

EFFEPILUX ALTERNATIVE

Société d'Investissement à Capital Variable - Fonds d'Investissement Spécialisé

R.C.S. Luxembourg B 150.495

**Annual report including the audited financial statements
as at December 31, 2017**

No subscriptions can be received on the basis of these financial statements. Subscriptions are only valid if made on the basis of the current prospectus and the Key Investor Information Document («KIID»), accompanied by a copy of the latest annual report including the audited financial statements, if published thereafter.

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Organisation and Administration

Registered Office

2, Place de Paris, L-2314 Luxembourg,
Grand Duchy of Luxembourg

Board of Directors

Chairman:

From April 4, 2017

Robert DENORMANDIE, Independent Director,
Former Associate and founder of The Directors
Office, Luxembourg

Until January 30, 2017

Luciano ORIFIAMMI, Former Chairman of the Board
of Directors and of the Investment Committee Fondo
Pensione per il personale delle Aziende del Gruppo
Unicredito Italiano, Milan, Italy

Members:

Pier Candido VAISITTI, General Manager and
Member of the Investment Committee of the Fondo
Pensione per il personale delle Aziende del Gruppo
Unicredit, Milan, Italy

Massimo COTELLA, independent consultant and
member of the Board of Directors and of the
Investment commission of Fondo Pensione per il
personale delle Aziende del Gruppo UniCredit, Milan,
Italy

Since January 30, 2017

Corrado GALEASSO, Chairman and Member of the
Board of Director of Unicredit Group Pension Fund

Until October 19, 2017

Luciano PALMESI, Former Member of the Board of
Directors and of the Investment Committee Fondo
Pensione per il personale delle Aziende del Gruppo
Unicredito Italiano, Milan, Italy

Management Company

Fondaco Lux S.A.,
2, Place de Paris, L-2314 Luxembourg,
Grand Duchy of Luxembourg

Board of Directors of the Management Company

Chairman:

Fabio LIBERTINI, Chairman of Fondaco Lux S.A.,
2, Place de Paris, L-2314 Luxembourg,
Grand Duchy of Luxembourg

Members:

Paolo CROZZOLI, Independent Director,
2, Place de Paris, L-2314 Luxembourg,
Grand Duchy of Luxembourg

Henri NINOVE, Director of Ersel Gestion
Internationale S.A. Luxembourg, 17, rue Jean
l'Aveugle, L-1148 Luxembourg,
Grand Duchy of Luxembourg

Delegates of the Board of Directors of the Management Company who effectively conduct the business:

Noemi MADAU, Head of Compliance, Fondaco Lux
S.A.

Manuela BOGGIONE, Conducting person of
Fondaco Lux S.A.

Paola TROMBETTA, Conducting person of Fondaco
Lux S.A.

Lorenzo PIZZUTI, Head of Risk Management,
Fondaco Lux S.A.

Depositary and Paying Agent

Société Générale Bank & Trust
11, avenue Emile Reuter, L-2420 Luxembourg,
Grand Duchy of Luxembourg

Administrative Agent

Société Générale Bank & Trust (operational center)
28-32, Place de la gare, L-1616 Luxembourg,
Grand Duchy of Luxembourg

Registrar Agent

Société Générale Bank & Trust (operational center)
28-32, Place de la gare, L-1616 Luxembourg,
Grand Duchy of Luxembourg

Organisation and Administration (continued)

Investment Manager

Board of Directors of the Company

Sub-Investment Managers

From June 30, 2017

Edmond de Rothschild Asset Management (France)
47, rue du Faubourg Saint-Honoré, 75008 Paris,
France
(for the Sub-Fund EFFEPILUX ALTERNATIVE -
Alternativo)

Until June 30, 2017

Edmond de Rothschild Asset Management (UK)
Limited
4 Carlton Gardens, London SW1Y 5AA, England
(for the Sub-Fund EFFEPILUX ALTERNATIVE -
Alternativo)

Partners Group AG
Zugerstrasse 57, Baar-Zug, Switzerland
(for the Sub-Fund EFFEPILUX ALTERNATIVE -
R.E.)

Investment Adviser

Cambridge Associates Limited
80 Victoria Street, Cardinal Place, SW1E 5JL,
London, United Kingdom
(for the Sub-Fund EFFEPILUX ALTERNATIVE -
Alternativo)

Independent Auditor

Deloitte Audit, *Société à responsabilité limitée*
560, rue de Neudorf, L-2220 Luxembourg,
Grand Duchy of Luxembourg

General information on the Company

EFFEPILUX ALTERNATIVE, is an open-ended investment company organised as a *société anonyme* under the laws of the Grand Duchy of Luxembourg and qualifies as a *Société d'Investissement à Capital Variable* ("SICAV" or the "Company") and a *Fonds d'Investissement Spécialisé* under the Law of 13 February 2007 relating to Specialised Investment Funds (the "SIF Law") as amended, with several separate Sub-Funds (individually a "Sub-Fund" and collectively the "Sub-Funds") pursuant to article 71 of the SIF law.

The Company was incorporated on December 31, 2009 with a Share capital of 31 000 EUR divided into 31 shares of no par value of the EFFEPILUX ALTERNATIVE - Alternativo Sub-Fund.

The articles of incorporation of the Company were published in the *Mémorial C, Recueil Spécial des Sociétés et Associations du Grand-Duché de Luxembourg* (hereinafter the "Mémorial") on 15 January 2010, after having been registered with the District Clerk of the Court of Luxembourg, where they can be consulted and where copies can be obtained against payment of the Court fees.

The Board of Directors may issue Shares of different classes (individually a "Class" and collectively the "Classes") in each Sub-Fund. A separate pool of assets is maintained for each Sub-Fund and is invested in accordance with the investment objective applicable to the relevant Sub-Fund. As a result, the Company is an "umbrella Fund" enabling investors to choose between one or more investment objective(s) by investing in one or more Sub-Fund(s).

The Board of Directors appointed Fondaco Lux S.A., which qualifies as a Chapter 15 management company pursuant to the 2010 Law, in order to act as its designated Management Company pursuant the Management Company Agreement, dated September 1, 2016.

At December 31, 2017 three Sub-Funds are in activity:

- EFFEPILUX ALTERNATIVE - Alternativo
- EFFEPILUX ALTERNATIVE - R.E.
- EFFEPILUX ALTERNATIVE - Private Debt

The Sub-Fund EFFEPILUX ALTERNATIVE - Private Debt has been launched on March 27, 2017.

