	
EUR	
Share class type	
Accumulation	
Reference Benchmark	
STOXX Europe 600 Real Estate Price (SX86P) EUR	

Fund Objective

The Fund is actively managed and offers direct exposure to the real estate sector with significant deviation expected in term of constitution and performance compared to the benchmark.

The Fund's objective is to maximize total investment return, by means of capital appreciation in the Real Estate sector.

The fund will invest the majority of assets directly in real estate projects. A smaller percentage of its assets will stay in cash, in other real estate funds, and/or in Private Equities in other sectors.

For the full objectives and investment policy please consult the Offering Memorandum of the Fund.

Fund Strategy

We believe that the most sustainable strategy to generate strong returns in the real estate market and, at the same time minimizing the investment risks, is by investing in very selective and smart investment opportunities in the Republic of Cyprus.

We tend to look for new ideas in areas of the market that have solid demand and at the same time, always accepting the lowest level of risks. We manage our strategy by exiting any investment we make prior to any other investment participant. At the same time, we have a clear preference for projects constructed in areas with strong demand, not only from local buyers but from foreigners too for achieving an optimal diversification.

Real estate remains a smart and solid investment to generate strong returns and build financial wellbeing. BF Diversified Real Assets Fund offers a way to invest in a diversified portfolio of real estate without having to own, operate, or finance properties.

Codes and Legal status

ISIN Code	CYF000002883
CySEC Fund License Number	AIF42/2014
CFI Code	CIOGRU
FISN	IC Realty A1/UT EUR
CySEC Sub-Fund License Number	AIF42_1
Settlement date	Subscription Date + 15 Days
UCITS V compliant	No
AIF compliant	Yes

Investment risks

For complete information on risks, refer to the legal documents. The value of investments and any income will fluctuate, and investors may not get back the full amount invested.

The Sub-Fund targets mainly real estate assets and to a lesser extent private equity and because of its illiquid nature there might be cases where it will be difficult to dispose them timely at reasonable price which could impact the sub-fund's ability to meet redemption requests on demand.

If you exit the sub-fund early, there is a risk that pay outs from the sub-fund may be significantly different than expected, including through the application of exit penalties.

For full details of the risks the Sub-Fund may be exposed to, please refer to the KID and/or "Risk Factors" section of the Offering Memorandum.

Investment Horizon

This Sub-Fund may not be suitable for investors who plan to withdraw their contribution within 5 years

*Past performance does not predict future returns. The figures are calculated in the share class base currency, with gross income reinvested, net of all fees. This is marketing communication. Please refer to the Offering Memorandum and to the KID or contact us for more information, before making any final investment decisions. Source: IC Realty Ltd, data as at 31 Mar 2025

