



Fund Facts as at 31 December 2018

| | |
|------------------------|-------------------|
| Monthly return | 3.89% |
| Unaudited NTA Dec 2018 | AUD 0.1015 |
| Net Assets ("NA") | AUD 12.61 million |
| Units in issue | 124,204,979 |
| Closing AUD/USD | \$0.7054 |

Investment Objective & Strategy

| | |
|-----------------------------|---|
| Investment Objective | The objective of AIT is to generate attractive pre-tax risk-adjusted absolute returns over the medium to long term while maintaining a focus on capital preservation. |
| Investment Strategy | The strategy of AIT is to gain exposure to a portfolio of leading international absolute return funds and selected direct investments in subordinated debt and equity co-investments. |

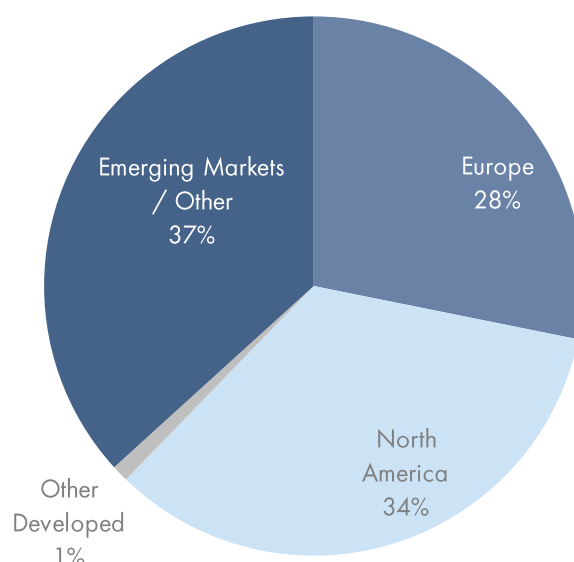
Portfolio Overview as at 31 December 2018

| ASSET BREAKDOWN | A\$mm |
|--|----------------|
| Legacy AIT Funds | \$ 3.4 |
| Investment in Warana 2018 Fund ⁽¹⁾ | \$ 3.4 |
| King Street Real Estate Fund (Offshore PF), LP | \$ 0.8 |
| Investment in Warana Co-Investment Fund I | \$ 0.3 |
| Unfunded Capital Commitments | \$ 2.0 |
| Other Net Cash | \$ 2.8 |
| Total | \$ 12.6 |

| SIGNIFICANT POSITIONS ⁽²⁾ | A\$mm | % NA |
|--|---------------|--------------|
| Warana 2018 Fund | \$ 3.4 | 26.7% |
| Axon Partners Offshore Ltd | \$ 1.6 | 12.8% |
| King Street Real Estate Fund (Offshore PF), LP | \$ 0.8 | 6.2% |
| Drawbridge Special Opportunities Fund LP | \$ 0.5 | 4.1% |
| Marathon Special Opportunity Fund LP | \$ 0.4 | 2.8% |
| Warana Co-Investment Fund I | \$ 0.3 | 2.8% |
| Och-Ziff Asia Overseas Fund Ltd | \$ 0.3 | 2.4% |
| Och-Ziff Overseas II Fund Ltd | \$ 0.2 | 1.2% |
| Cerberus International Ltd | \$ 0.1 | 1.0% |
| Farallon II Holdings LP | \$ 0.1 | 0.8% |
| GSO Special Situations Fund Ltd | \$ 0.0 | 0.3% |
| Eton Park Overseas Fund Ltd | \$ 0.0 | 0.3% |
| Other Investments & Receivables | \$ 0.1 | 0.7% |
| Total Investment Portfolio | \$ 7.8 | 62.1% |

| TOP UNDERLYING WARANA 2018 FUND POSITIONS | A\$mm |
|---|---------------|
| SFR Holdings Ltd | \$ 1.2 |
| King Street Capital Special Investments | \$ 0.3 |
| D.E. Shaw Special Investments | \$ 0.1 |
| Other Investments | \$ 0.5 |
| Net Cash/Unsettled Trades | \$ 1.3 |
| Total | \$ 3.4 |

UNDERLYING GEOGRAPHIC ALLOCATION⁽³⁾ (Excluding Cash)



CURRENCY EXPOSURE & PERFORMANCE

| | Inv. Port. | Cash | Total | December 2018 Performance | |
|-----|------------|------|-------|---------------------------|-------|
| USD | 100% | 86% | 95% | AUD/USD | -3.6% |
| AUD | 0% | 14% | 5% | AIT Impact | +3.4% |