Information to the Shareholders

The annual general meeting of Shareholders of the Company is held in Luxembourg on the 2nd Monday of June of each year at 10.00 a.m. or, if such day is not a business day in Luxembourg, on the next business day. For all general meetings of Shareholders notices are sent to registered Shareholders by post at least 8 days prior to the meeting. Notices, if required, will be published in the Mémorial and in a Luxembourg newspaper (if legally required) and in such other newspapers as the Board of Directors may decide. Such notices will include the agenda and specify the place of the meeting. The legal requirements as to notice, quorum and voting at all general and Sub-Fund or Class Meetings are included in the Articles. Meetings of Shareholders of any given Sub-Fund or Class shall decide upon matters relating to that Fund or Class only.

Annual reports, including audited financial statements are sent to the registered Shareholders and are made available for public inspection at each of the registered offices of the Company and the Domiciliary Agent.

The financial year of the Company ends on 31st December each year.

Report of the Board of Directors

EFFEPILUX ALTERNATIVE - Alternativo

In 2017, the overall performance of the alternative investments within the sub-fund has been generally positive.

The private equity portfolio counts for approximately 93.5 EUR/M at the end of the year, or 43% of total AUM. Since inception it is generating an IRR of approx. 6.3%, with a liquidity profile which has been quite stable during most of the year. 2 new investments were signed, both in the Distressed Capital space.

The hedge fund component represents the other biggest chunk of the portfolio with 114 EUR/M (52%). Such component generates a performance of approximately 4%, mainly driven by positive contribution of equity related strategies. During the year the hedge funds component has been reduced selling some liquid positions in UCITS target funds such Algebris and Marshall Wace.

Finally, commodities complete the picture with a 2.35% allocation.

For what regards the currency hedging activity, it is managed by Edmond de Rothschild Asset Management (France) with a purely systematic strategy finalized to hedge the USD exposure of the sub-fund.

Overall the Sub-Fund closed the year with an annual return of +3.39%.

The year-end Asset Under Management totaled 217,2 M euros.

EFFEPILUX ALTERNATIVE - R.E.

Global real estate transaction volume rose in 2017, driven mainly by an increase in activity in the Asia-Pacific region. Overall, the number of transactions for income-producing properties slowed for the seventh consecutive quarter, by 6% year-on-year. Meanwhile, activity in Europe rose after falling for the past six quarters, while transaction volume in the Americas continued to remain low due to sustained investor concerns over interest rate hikes and possible changes to fiscal and regulatory policies.

Regarding the portfolio managed by Partners Group, approximately 83% of the assets are allocated to Real Estate funds and 17% in liquidity.

On last quarter 2017 the sub-fund had 30 investments (14 direct, 11 primaries, 5 secondaries) distributed across North America (40%), Western Europe (56%), Asia Pacific and rest of the World (4.0%). Investments kept being well diversified among residential, retail, office and logistic properties as well as across currencies. The portfolio mainly implemented Value-added investments (76%), opportunistic ones representing the remaining 24%.

US real estate transaction volume decreased compared to 2016. Los Angeles kept its spot as the most active submarket of the year, ahead of Dallas and Manhattan. Meanwhile, performances were mixed across property types. Indicating a continued lack of investor appetite, activity in the retail market fell compared to previous year. Within the office market, sales fell overall, with CBD office sales volume plunging 49% on a year-on-year basis. Nevertheless, suburban office sales volume continued to grow, with a record high level of transactions closed during the 4th quarter. The industrial market registered the largest rise in sales activity for the 4th quarter, with an increase of 36% year on-year. At the same time, the residential sector saw modest growth of 5% on a yearly basis, and 13% from the second quarter of 2017.

European property investment volume grew for the first time in seven consecutive periods during the last quarters of 2017, recording a total of USD 66.7 billion in sales, translating to a year-on-year increase of 4%. The uptick was due primarily to the spike in activity in the UK. However, this was largely driven by high net worth investors from Hong Kong, while UK institutional investors have instead preferred to buy more across continental Europe than in their domestic market. Furthermore, while total volume has increased, deal count has fallen, suggesting a larger ticket size for each transaction and a scarcity of deal opportunities. After a strong second quarter, Germany saw slower investment activity during the period; in France, sales volume continued to decline on a year-on-year basis. In terms of property sectors, the office market rose 19% year-on-year; meanwhile, retail activity fell by 36% on a yearly basis. Nevertheless, demand for good quality, regionally dominant shopping centers remained strong.

Overall the Sub-Fund closed the year with an annual return of +0.75%.

The year-end Asset Under Management totaled 188,6 EUR/M.

Report of the Board of Directors (continued)

EFFEPILUX ALTERNATIVE - Private Debt⁽¹⁾

2017 was the launch year for the sub-fund, which started operating at the end of March committing a total 90 EUR/M across 3 private debt and investing another 82 EUR/M in loan funds managed by Invesco and Clareant.

Since Q2, closed-ended private debt funds started gradually calling capital: at the end of the year the allocation is made up by 74% of loan funds, 15% of debt funds, the reminder being allocated to money market funds (9%) in order to meet future capital call requirements.

2017 saw the strongest growth in the Eurozone economy since 2007, after third quarter GDP growth reached 2.5% year-on-year, outpacing US growth. The overall benign macro environment and underlying economic growth continued to stimulate loan demand. In contrast to increasing demand for credit, banks' abilities to hold loans on their balance sheets remain constrained by legacy portfolio issues and regulatory pressure. This regulatory pressure is set to become even more onerous in the future, with existing Basel III rules increasing capital requirements to 13.0% of risk weighted assets by 2019. Moreover, Basel IV measures, which are already being discussed, could add a further €350 billion to the capital requirements of international banks. Additionally, new ECB' guidelines regarding leveraged transactions came into effect in November 2017. There still appear to be significant points of debate around key definitions in the guidance, and further clarity is unlikely to be provided until well into 2018. In the meantime, the uncertainty around the guidelines will have the effect of significantly curtailing banks' appetite to underwrite and hold leveraged loans. These developments translated into increased deal flow, though encompassing some margin compression and pressure on terms with increased competition from funds. A key advantage of the Private Debt funds in the portfolio lies in their considerable size: this allows them to compete at the higher end of the market, where competition is substantially reduced.