BF Diversified Real Assets Fund

A Sub-fund of IC REALTY A1 AIF UMBRELLA FUND V.C.I.C. LTD

Quarterly report 31 Mar 2025

Key metrics

NAV per Unit
0.66

Volatility 3 years
4.3%

Risk Indicator
Lower Risk Higher Risk

1 2 3 4 5 6 7

NAV and fees

AUMs
EUR 4.3 M

Dealing frequency
Monthly

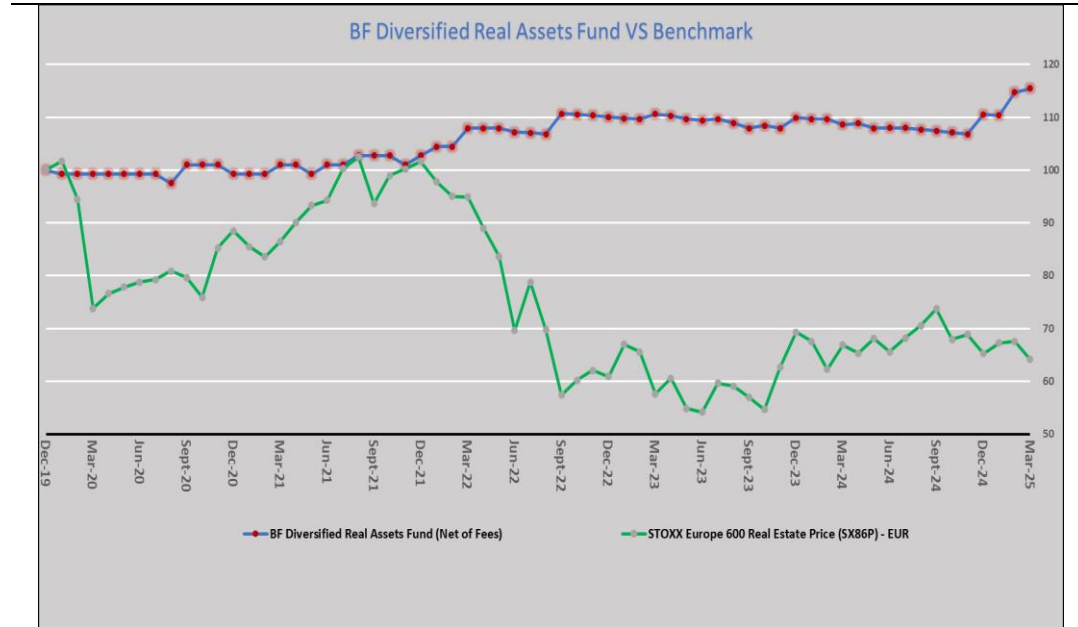
Minimum initial investment
125,000 EUR

Entry fee
1%

Annual management fee
Max of: 0.8% calculated on total AUMs or 60,000 EUR

Ongoing fee¹
1.99%

Past performance does not predict future returns. The performance period shown here starts on the last day of the first indicated month and ends on the last day of the last indicated month. Data is rebased to 100 by IC Realty Ltd on the graph's start date.



Cumulative performance²

in %	YTD	1 month	3 months	1 year	3 years
Fund	4.4%	0.7%	4.4%	6.3%	7.0%
Benchmark	-4.6%	-5.1%	-1.7%	-4.1%	-32.5%

Calendar year performance²

in %	2021	2022	2023	2024	YTD
Fund	3.5%	7.1%	-0.1%	0.6%	4.6%
Benchmark	14.3%	-31.5%	0.8%	-0.4%	0.1%

3-year risk statistics (annualized)³

Risk Measure	Fund	Benchmark
Annualized Volatility (3Y)	4.3%	26.5%
Standard deviation (3Y)	1.3%	7.6%
Max Drawdown (3Y)	-1.0%	-17.7%

¹ Ongoing fee Figure is based on expenses over a year. Such figures may vary from time to time.

² Performance of an investment of 100 in share class currency. The performance shown in the chart above relates to the performance of the Sub-fund. Gross income re-invested to 31 Mar 2025 unless otherwise stated. All performance data on this factsheet is in the currency of the share class. Reference Benchmark: Source: Thomson Reuters. Indexed performance: The benchmark index is shown for performance comparison purposes only. The Fund does not track the index.

³ Source: IC Realty Ltd. The above statistics are based on NAV/Unit-based performance data. Reference Benchmark: Source: Thomson Reuters