(Note: Some totals may not sum due to rounding)

Portfolio Update and Commentary

- AIT's NTA return was 3.89% for December 2018.
- The Trust's positive performance was driven primarily by a depreciation in the AUD versus the USD by approximately 3.6% and positive performance in the Trust's legacy portfolio, largely driven by Axon Partners Offshore Ltd.
- AIT committed approximately A\$1.4mm to the King Street Real Estate Fund (Offshore PF), LP, a fund focused on generating absolute returns in the global real estate markets. Approximately 55% of the commitment has been called to date.
- As at 31 December 2018, the Warana 2018 Fund has agreed 53 separate transactions to buy approximately 128 different illiquid funds, representing approximately 68% of the fund's committed capital. Subsequent to month end, the fund distributed 6% to shareholders due to some early liquidity in the portfolio and issued a 10% call that is due in February, bringing total called capital to 60%.

(1) All references to Warana 2018 Fund in this document are equivalent to Warana SP Offshore Fund SPC - 2018 Segregated Portfolio.

(2) Represents Net Asset Value of investments calculated by aggregating Net Asset Values of underlying Investment Managers. Refer to the Other Information for further details on the valuation policy.

(3) Geographic allocation is estimated by the Investment Manager based upon the available information. In many cases, splits have been estimated and therefore may be inaccurate. The geographic allocation should be considered indicative only.



Company Data and Information

| | | | |
|---------------------------|---|------------------------|--|
| Responsible Entity | Columbus Investment Services Limited ABN 69 095 162 931 AFSL 221183 | Management Fee | 1.5% plus GST |
| Investment Manager | Warana Capital Pty Limited ABN 44 611 063 579 AFSL 493579 | Performance Fee | 20% plus GST of NTA outperformance over 8% pa hurdle |
| Administrator | Unity Fund Services | ISIN | AU000000AIUQ2 |
| Custodian | One Managed Investment Funds Limited | SEDOL | B1BOGT6 |
| | | ARSN | 112 129 218 |
| | | Domicile | Australia |
| | | Currency | AUD |
| | | Exchange | ASX |

About the Responsible Entity of AIT

Columbus is a member of One Investment Group ("OIG") which is an independent funds management business specialising in providing Responsible Entity, Trustee, Custody and Administration services. One Investment Group is responsible for in excess of 250 funds and \$17bn in a wide range of underlying asset classes including infrastructure, real estate, equities, fixed income, private equity and fund of funds. OIG is not a fund manager and its clients include global and Australian listed companies, sovereign wealth funds, banks, insurance companies, pension funds, private equity firms and boutique managers.

About the Investment Manager of AIT

Warana Capital Pty Limited ("Warana") focuses on managing portfolios invested in third party funds and has core expertise in acquiring and managing funds acquired in the secondary market. The underlying funds and assets acquired are generally illiquid with uncertain holding periods to ultimate recovery. Warana has significant experience acquiring these funds at sufficient discounts to deliver absolute and annualised returns notwithstanding the time period and recovery uncertainty.

Distribution Policy

The Fund is structured as a unit trust and intends to distribute taxable income when and if available. We note however that as at the end of the 2017 tax year, the fund has in excess of \$400m in accumulated tax losses and in excess of \$20m in accumulated capital losses. Under certain circumstances and provided relevant legislative conditions are satisfied, these losses may be able to be applied against future taxable income to reduce the amount of taxable income and therefore the amount of any income distribution.