Overall the Sub-Fund closed the year with an annual return of +1.43%.

The year-end Asset Under Management totaled 113,9 EUR/M.

Luxembourg, May 22, 2018

The Board of Directors

⁽¹⁾ The Sub-Fund has been launched on March 27, 2017.

To the Sole Shareholder of
EFFEPILUX ALTERNATIVE
Société anonyme
Société d'investissement à capital variable - Fonds d'investissement spécialisé
2, Place de Paris, L - 2314 Luxembourg

REPORT OF THE REVISEUR D'ENTREPRISES AGREE

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of EFFEPILUX ALTERNATIVE (the «Fund») and each of its sub-funds, which comprise the statement of net assets as at December 31, 2017 and the statement of operations and changes in net assets for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of EFFEPILUX ALTERNATIVE and each of its sub-funds as at December 31, 2017, and of the results of their operations and changes in their net assets for the year then ended in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the financial statements.

Basis for Opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (Law of 23 July 2016) and with International Standards on Auditing (ISAs) as adopted for Luxembourg by the "Commission de Surveillance du Secteur Financier" (CSSF). Our responsibilities under those Law and standards are further described in the "Responsibilities of *Réviseur d'Entreprises Agréé* for the Audit of the Financial Statements" section of our report. We are also independent of the Fund in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the financial statements, and have fulfilled our other ethical responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

The Board of Directors of the Fund is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and our report of *Réviseur d'Entreprises Agréé* thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we concluded that there is a material misstatement of this other information, we are required to report this fact. We have nothing to report in this regards.

Responsibilities of the Board of Directors of the Fund and Those Charged with Governance for the Financial Statements

The Board of Directors of the Fund is responsible for the preparation and fair presentation of the financial statements in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the financial statements, and for such internal control as the Board of Directors of the Fund determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors of the Fund is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors of the Fund either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Responsibilities of the *Réviseur d'Entreprises Agréé* for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a report of *Réviseur d'Entreprises Agréé* that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

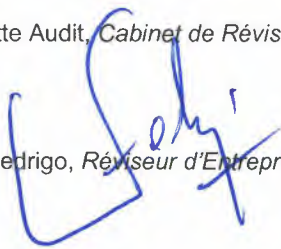
As part of an audit in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors of the S Fund.
- Conclude on the appropriateness of Board of Directors of the Fund use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report of the *Réviseur d'Entreprises Agréé* to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report of the *Réviseur d'Entreprises Agréé*. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

For Deloitte Audit, *Cabinet de Révision Agréé*

Laurent Fedrigo, *Réviseur d'Entreprises Agréé*
Partner



May 22, 2018

Statement of Net Assets

(expressed in the Sub-Fund's currency)

		EFFEPILUX ALTERNATIVE - Alternativo	EFFEPILUX ALTERNATIVE - R.E.	EFFEPILUX ALTERNATIVE - Private Debt ⁽¹⁾
	Notes	EUR	EUR	EUR
ASSETS				
Securities portfolio at cost		171 326 146	133 406 537	108 721 581
Net unrealised profit/ (loss)		18 101 843	17 783 971	1 751 325
Securities portfolio at market value	2.2	189 427 989	151 190 508	110 472 906
Cash at bank		21 573 899	31 125 911	3 468 641
Time deposits		4 040 001	-	-
Unrealised appreciation on forward foreign exchange contracts	2.7, 6	863 081	-	-
Other assets		-	1 722 475	-
		215 904 970	184 038 894	113 941 547
LIABILITIES				
Management fees payable	3	14 079	508 278	6 983
Investment advisory fees payable	3	-	30 000	-
Depository fees payable	4	12 318	10 884	6 264
Administration fees payable	4	13 510	11 937	6 870
Registrar Agent fees payable	4	1 465	1 465	1 461
Professional fees payable		63 620	50 076	19 494
Interest and bank charges payable	3	-	23 078	-
		104 992	635 718	41 072
TOTAL NET ASSETS		215 799 978	183 403 176	113 900 475

⁽¹⁾ The Sub-Fund has been launched on March 27, 2017.

Statement of Net Assets (continued)

(expressed in the Sub-Fund's currency)

	Notes	Combined EUR
ASSETS		
Securities portfolio at cost		413 454 264
Net unrealised profit/ (loss)		37 637 139
Securities portfolio at market value	2.2	451 091 403
Cash at bank		56 168 451
Time deposits		4 040 001
Unrealised appreciation on forward foreign exchange contracts	2.7, 6	863 081
Other assets		1 722 475
		513 885 411
LIABILITIES		
Management fees payable	3	529 340
Investment advisory fees payable	3	30 000
Depositary fees payable	4	29 466
Administration fees payable	4	32 317
Registrar Agent fees payable	4	4 391
Professional fees payable		133 190
Interest and bank charges payable	3	23 078
		781 782
TOTAL NET ASSETS		513 103 629

Statement of Operations and Changes in Net Assets

(expressed in the Sub-Fund's currency)

	Notes	EFFEPILUX ALTERNATIVE - Alternativo EUR	EFFEPILUX ALTERNATIVE - R.E. EUR	EFFEPILUX ALTERNATIVE - Private Debt ⁽¹⁾ EUR
Net assets at the beginning of the year		250 512 186	237 259 484	-
INCOME				
Distributions received	2.5	1 630 657	7 878 636	226 534
Bank interest	2.5	15 938	69 220	-
		1 646 595	7 947 856	226 534
EXPENSES				
Management fees	3	100 788	2 037 103	21 871
Investment advisory fees	3	133 615	120 000	-
Depository fees	4	53 088	48 508	19 023
Administration fees	4	58 118	52 971	20 898
Registrar Agent fees	4	5 852	5 839	4 463
Professional fees		69 903	103 964	22 641
Interest and bank charges	3	28 271	134 329	41 678
Other expenses		219 807	406 854	85 478
		669 442	2 909 568	216 052
Net investment income/ (loss)		977 153	5 038 288	10 482
Net realised gains/ (losses) on				
- securities sold	2.3	7 809 820	135 873	(11 332)
- currencies	2.4	(3 366 616)	(1 799 629)	-
- forward foreign exchange contracts		8 239 896	-	-
		12 683 100	(1 663 756)	(11 332)
Net realised result for the year		13 660 253	3 374 532	(850)
Change in net unrealised profit/ (loss) on				
- securities		(5 422 371)	(10 230 840)	1 751 325
- forward foreign exchange contracts	2.7	249 910	-	-
		(5 172 461)	(10 230 840)	1 751 325
Result of operations		8 487 792	(6 856 308)	1 750 475
Movements in capital				
Subscriptions		-	-	122 150 000
Redemptions		(43 200 000)	(47 000 000)	(10 000 000)
		(43 200 000)	(47 000 000)	112 150 000
Net assets at the end of the year		215 799 978	183 403 176	113 900 475

⁽¹⁾ The Sub-Fund has been launched on March 27, 2017.