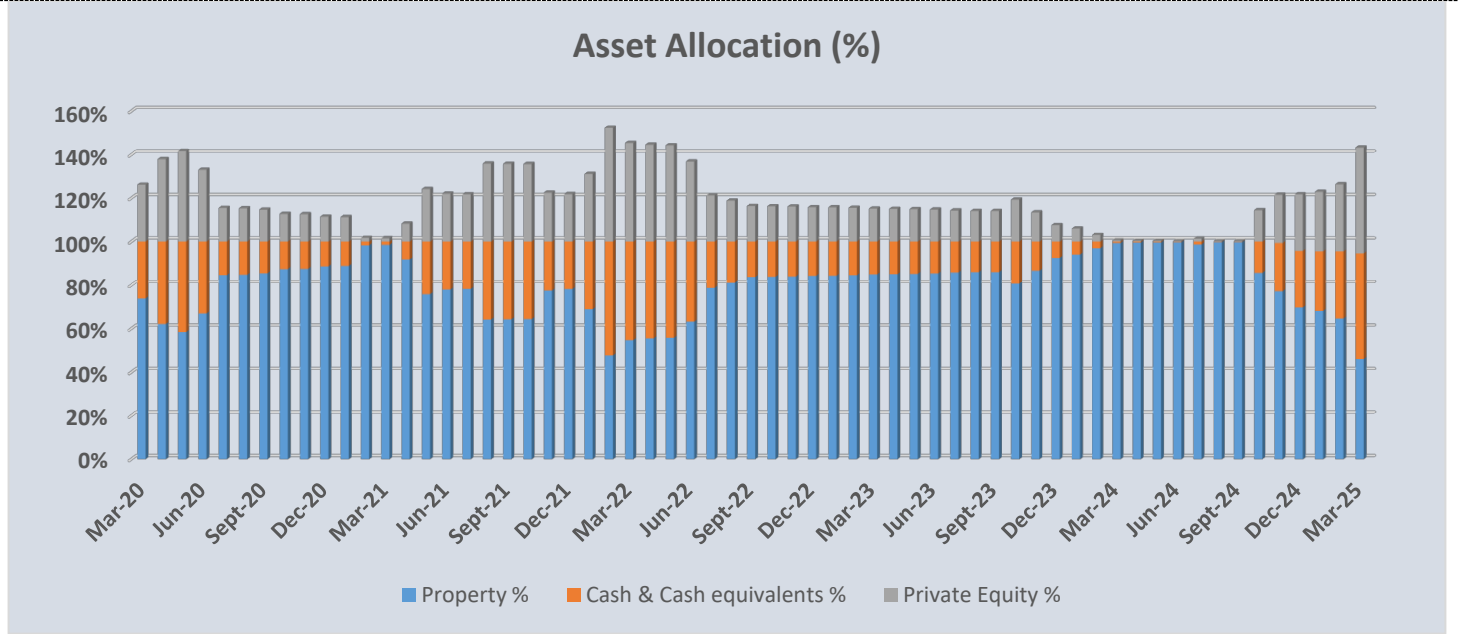
BF Diversified Real Assets Fund

A Sub-fund of IC REALTY A1 AIF UMBRELLA FUND V.C.I.C. LTD

Quarterly report 31 Mar 2025

Portfolio Analysisⁱ

Asset Allocation (%)



Asset Allocation

Top 5 Holdings	%	Sector Breakdown	%	Currency Breakdown	%	Geographical breakdown	%
Cash & Cash Equivalents	38.0%	Real Estate	46.0%	EUR	100	Republic of Cyprus	94.6%
Hestia Villas	42.4	Cash & Cash Equivalents	48.6%			USA	5.4%
Fig Tree Residence	15.8	Private Equity	5.4%				
Marina 1 villas	2.4						
Mesh	0.8						

ⁱ Source: IC Realty Ltd. Costs may increase or decrease due to currency and exchange rate fluctuations. Consult the legal documents for further information on costs. Portfolio weightings and allocations are subject to change. The weightings for each breakdown are rounded to the nearest integer percent; therefore, the aggregate weights for each breakdown may not equal 100%.

BF Diversified Real Assets Fund

A Sub-fund of IC REALTY A1 AIF UMBRELLA FUND V.C.I.C. LTD

Quarterly report 31 Mar 2025

Quarterly performance commentary

Q1 2025 European Real Estate Market Overview

In Q1 2025, the European real estate market entered a phase of cautious recovery, underpinned by signs of macroeconomic stabilization and a shift in investor sentiment as the European Central Bank signaled a potential pause in monetary tightening. While interest rates remained elevated, their predictability helped restore a degree of confidence, especially among institutional investors seeking long-term value.

Investment activity, although still below pre-2022 levels, began to rebound selectively—led by strong performance in logistics and build-to-rent residential assets, where demand fundamentals continue to outpace supply. Office markets remained bifurcated, with Grade A, energy-efficient, centrally located properties in high demand, while older, less sustainable stock continued to face downward pressure on rents and valuations.

Retail markets showed pockets of resilience, particularly in Southern Europe, supported by robust tourism and local consumption. Germany, France, and the Nordics experienced more muted transaction volumes as pricing adjustments remained ongoing. Meanwhile, Southern European markets—especially Spain and Portugal—outperformed, driven by investor appetite for hospitality, residential, and mixed-use developments. Overall, Q1 2025 was characterized by selective re-entry, recalibrated pricing expectations, and a renewed focus on ESG compliance and operational resilience across asset classes.

Q1 2025 Cyprus Real Estate Market Overview

In the first quarter of 2025, Cyprus's real estate market demonstrated robust growth, with property sales increasing by 12% compared to the same period in 2024, totaling 5,541 transactions island-wide. Limassol led the market with 1,756 sales, marking a 12% year-on-year rise, while Nicosia experienced a 15% increase, reaching 1,286 transactions. Despite slight monthly declines in Larnaca and Paphos, both districts recorded annual growth of 15% and 4%, respectively.

The residential sector remained the primary driver of the market, particularly in high-end segments. In January 2025, 27 of the top 50 property transactions involved residential properties, with nine pertaining to luxury apartments, highlighting sustained demand for premium living spaces.

Rental yields in Cyprus continued to be attractive, averaging around 4.5%, bolstered by favorable tax policies and residency incentives for foreign investors. Government initiatives, such as the "Renovate-Rent" scheme, aimed to increase affordable housing by providing subsidies for renovating vacant properties.

Overall, Q1 2025 reflected a resilient and dynamic real estate market in Cyprus, characterized by strong sales growth, a thriving residential sector, and supportive government policies fostering both domestic and international investment.