Historical NTA Returns

| Monthly | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|--------|--------|---------|
| 2006 | | | | | | | | | 1.7% | 2.8% | 3.5% | 2.7% | 9.3% |
| 2007 | 2.8% | (9.3%) | 2.1% | 5.1% | (4.9%) | (4.9%) | (0.2%) | (3.2%) | 1.3% | 3.3% | (1.7%) | 0.7% | (9.5%) |
| 2008 | (4.2%) | 0.8% | (1.8%) | 0.8% | 1.5% | (3.8%) | (1.6%) | (1.9%) | (9.8%) | (15.4%) | (7.9%) | (7.8%) | (41.5%) |
| 2009 | (2.8%) | 0.8% | (5.2%) | (2.9%) | (5.1%) | (0.4%) | (2.2%) | (1.1%) | (2.9%) | (1.1%) | (1.6%) | 3.5% | (16.3%) |
| 2010 | 0.5% | (0.3%) | (1.4%) | 0.5% | 7.0% | (1.1%) | (5.6%) | 1.0% | (6.0%) | 0.4% | 2.2% | (4.5%) | (7.8%) |
| 2011 | 3.0% | 0.1% | 0.3% | (3.5%) | 0.8% | 0.2% | (1.8%) | 1.4% | 6.6% | (4.6%) | (0.1%) | (2.4%) | 0.8% |
| 2012 | (2.7%) | 3.2% | 3.4% | (0.9%) | 4.9% | (5.6%) | (1.6%) | 1.4% | 1.6% | 2.1% | (3.7%) | (0.2%) | 1.7% |
| 2013 | (0.1%) | 1.4% | (1.7%) | (0.2%) | (8.6%) | 2.6% | (8.2%) | (0.1%) | (4.2%) | 1.5% | 3.5% | (0.7%) | 9.4% |
| 2014 | 1.7% | (2.0%) | (2.9%) | 0.6% | (0.1%) | (1.6%) | 1.7% | (1.1%) | 4.9% | (1.6%) | 2.2% | 3.6% | 3.4% |
| 2015 | 1.7% | (1.0%) | 1.8% | (3.9%) | 1.5% | (0.3%) | 2.3% | 1.2% | (0.4%) | (1.8%) | (1.0%) | (0.9%) | (0.1%) |
| 2016 | 0.3% | (2.9%) | (5.4%) | (1.0%) | 2.0% | (2.7%) | (2.6%) | 0.2% | (2.0%) | (0.0%) | 0.7% | 0.1% | (12.6%) |
| 2017 | (3.2%) | (0.6%) | 0.5% | (1.6%) | (0.5%) | (3.4%) | (3.0%) | (0.8%) | 1.1% | 0.7% | 0.5% | (3.1%) | (12.8%) |
| 2018 | (1.7%) | 2.9% | (1.6%) | (0.2%) | (1.1%) | 0.9% | 0.0% | 1.8% | (1.3%) | 1.0% | 4.0% | 3.9% | 8.8% |

* Shaded areas show performance before investment strategy recommencement & EGM on 12 February 2018

Other Information

The monthly NTA is released to the ASX and www.thealternativeinvestmenttrust.com by the 14th of each month and AIT factsheets are available from AIT's website and the ASX. Figures in the factsheet are based on the interim monthly data available at the time that the corresponding monthly NTA is released.

The net asset value of AIT is calculated by aggregating the valuations provided to AIT by the underlying fund managers and their administrators. Unaudited valuations are generally provided to AIT monthly and the funds are audited annually. Notwithstanding this process and based on its knowledge of the AIT funds and its experience on the secondary market, Warana believes that:

- it will likely take several years to fully receive liquidation proceeds and in that period AIT will be subject to either positive or negative performance; and
- if sold today, holdings would be liquidated at discounts to their prevailing net asset values.

When Warana 2018 Fund acquires positions in the secondary market it will generally acquire funds at discounts to the funds' reported (and audited, if available) valuations. The Warana 2018 Fund then itself reports a net asset value quarterly which aggregates:

- the most recent available net asset values provided by the underlying funds (with no discount reflecting the actual cost);
- for fund positions that have fully transferred in at the quarter end (fund purchases generally take several months to complete).

It generally takes 6-8 weeks post quarter end for Warana 2018 Fund to receive the net asset values and position reports from the underlying funds, which causes a similar delay in Warana 2018 Fund releasing its own aggregated net asset value. AIT reflects the updated Warana 2018 Fund valuation in the calculation of its net asset value as soon as it is published by Warana 2018 Fund – being generally the second month after quarter end.

For the period up to 31 December 2018 covered by this fact sheet there were no material changes to any of the following: the Trust's risk profile; the Trust's strategy; and key investment personnel related to the Alternative Investment Trust. For information since that date, please refer to either of the following websites www.thealternativeinvestmenttrust.com or www.oneinvestment.com.au/alternative-investment-trust.

Legal Notice

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AIT is exposed to foreign exchange risk as a result of investments in financial instruments denominated in foreign currencies, including the Swap which is denominated in US dollars. AIT has exposure to foreign currency risk implicit in the value of portfolio securities denominated in a foreign currency and transactional exposure arising from the purchase or sale of securities. The Investment Manager and Responsible Entity have not hedged AIT's exposure to the US dollar; however when funds are available in the swap, these are converted from US dollars into Australian dollars and transferred to AIT's Australian dollar denominated bank account.

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FURTHER INFORMATION may be obtained at www.thealternativeinvestmenttrust.com.au or by calling +612 8277 0000