Statement of Operations and Changes in Net Assets (continued)

(expressed in the Sub-Fund's currency)

	Notes	Combined EUR
Net assets at the beginning of the year		487 771 670
INCOME		
Distribution received	2.5	9 735 827
Bank interest	2.5	85 158
		9 820 985
EXPENSES		
Management fees	3	2 159 762
Investment advisory fees	3	253 615
Depository fees	4	120 619
Administration fees	4	131 987
Registrar Agent fees	4	16 154
Professional fees		196 508
Interest and bank charges	3	204 278
Other expenses		712 139
		3 795 062
Net investment income/ (loss)		6 025 923
Net realised gains/ (losses) on		
- securities sold	2.3	7 934 361
- currencies	2.4	(5 166 245)
- forward foreign exchange contracts		8 239 896
		11 008 012
Net realised result for the year		17 033 935
Change in net unrealised profit/ (loss) on		
- securities		(13 901 886)
- forward foreign exchange contracts	2.7	249 910
		(13 651 976)
Result of operations		3 381 959
Movements in capital		
Subscriptions		122 150 000
Redemptions		(100 200 000)
		21 950 000
Net assets at the end of the year		513 103 629

Statistical information

EFFEPILUX ALTERNATIVE - Alternativo

	Currency	31/12/17	31/12/16	31/12/15
Class C				
Number of shares		29 399 863.889	35 316 051.235	35 316 051.235
Net asset value per share	EUR	7.340	7.009	6.852
Total Net Assets	EUR	215 799 978	247 527 862	241 990 690

EFFEPILUX ALTERNATIVE - R.E.

	Currency	31/12/17	31/12/16	31/12/15
Class C				
Number of shares		18 209 695.854	22 806 272.872	22 806 272.872
Net asset value per share	EUR	10.072	10.283	9.514
Total Net Assets	EUR	183 403 176	234 512 229	216 972 578

EFFEPILUX ALTERNATIVE - Private Debt ⁽¹⁾

	Currency	31/12/17	31/12/16	31/12/15
Class C				
Number of shares		11 229 292.909	-	-
Net asset value per share	EUR	10.143	-	-
Total Net Assets	EUR	113 900 475	-	-

⁽¹⁾ The Sub-Fund has been launched on March 27, 2017.

EFFEPILUX ALTERNATIVE - Alternativo

Schedule of Investments

Description	Quotation Currency	Market value EUR	% of net assets
Investment Funds			
Open-ended Investment Funds			
ARDIAN LBO VI	EUR	3 743 767	1.73
ATLAS INSTITUTIONAL FUND - C	EUR	19 175 875	8.89
CENTER BRIDGE CAPITAL PARTNERS III LP	USD	2 081 728	0.96
DB PHYSICAL GOLD EURO HEDGED ETC	EUR	5 093 025	2.36
EDEN ROCK STRUCT. FIN. INST. - C	USD	-	0.00
ENERGHEIA - A	EUR	4 165 551	1.93
FORT GLOBAL PLC	EUR	23 880 982	11.07
FRAZIER HEALTHCARE GROWTH FUND VIII	USD	3 973 185	1.84
HINES INTERNATIONAL REAL ESTATE FUND A	USD	136 549	0.06
HORSLEY BIRGE XII VENTURE LP	USD	507 162	0.24
HORSLEY BRIDGE XI VENTURE LP	USD	4 751 885	2.20
IDEA NPL FONDO DI INVESTIMENTO ALTO RISK CHIUSO	EUR	6 238 798	2.89
INVESCO PRIVATE CAPITAL	USD	1 778 763	0.82
JPM INDIA PROPERTY	USD	1 363 377	0.63
LANDSOWNE EUROPEAN EQUITY FUND LTD EURO D VOTING SHARE	EUR	8 217 117	3.81
LIONGATE 15 SPC B	GBP	70 968	0.03
MICROFINANZA	EUR	4 474 659	2.07
OBSIDIAN FUND LLC CLASS C	USD	38 794 113	17.98
OPTIMUM EVOLUTION FUND SIF	EUR	4 921 899	2.28
PALLMALL TEC. VENT. - V	EUR	1	0.00
PALLMALL TEC. VENT. - VII	EUR	1	0.00
PANTHEON EUROPE FUND IV LIMITED	EUR	881 314	0.41
PANTHEON USA FUND - VI	USD	1 397 813	0.65
PERENNIUS ASIA PACIFIC	USD	3 343 309	1.55
PERENNIUS GLOBAL VALUE	EUR	5 679 265	2.63
PERENNIUS GLOBAL VALUE	EUR	8 347 283	3.87
PINEBRIDGE INVESTMENTS	USD	695 664	0.32
PVE EUROPEAN DISTRESSED FUND - 1	EUR	9 732 733	4.51
PVE EUROPEAN DISTRESSED FUND - 3	EUR	10 000 000	4.63
RIVERROCK EUROPEAN CAPITAL MASTER FUND PUBLIC LTD COMPANY	EUR	2 477 653	1.15
SATOR PRIVATE EQUITY FUND	EUR	4 007 664	1.86
SILVER CREEK LOW VOL CONTINUATION FUND CAYMAN LP - AR	USD	1 546 208	0.72
SILVER CREEK LOW VOL FUND CAYMAN LP SIDE POCKET	USD	9 872	0.00
SILVER CREEK LOW VOL FUND CAYMAN LP SIDE POCKET - A	USD	99 133	0.05
SILVER CREEK LOW VOL FUND CAYMAN LP SIDE POCKET - B	USD	11 150	0.01
SILVER CREEK LOW VOL FUND CAYMAN LP SIDE POCKET - C	USD	144 365	0.07
SINERGIA II FUND	EUR	7 685 158	3.56
Total Open-ended Investment Funds		189 427 989	87.78
Total Investment Funds		189 427 989	87.78
Total Investments		189 427 989	87.78
Cash at banks		21 573 899	10.00
Other net assets		4 798 090	2.22
Total net assets		215 799 978	100.00

The accompanying notes form an integral part of these financial statements.