BF Diversified Real Assets Fund

The BF Diversified Real Assets Fund continues to pursue a strategic allocation heavily weighted toward direct real estate investments, grounded in our long-term conviction that property assets provide attractive risk-adjusted returns and a reliable hedge against inflation. While real estate remains the fund's core asset class, we are actively rebalancing our geographical exposure in response to evolving market dynamics. Specifically, we are gradually reducing our holdings in the Republic of Cyprus, where emerging signs of market stabilization and reduced yield spreads are making it increasingly difficult to achieve outsized returns. In contrast, we are intensifying our focus on Spain—particularly in suburban areas surrounding Madrid and Barcelona—where a combination of strong tenant demand, limited new supply, and favorable yield profiles offers a more compelling risk-return proposition.

Complementing our core real estate strategy, we are also introducing selective diversification through a modest allocation to Direct Private Equity. This tranche, which will remain under 10% of the overall portfolio, targets early-stage technology ventures with scalable business models and high growth potential. This approach allows us to cautiously tap into innovation-driven upside while preserving the overall stability of the portfolio.

Our asset allocation strategy remains active and responsive, guided by rigorous research and risk management. By adjusting exposures in line with macroeconomic indicators and sectoral fundamentals, we aim to capture value across cycles while maintaining a focus on capital preservation and consistent income generation. This disciplined, data-driven methodology positions the fund to deliver solid returns with reduced volatility, even amid shifting global market conditions.

BF Diversified Real Assets Fund

A Sub-fund of IC REALTY A1 AIF UMBRELLA FUND V.C.I.C. LTD

Quarterly report 31 Mar 2025

Risk disclosures

This product does not include any protection from future market performance so you could lose some or all your investment.

Investing in funds involves certain risks an investor would not face if investing in markets directly. Governance of underlying assets can be the responsibility of third-party managers.

The Sub-Fund targets mainly real estate assets and because of its illiquid nature, there might be cases where it will be difficult to dispose of them timely at a reasonable price which could impact the sub-fund's ability to meet redemption requests on demand.

If you exit the sub-fund early, there is a risk that payouts from the sub-fund may be significantly different than expected, including through the application of exit penalties.

The Fund may invest in Emerging Markets, these markets are less established, and often more volatile, than developed markets and involve higher risks, particularly market, liquidity, and currency risks.

The Fund may be concentrated in a limited number of properties, sectors, and/or countries and as a result, may be more volatile and have a greater risk of loss than more broadly diversified funds.

Investment Leverage occurs when the economic exposure is greater than the amount invested. A Fund that employs leverage may experience greater gains and/or losses due to the amplification effect from a movement in the price of the reference source.

For full details of the risks the Sub-Fund may be exposed to, please refer to the Key Information Document (KID) and/or the "Risk Factors" section of the prospectus.

Important information

The material contained herein is for marketing purposes and is for your information only. This document is not contractually binding nor are we required to provide this to you by any legislative provision. It does not constitute legal, tax, or investment advice or a recommendation to any reader of this material to buy or sell investments. You must not, therefore, rely on the content of this document when making any investment decisions. This material is not intended for distribution to or use by any person or entity in any jurisdiction or country where such distribution or use would be contrary to law or regulation. This material is not and should not be construed as an offer to sell or the solicitation of an offer to purchase or subscribe to any investment.

Any views expressed were held at the time of preparation and are subject to change without notice. While any forecast, projection, or target where provided is indicative only and not guaranteed in any way. IC Realty Ltd accepts no liability for any failure to meet such forecast, projection, or target.

This fund is a sub-fund of IC REALTY A1 AIF UMBRELLA FUND V.C.I.C. LTD, an Open-Ended Variable Capital Investment Company that is authorized in Cyprus by the Cyprus Securities and Exchange Commission (CySEC).

The Investment Manager is IC Realty Ltd. All applications are made based on the IC REALTY A1 AIF UMBRELLA FUND V.C.I.C. LTD Offering Memorandum, Key Information Document (KID), and most recent annual and semi-annual report, which can be obtained upon request free of charge from IC Realty Ltd.

This marketing communication is for Professional and well-informed investors only. Investors and potential investors should read and note the risk warnings in the prospectus and relevant KID and additionally.

Approved for issue in Cyprus by IC Realty Ltd, which is authorized and regulated by the CySEC. <https://icaifm.com/>. All rights reserved.

Index disclaimer

Reference Benchmark: Source: Thomson Reuters. All Rights Reserved. The information, data, analyses and opinions contained herein: (1) include the proprietary information of Thomson Reuters and its content providers; (2) may not be copied or redistributed except as specifically authorised; (3) do not constitute investment advice; (4) are provided solely for informational purposes; (5) are not warranted to be complete, accurate or timely; and (6) may be drawn from fund data published on various dates. Thomson Reuters is not responsible for any trading decisions, damages or other losses related to the Information or its use. Please verify all of the Information before using it and don't make any investment decision except upon the advice of a professional financial adviser. Past performance is no guarantee of future results. The value and income derived from investments may go down as well as up.
