As of 31 March 2011

Q1 2011

BPT Arista S.A. SICAV-SIF Quarterly Fund Report

Kuhni Park Retail Centre, Moscow

- **NAV increases by 5% to EUR 61.35 per share**
- **All buildings are fully let and occupancy level satisfactory**
- **The fund is now cash-flow neutral**

COMMENTARY

BPT Arista is a direct real estate fund covering commercial real estate in Russia, primarily focusing on Moscow and St. Petersburg. The fund is targeting institutional investors and should be regarded a medium-term investment product.

ACTIVITIES OVER THE QUARTER

Overall NAV of BPT Arista increased to EUR 61.35 at the end of March 2011 versus 58.22 at year end 2010, an increase of 5%. The change is contributed through a combination of better operating results compared to 2010 and an appreciation of the Ruble.

The occupancy at fund level is now satisfactory since all three buildings are fully let and tenants are again paying in line with current agreements. The average direct property yield calculated in Euro grew from 7.7% in 2010 to 8.3% in Q1 2011 and it is expected to grow further in the coming months.

Global City continues a very solid performance with a net yield of above 13%, and is reporting higher turnover figures than last year and tenants are satisfied. Furthermore, the board has approved that the central electrical switches of the centre can be replaced since they were becoming outdated and the air-condition system has also been recently updated in order to have a satisfactory shopping environment, if Moscow should again, as in 2010, be faced with an extremely hot summer.

Two out of three floors in KuhniPark are now generating the expected income and the remaining floor, which is also rented out, will have a positive income contribution starting as of June.

Country Park has as of last quarter, basically no vacancy and reported a net operating yield of 7 % which is unchanged compared to last quarter, but below our initial expectations. Our focus in the coming months, is to see how our operating expenses can be reduced while

Fund Performance	
NAV per share	EUR 61.35
Latest dividend per share	n/a
Total fund return since inception	-39.1%
Return since inception annualised	-11.0%

Portfolio	
Number of properties	3
Average gross property value	EUR 36.4m
Occupancy ratio (quarter average)	88.9%

Fund facts	
Fund inception (as of the first NAV)	October 2005
Expected exit	2016
Status	Closed-end, open for investments
Target share capital	EUR 400m
Total share capital	EUR 72.9m
Net asset value (total equity)	EUR 43.1m
Planned Investment capacity	EUR 1,000 m
Gross property value	EUR 109.2m
Gross asset value (GAV)	EUR 120.0m
Total cash and cash equivalents	EUR 7.2m
Loans	EUR 67.5m
Loan to value	61.8%
Interest coverage	163.2%

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Total Fund Return

Total fund return is calculated as NAV-to-NAV taking into account distributed dividend and net capital invested for the year

Net initial yield (NIY) p.a. and direct property yield (DPY) p.a.

NIY (light blue) is calculated as the net operating income divided by gross property value annualized. DPY (dark green) is calculated as the net operating income divided by the acquisition costs annualized.

maintaining a high tenant satisfaction. We have despite numerous efforts and meetings not been able to find a solution with the current owner of the 12th floor, which would permit us to acquire it.

Overall the net rental income in Q1 came in at EUR 2.9m in line with our budget, and operating expenses were slightly above the budget reflecting the cost associated to an unusually cold winter. Net profit year to date in March is EUR 147,000 versus a budgeted net profit of EUR 347,000. This negative deviation is primarily caused by a non-realized USD currency loss of EUR 150,000. The fund generated a positive operating cash flow of EUR 970,000 over the quarter, and the fund is now cash-flow neutral, including re-payments of loans and payment of corporate taxes.

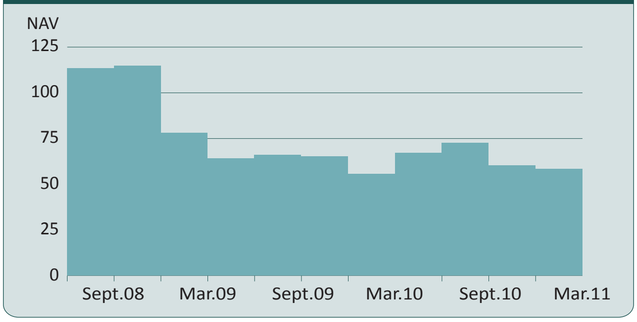
We are currently re-negotiating the loan structure of the fund which should in the medium-term have a positive income and cash-flow impact.

MARKET OUTLOOK

The overall Moscow market situation continues to stabilize both in the office and retail sector, as also experienced during 2010. Vacancies in well located retail locations and shopping centers continue to be in the range of 2-3% de-facto only reflecting the natural turnover of tenants. Presently, local and international retailers are again expanding since increasing consumer confidence has a positive impact on the general market sentiment and customer turnover.

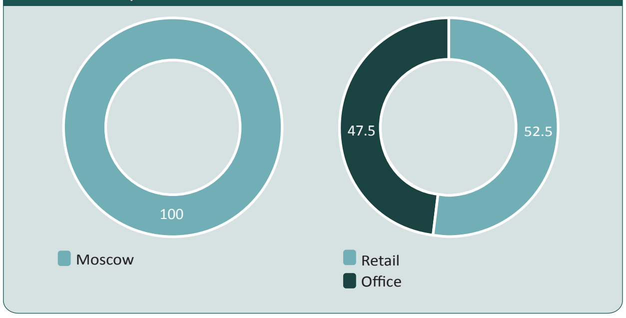
Vacancy in the office segment has improved from an all time high at approx. 22% in early 2009 to the current level of 14.8% (Cushman & Wakefield April report). The flow of new office buildings in Moscow remains rather limited, while the average monthly demand for new office space is in the range of 90-120,000 sqm. However, any rental price increases can first be expected once the current stock of semi-finished office buildings, which is a leftover from the rampant construction boom in 2008 and 2009, is completed. Most market observers do not expect this to happen before year 2014.

Development in NAV per share



Development in NAV (light blue) is excluding reinvested dividends. Historical dividends (none so far) will be shown at the time they are deducted from the NAV per share.

Allocation in percent



Allocation is calculated based on gross property value.

Top 3 holdings

Country Park	Office	Moscow
Global City	Retail	Moscow
KuhniPark	Retail	Moscow
Weight of total gross property value		100%

Top 3 holdings are based on gross property values.

Fees

Subscription fee	4% ecluding VAT
Management fee	1.25% - 1.70% of the total year-end GAV
Acquisition fee	0.3% of the property acquisition value
Success fee	20% in excess of RoE hurdle of 11% p.a