EFFEPILUX ALTERNATIVE - Alternativo

Classification of Investments

Economic classification	%
Investment Fund	87.78
	87.78

Geographical classification	%
Cayman Islands	21.61
United States of America	21.38
Ireland	12.21
Italy	10.52
Luxembourg	9.97
France	5.86
Jersey	2.36
Switzerland	2.18
British Virgin Islands	1.06
United Kingdom	0.63
	87.78

EFFEPILUX ALTERNATIVE - R.E.

Schedule of Investments

Description	Quotation Currency	Market value EUR	% of net assets
Transferable securities and money market instruments admitted to an official exchange listing or dealt in on another regulated market			
Shares			
BELLEMEAD-PARTNERS GROUP ACCESS 551 LP	USD	1 986 166	1.08
PROJECT AVENTINE	USD	3 661 075	2.00
PROJECT BRIDGE USD PRIVATE EQUITY 494	USD	1 188 999	0.65
PROJECT RESIDENCES RITZ CARLTON	USD	-	0.00
Total Shares		6 836 240	3.73
Total Transferable securities and money market instruments admitted to an official exchange listing or dealt in on another regulated market		6 836 240	3.73
Investment Funds			
Open-ended Investment Funds			
ALTIS REAL ESTATE EQUITY PGA 561	AUD	376 376	0.20
BLACKSTONE REAL ESTATE PARTNERS VII USD	USD	10 913 003	5.96
CYPRESS ACQUISITION PARTNERS 559	USD	7 538 838	4.11
EUROHIND HIGH INCOME FUND 489	EUR	361 838	0.19
EUROPEAN PROPERTY INV SPECIAL OPPS PGA 487	EUR	3 768 561	2.05
FENCHURCH STREET PGA 700	GBP	5 411 562	2.95
FUTURUM PGA 736	NOK	8 428 283	4.60
GATEWAY REAL ESTATE FUND V	USD	1 315 857	0.72
NORMANDY REAL ESTATE III S 27	USD	2 226 293	1.21
NORMANDY REAL ESTATE III	USD	4 202 476	2.29
PARTNERS GROUP ACCESS 548 LP	NOK	7 142 277	3.89
PARTNERS GROUP ACCESS 641 LP	GBP	7 284 670	3.97
PARTNERS GROUP ACCESS 643 LP	GBP	-	0.00
PGA 634	EUR	2 991 496	1.63
PGA 635	EUR	6 113 377	3.33
PGA 687	EUR	6 451 055	3.52
PROJECT ACTA PGA 634	EUR	8 790 136	4.79
PROJECT LLOYD CENTER PGA 603	USD	140 319	0.08
PROJECT SOPRANOS PGA 737	EUR	15 022 836	8.20
PROJECT 200 NORTH MICHIGAN PGA S26	USD	2 736 234	1.49
PROJECT 200 NORTH MICHIGAN PGA 602	USD	3 116 439	1.70
SEB ASIAN PROPERTY II	EUR	17 964 131	9.80
SULLIVAN DEBT FUND	USD	8 264 272	4.51
SULLIVAN DEBT FUND PGA 567	USD	7 779 085	4.24
WM INDUSTRIAL PORTFOLIO 1	USD	6 014 854	3.28
Total Open-ended Investment Funds		144 354 268	78.71
Total Investment Funds		144 354 268	78.71
Total Investments		151 190 508	82.44
Cash at banks		31 125 911	16.97
Other net assets		1 086 757	0.59
Total net assets		183 403 176	100.00

The accompanying notes form an integral part of these financial statements.

EFFEPILUX ALTERNATIVE - R.E.

Classification of Investments

Economic classification	%
Investment Fund	78.71
Alternative Energy	2.00
Financial Services	1.73
	82.44

Geographical classification	%
United States of America	38.45
United Kingdom	24.69
Luxembourg	14.79
Ireland	4.51
	82.44

EFFEPILUX ALTERNATIVE - Private Debt (launched on March 27, 2017)

Schedule of Investments

Description	Quotation Currency	Market value EUR	% of net assets
Investment Funds			
Open-ended Investment Funds			
AVIVA INVESTORS MONETAIRE - E	EUR	9 977 705	8.76
BLACKROCK EUROPEAN MIDDLE MARKET PRIVATE DEBT - I	EUR	12 611 222	11.07
BLUE BAY SENIRO LOAN FUND	EUR	3 670 780	3.22
CLAREANT EUROPEAN LOAN FUND II - G	EUR	32 794 269	28.79
INVESCO ZODIAC FUNDS INVESCO EUROPEAN SENIOR LOAN - H	EUR	32 836 085	28.84
INVESCO ZODIAC FUNDS-INVESCO US SENIOR LOAN FUND - BH	EUR	18 194 980	15.97
TIKEHAU INVESTMENT II	EUR	387 865	0.34
Total Open-ended Investment Funds		110 472 906	96.99
Total Investment Funds		110 472 906	96.99
Total Investments		110 472 906	96.99
Cash at banks		3 468 641	3.05
Other net assets		(41 072)	(0.04)
Total net assets		113 900 475	100.00

EFFEPILUX ALTERNATIVE - Private Debt (launched on March 27, 2017)

Classification of Investments

Economic classification	%
Investment Fund	96.99
	96.99

Geographical classification	%
Luxembourg	76.82
United States of America	11.41
France	8.76
	96.99

Notes to the financial statements

1 - General

The investment objective of the EFFEPILUX ALTERNATIVE - Alternativo Sub-Fund is to obtain an uncorrelated return from the main financial markets (equities and bonds), with the growth of the invested capital in the long term.

The investment objective of the EFFEPILUX ALTERNATIVE - R.E. is to invest mainly in core plus, value added and opportunistic real estate assets and strategies and will not be subject to any sector limitation.

The investment objective of the EFFEPILUX ALTERNATIVE - Private Debt⁽¹⁾ is to invest indirectly in debt assets and strategies mainly through investment funds.

Based on the self assessment on the status of EFFEPILUX ALTERNATIVE, the Company has been recorded by the CSSF as not qualifying as alternative investment fund within the meaning of article 1 paragraph 39 of the AIFM Law.

The Sub-Fund EFFEPILUX ALTERNATIVE - Private Debt has been launched on March 27, 2017.

2 - Significant accounting policies

2.1 Presentation of financial statements

The financial statements are presented in accordance with legal and regulatory requirements and generally accepted accounting principles in Luxembourg, relating to undertakings for collective investment.

The valuation of the portfolio securities of the Sub-Funds EFFEPILUX ALTERNATIVE - Alternativo, EFFEPILUX ALTERNATIVE - R.E. and EFFEPILUX ALTERNATIVE - Private Debt⁽¹⁾ is based upon available information, documentation and reporting at the Calculation Date, that is three business days after the valuation date, in compliance with the Private Placement Memorandum. As the process for the preparation of the financial statements of the Company takes place subsequently to this date, it is possible new and updated information may become available that indicates such valuations might be lower or higher. For this reason, the Net Asset Value shown in these Financial Statements may differ from the Net Asset Value at the Calculation Date. These differences have been reflected in the Net Asset Value Statements issued for subsequent Valuation Dates.

2.2 Valuation of investment in securities

2.2.1 The value of any securities, money market instruments and derivative instruments is determined on the basis of the last available price on the stock exchange or any other regulated market on which these securities, money market instruments or derivative instruments are traded or admitted for trading unless otherwise mentioned in the Prospectus. Where such securities, money market instruments or derivative instruments are quoted or dealt in one or by more than one stock exchange or any other regulated market, the Board of Directors makes regulations for the order of priority in which stock exchanges or other Regulated Markets are used for the provision of prices of securities, assets or derivative instruments.

2.2.2 If a security, money market instrument or derivative instrument is not traded or admitted on any official stock exchange or any regulated market, or in the case of securities, money market instruments and derivative instruments so traded or admitted, the last available price of which does not reflect their true value, the Board of Directors requires to proceed on the basis of their expected sales price, which shall be valued with prudence and in good faith.

2.2.3 Swaps contracts are valued at the market value fixed in good faith by the Board of Directors and according to generally accepted valuation rules. Asset based swap contracts are valued by reference to the market value of the underlying assets. Cash flow based swap contracts are valued by reference to the net present value of the underlying future cash flows.

2.2.4 Each share or unit in an open-ended investment fund are valued at the last available net asset value (or bid price for dual priced investment funds) whether estimated or final, which is computed for such unit or shares on the same calculation day, failing which, it shall be the last net asset value (or bid price for dual priced investment funds) computed prior to the calculation day on which the Net Asset Value of the shares in the SICAV is determined.

2.2.5 In respect of shares or units of an investment fund held by the SICAV, for which issues and redemptions are restricted and a secondary market trading is effected between dealers who, as main market makers, offer prices in response to market conditions, the Board of Directors may decide to value such shares or units in line with the prices so established.

⁽¹⁾ The Sub-Fund has been launched on March 27, 2017.

Notes to the financial statements (continued)

2.2.6 If, since the day on which the latest net asset value was calculated, events have occurred which may have resulted in a material change of the net asset value of shares or units in other investment funds held by the SICAV-SIF, the value of such shares or units may be adjusted in order to reflect, in the reasonable opinion of the Directors, such change of value.

2.2.7 The value of any security which is dealt principally on a market made among professional dealers and institutional investors shall be determined by reference to the last available price.

2.2.8 Direct investment in real estate property will be valued on basis of the latest valuation made by independent valuers or on the basis of the transactions price.

If any of the aforesaid valuation principles do not reflect the valuation method commonly used in specific markets or if any such valuation principles do not seem accurate for the purpose of determining the value of the Company's assets, the Directors may fix different valuation principles in good faith and in accordance with generally accepted valuation principles and procedures.

2.2.9 The value of any cash in hand or on deposit, bills and demand notes and accounts receivable, prepaid expenses, cash dividends and interest declared or accrued as aforesaid and not yet received shall be deemed to be the full amount thereof, unless in any case the same is unlikely to be paid or received in full, in which case the value thereof shall be arrived at after making such discount as the Company may consider appropriate in such case to reflect the true value thereof.

2.3 Net realised gains or losses resulting from investments

The realised gain or loss resulting from the sales of investments is calculated on the basis of average cost of the investment sold.

2.4 Foreign exchange translation

The accounts are maintained in euro ("EUR") and the financial statements are expressed in that currency.

Cost of investment securities in currencies other than the EUR is translated in EUR at the exchange rates prevailing on the date of purchase.

Income or expenses expressed in currencies other than the EUR are converted at exchange rates ruling at the transaction date.

Assets and liabilities expressed in other currencies than the EUR are converted using the relevant spot rate quoted by a bank or other responsible financial institution. The realised or net unrealised gains or losses on foreign exchange are recognised in the Statement of Operations and Changes in Net Assets in determining the increase or decrease in net assets.

2.5 Income and distributions

This caption includes any distribution received from the underlying investments fund if executed without cancellation of shares or units held in the investments.

Dividends are credited to income on the date upon which the relevant securities are first listed as "exdividend".

Interest income is accrued on a daily basis.

2.6 Formation expenses

Formation expenses are amortised over a maximum period of five years.

2.7 Forward foreign exchange contracts

Forward foreign exchange contracts are valued at the forward rate applicable at the Statement of Net Assets date for the remaining period until maturity. Unrealised gains or losses resulting from outstanding forward foreign exchange contracts, if any, are recorded in the Statement of Net Assets.

2.8 Combined financial statements

The combined Statement of Net Assets and the combined Statement of Operations and Changes in Net Assets represent the total of the Statements of Net Assets and Statements of Operations and Changes in Net Assets of the individual Sub-Funds.

Notes to the financial statements (continued)

3 - Sub-investments Management fees, investments advisory fees, transactions fees, Performance fee and other expenses

The Company will pay out of the assets of the relevant Sub-Fund all expenses payable by the Company which shall include but not be limited to the fees payable to the Sub-Investment Managers including performance fees.

• Sub-Fund EFFEPILUX ALTERNATIVE - Alternativo:

In its capacity as Sub-Investment Manager of the Sub-Fund EFFEPILUX ALTERNATIVE - Alternativo, Edmond de Rothschild Asset Management (France) is entitled to receive fees, payable at the end of each calendar quarter, which will depend on assets under management and will amount to not more than 1% per annum of the average NAV of the relevant Sub-Fund pursuant to an agreement with the Company.

In its capacity as Investment Adviser of the Sub-Fund EFFEPILUX ALTERNATIVE - Alternativo, Cambridge Associates Limited is entitled to receive an Investment Advisory fee out of the assets of the Sub-Fund and as specified in the Investment Advisory Agreement.

The fee is calculated with a fixed fee of Eur 131.250 per year or a variable fee depending on the year of each investment held in the portfolio.

• Sub-Fund EFFEPILUX ALTERNATIVE - R.E.:

In its capacity as Sub-Investment Manager of the Sub-Fund EFFEPILUX ALTERNATIVE - R.E., Partners Group AG will be entitled to receive the fees described below (together the "Sub Investment Management Fees") and to the reimbursement of its reasonable out of pocket expenses and disbursements.

Sub-Investment Management Fee: payable at the beginning of each quarter, and calculated, in respect of each Real Estate Investment, on the basis of the applicable Reference Commitment and percentage rates (which in each case shall be reduced annually by 10% of the rate prevailing immediately prior to such reduction, starting from the 1st of January of the year following the fifth anniversary of the relevant Transaction Date) indicated below:

Tranche I and Tranche II:

- Primary Financial Real Estate Investments: 0.1750% per quarter on the transaction value,
- Secondary Financial Real Estate Investments: 0.3125% per quarter on the transaction value,
- Direct Real Estate Investments: 0.3750% per quarter on the transaction value.

Mandate Management Fee: calculated on the basis of the Mandate Amount, outstanding from time to time and payable at the beginning of each quarter.

Tranche I and Tranche II : 0.0125% per quarter

For the sole purposes of calculation of the Mandate Management Fee, the Mandate Amount may not be less than the sum of the Reference Commitments outstanding from time to time.

The Mandate Management Fee are recorded in the Statement of Operations and Changes in Net Assets under the caption "Investment advisory fees".

Transaction Fee: 0.0125% per quarter on the transaction value, payable at the beginning of each quarter, and calculated, in respect of each Real Estate Investment, on each relevant Reference Commitment.

Such fees are recorded in the Statement of Operations and Changes in Net Assets under the caption "Interest and bank charges".

Performance Fee: with respect to the Real Estate Investments committed to from the date of the Effepilux Alternative - R.E. Sub-Investment Management Agreement up to December 31, 2015 and thereafter, in any single calendar year, once the Sub-Fund has received cumulative distributions equal to the cumulative Real Estate Investment drawdowns and a rate of return of 8% per annum calculated on the cumulative Real Estate Investment drawdowns, compounded annually (the "Preferred Return"), Partners Group AG shall be entitled to receive an amount equal to 10% of the Preferred Return.

Thereafter, out of the balance of the additional monies distributed by the Real Estate Investments (the "Incremental Amount"), 90% shall remain in the Sub-Fund, while the remaining 10% shall be paid to Partners Group AG.

No Performance Fee was accrued during the year 2017 in the Sub-Fund EFFEPILUX ALTERNATIVE - R.E.

Other expenses: out of commitment fees levied by the underlying investments to finance their operations.

• Sub-Fund EFFEPILUX ALTERNATIVE - Private Debt:

A Management Company Fee of up to 0.04% per annum of the net assets of each Sub-Fund will be paid to the Management Company by the Company on a quarterly basis as set out in the Management Company Agreement.

Notes to the financial statements (continued)**4 - Depositary and Paying Agent, Administrative Corporate and Domiciliary Agent, Registrar Agent fees**

The Depositary and Paying Agent is entitled to receive out of the assets of each Sub-Fund fees calculated in accordance with customary banking practice in Luxembourg and payable quarterly in arrears. In addition, the Custodian is entitled to be reimbursed by the Company for its reasonable out-of-pocket expenses and disbursements and for the charges of any correspondents.

The Administrative, Corporate and Domiciliary Agent is entitled to receive out of the assets of each Sub-Fund a fee in compliance with Luxembourg business practice and payable quarterly in arrears. In addition, the Administrative, Corporate and Domiciliary Agent is entitled to be reimbursed by the Company for its reasonable out-of-pocket expenses.

The Registrar Agent is entitled to receive out of the assets of each Sub-Fund a fee in compliance with Luxembourg business practice and payable quarterly in arrears. In addition, the Registrar Agent is entitled to be reimbursed by the Company for its reasonable out-of-pocket expenses.

5 - Taxation

The Company is not subject to any taxes in Luxembourg on income or capital gains. The Company is subject to a fixed registration duty on capital of EUR 1 250 at the time of its incorporation. Pursuant to Article 68 of the modified Law of February 13, 2007, the Company is subject in Luxembourg to the *taxe d'abonnement* at a rate of 0,01%.

Interest and dividend income received by the Company may be subject to non-recoverable withholding tax in the countries of origin. The Company may further be subject to tax on the realised or unrealised capital appreciation of its assets in the countries of origin.

6 - Forward foreign exchange contracts

As at December 31, 2017, the Company holds the following open forward foreign exchange contracts:

EFFEPILUX ALTERNATIVE - Alternativo

Purchase		Sale		Maturity date	Unrealised appreciation/depreciation EUR
EUR	53 279 780	USD	63 010 000	18-Jan-18	863 081
					863 081

The counterparty of the forward foreign exchange contracts is BANQUE PRIVEE EDMOND DE ROTHSCHILD S.A..

7 - Exchange rates

The following exchange rates have been used for the preparation of these financial statements:

1 EUR =	1.53525	AUD	1 EUR =	0.88765	GBP
1 EUR =	9.82175	NOK	1 EUR =	1.20080	USD

8 - Capital Commitments and Contributions

As at December 31, 2017, the Sub-Fund EFFEPILUX ALTERNATIVE - Alternativo had entered into the following capital commitments and made the following capital contributions:

Notes to the financial statements (continued)

		Total Capital Commitments	Capital Contributions
ARDIAN LBO FUND VI A	EUR	10 000 000	3 934 000
ENERGHEI - A	EUR	5 000 000	5 000 000
MICROFINANZA	EUR	5 000 000	4 130 748
OPTIMUM EVOLUTION SIF PROP II	EUR	3 000 000	3 000 000
PALLMALL TECHNOLOGY VENTURES V	EUR	5 000 000	5 000 000
PALLMALL TECHNOLOGY VENTURES VII	EUR	2 000 000	2 000 000
PANTHEON EUROPEAN FUND IV LIMITED	EUR	5 000 000	4 685 000
PERENNIUS GLOBAL VALUE 2008	EUR	10 000 000	8 545 104
PERENNIUS GLOBAL VALUE 2010	EUR	10 000 000	8 588 607
PVE EUROPEAN DISTRESSED FUND 3	EUR	10 000 000	10 000 000
RIVERROCK EUROPEAN CAPITAL MASTER FUND PUBLIC LTD COMPANY	EUR	3 000 000	2 874 226
SATOR PRIVATE EQUITY FUND	EUR	10 000 000	8 247 764
SINERGIA II FUND	EUR	15 000 000	9 288 162
TOTAL in EUR		93 000 000	75 293 611
CENTERBRIDGE CAP PART III LP	USD	5 000 000	2 102 061
FRAZIER HEALTHCARE GROWTH BUYOUT FUND VIII LP	USD	10 000 000	4 895 000
HINES INTERNATIONAL REAL ESTATE FUND	USD	544 310	134 142
HORSLEY BRIDGE XI VENTURE LP	USD	15 000 000	6 042 000
HORSLEY BRIDGE XII VENTURE LP	USD	15 000 000	609 000
INVESCO PRIVATE CAPITAL	USD	10 000 000	7 582 565
JPM INDIA PROPRTY	USD	5 394 000	5 075 945
PANTHEON USA FUND - VI LTD	USD	5 100 000	4 816 950
PERENNIUS ASIA PACIFIC	USD	7 000 000	6 201 411
PINEBRIDGE INVESTMENTS	USD	11 300 000	10 265 058
TOTAL in USD		84 338 310	47 724 132

As at December 31, 2017, the Sub-Fund EFFEPILUX ALTERNATIVE - R.E. had entered into the following capital commitments and made the following capital contributions:

		Total Capital Commitments	Capital Contributions
ALTIS REAL ESTATE EQUITY PARTNERSHIP VINTAGE 2 PGA 561	AUD	3 800 000	3 336 209
TOTAL in AUD		3 800 000	3 336 209
EUR PROPERTY INVS SPECIAL OPPS III, L.P PGA 487	EUR	5 000 000	3 926 111
EUROPEAN HIND INCOME FUND ONE C.V PGA 489	EUR	6 151 843	6 151 843
PGA 634	EUR	2 128 579	2 128 579
PGA 635	EUR	9 500 000	9 262 500
PGA 687	EUR	11 011 036	9 322 574
PGA 843	EUR	7 040 842	7 040 842
PROJECT SOPRANOS 737	EUR	12 960 482	10 757 565
SEB ASIAN PROPERTY II	EUR	20 000 000	19 994 894
TOTAL in EUR		73 792 782	68 584 908
COLOMBUS UK REAL ESTATE FUND II, L.P. PGA 643	GBP	10 000 000	8 585 859
INFRARED ACTIVE REAL ESTATE FUND III PGA 641	GBP	10 000 000	6 502 906
FENCHURCH STREET 700	GBP	13 400 709	7 235 250
TOTAL in GBP		33 400 709	22 324 015

Notes to the financial statements (continued)

FUTURUM PGA 736	NOK	84 919 930	84 919 930
SEKTOR SHOPPING 548	NOK	50 506 886	49 858 826
TOTAL in NOK		135 426 816	134 778 756
AVENTINE LLC / SHARES PGA 498	USD	3 967 622	3 967 622
BELLEMEAD / EQUITY PGA 551	USD	1 880 400	1 880 400
BLACKSTONE REAL ESTATE PARTNERS VII, L.P. PGA 439	USD	15 000 000	12 793 863
CYPRESS ACQUISITION PARTNERS RETAIL FUND, L.P. PGA 559	USD	10 000 000	9 072 233
GATEWAY REAL ESTATE FUND V LP	USD	9 000 000	1 712 844
LLOYD CENTER PGA 603	USD	4 575 196	4 575 150
NORMANDY REAL ESTATE FUND III, L.P. S22	USD	9 381 187	7 560 536
NORMANDY REAL ESTATE FUND III, L.P. S27	USD	5 000 000	4 029 626
PROJECT 200 NORTH MICHIGAN PGA S26	USD	3 532 470	3 359 064
PROJECT 200 NORTH MICHIGAN 602	USD	4 023 615	3 826 091
PROJECT BRIDGE US PRIVATE EQUITY PGA 494	USD	4 158 047	3 850 235
SULLIVAN DEBT FUND L.P. PGA 556	USD	8 000 000	7 997 889
SULLIVAN DEBT FUND L.P. PGA 567	USD	7 500 000	7 497 988
WM INDUSTRIAL / COMMON EQUITY PG SERIES 28	USD	6 432 205	6 155 792
TOTAL in USD		92 450 742	78 279 333

December 31, 2017, the Sub-Fund EFFEPILUX ALTERNATIVE - Private Debt(1) had entered into the following capital commitments and made the following capital contributions:

		Total Capital Commitments	Capital Contributions
BLACKROCK EMMPD FUND I SCSP	EUR	30 000 000	12 616 777
BLUEBAY SENIOR LOAN FUND I SLP	EUR	30 000 000	3 804 803
TIKEHAU INVESTMENT II SICAV SIF	EUR	30 000 000	300 000
TOTAL in EUR		90 000 000	16 721 580

9 - Transactions with related parties

The Sub-Fund Effepilux Alternative - R.E. invests in a variety of vehicles underwritten by Partners Group AG, the sub-investment manager selected to manage the Portfolio of the Sub-Fund. The portfolio selections are reviewed by the Board of Directors of Company to ensure full compliance with the strategic direction of the portfolio as presented in the prospectus.

10 - Subsequent event

During the first two quarters of 2018 the Fund, and in particular the "Alternativo" and "Real Estate" sub-funds, received some redemptions orders following a reallocation process among alternative strategies of the investor. In particular, the process involved the gradual disinvestment from hedge fund strategies.

⁽¹⁾ The Sub-Fund has been launched on March 27, 2017.

EFFEPILUX ALTERNATIVE

Annual report including the audited financial statements