



Fund Summary

TFI-EU Property Income Fund (the “Fund”) was launched in 2017 as a Euro denominated, closed-end Cayman Islands exempted limited liability company. The purpose of the fund is to invest in income-producing real estate investments in the Euro Zone countries on a Shariah-compliant basis. The fund currently holds a portfolio of four assets (3 in Germany and 1 in France).

Returns Summary

- Utilizing the returns from its 4 assets, the Fund has paid its 4th Dividends for Q3 2018 at annualized rate of 6.70% on the Subscription Amounts paid by the investors which is in line with the target returns.
- All the acquired assets are performing as per business plan. The next dividends are targeted to be paid in January 2019.

Investment

- Although the Fund expiry date has just lapsed (September 2018), the Fund is considering another attractive asset in Hanover with good yield and which will enhance the overall portfolio and projected yield distribution. The asset is under review and due diligence phase. The acquisition of this asset will further enhance the value of the existing portfolio.

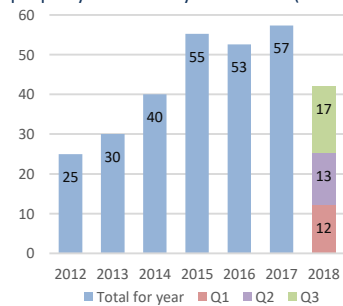
Dividend payments	Date of Dividends	Total Capital (EUR)	Dividend Amount (EUR)	Annualized Dividend yield
1 st Dividend	Q3 2017	14,437,600	374,908	6.00%
2 nd Dividend	Q4 2017	20,137,600	256,057	6.50%
3 rd Dividend	Q1 2018	24,137,600	433,550	6.75%
4 th Dividend	Q2 2018	30,137,600	507,179	6.75%
5 th Dividend	Q3 2018	30,137,600	508,954	6.70%

Real Estate Market Outlook 2018

Germany market in Q3 2018

- The transaction volume on the German commercial real estate market increased 8% year-on-year to €42 billion in the first nine months of 2018.
- Offices continue to be responsible for the highest transaction volume accounting for around 45%.
- The prime yield averaged across all seven strongholds narrowed slightly to 3.20% compared to the previous quarter 3.24%.

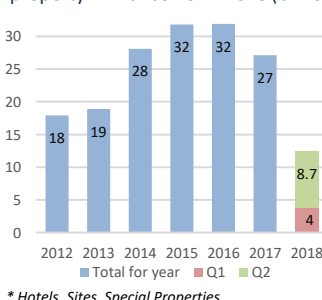
Transaction volume of commercial property in Germany 2012-2018 (bn. €)



France market in H1 2018

- With € 12.5bn invested in France commercial real estate in H1 2018, the French investment market was up 27%.
- Offices are still investors' favorite asset category: in H1 they accounted for 68% of investment.
- Prime yields have stabilized at record low levels but still continues to offer an advantage compared to bond yields at 2.35%.

Transaction volume of commercial property in France 2012-2018 (bn. €)



Fund* Summary

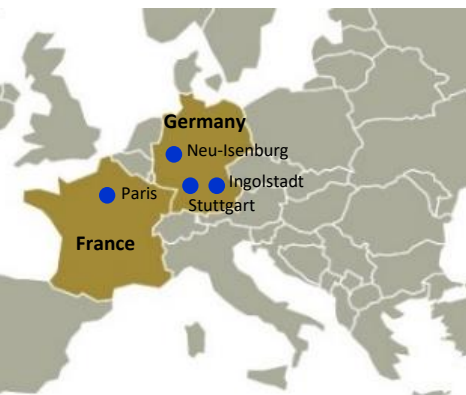
Sponsor and Investment Manager	The First Investor QSCC (“TFI”)
Asset and Property Manager	Inovalis SA (“Inovalis”)
Total Investment	€30.1 million
Investment Period	3 years (1+1 extension period) – from closing date
Target Returns**	6% - 7% p. a. - quarterly dividends (“Target Yield”) 8-10% - investor IRR
Loan to Value	Up to 70% LTV

* Neither the Cayman Islands Monetary Authority nor any federal or state agency has made any finding or determination as to the fairness for any investment in the Fund, nor has made any recommendation or endorsement of any investment in the Fund. Investment in the Fund involves a high degree of risk, lack of liquidity and transferability and is subject to the restrictions set out in the Offering or Principal Documents and the Information Memorandum and no investments compensation system is available for any investment in the Fund.

** Target returns are based on informed assumptions although no guarantee is given by the Manager to achieve such returns. Therefore, the investor is advised to consider the risks factors as set out in the Information Memorandum.

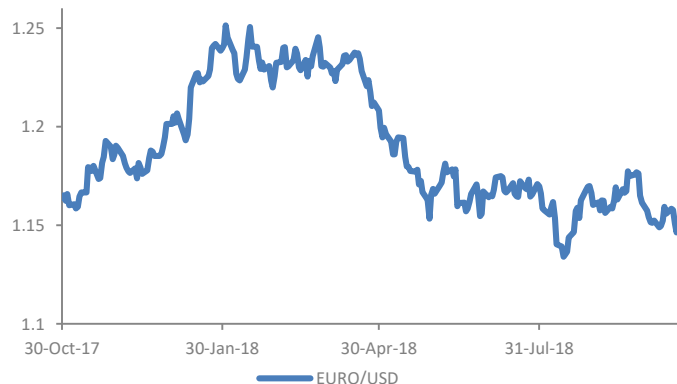
Fund Portfolio

Following the launch of the Fund in January 2017, we have secured a high-quality portfolio of four assets.



Euro-to-Dollar Rate

During the last year the Euro has raised against the Dollar to 1.25 and then came back almost to the same level as one year ago around 1.15.





TFI EU Property Income Fund

Progress Report – Q3 2018

Fund Portfolio



Location: Germany, Stuttgart
Sector: Office
Size: 22,560 sq.m
Construction Year: 1994 (refurbished 2014)
Acquisition Date : June 2017
Total Transaction Costs: €40.5 million
Fund Invested amount: €9.1 million
Leverage at acquisition: 64.51%
Target Yield: 6% - 7% p. a
Key Tenants: Daimler AG
Occupancy: 96.3%
WALT* at acquisition: 7 years

Location: France, Paris
Sector: Office
Size: 13,307 sq.m
Construction Year: 1992
Acquisition Date : September 2017
Total Transaction Costs: €27.3 million
Fund Invested amount: €6.0 million
Leverage at acquisition: 63.15%
Target Yield: 6% - 7% p. a
Key Tenants: Solabia, SAS Papyrus Group
Occupancy: 97.35%
WALT at acquisition: 6.63 years

Location: Germany, Neu-Isenburg
Sector: Office
Size: 12,554 sq.m
Construction Year: 2013
Acquisition Date: December 2017
Total Transaction Costs: €40.1 million
Fund Invested Amount: €9 million
Leverage at acquisition: 59.33%
Target Yield: 6% - 7% p. a
Key Tenants: Arrow Central Europe
Occupancy: 100%
WALT at acquisition: 5.25 years

Location: Germany, Ingolstadt Kosching
Sector: Office
Size: 9,858 sq.m
Construction Year: 2017
Acquisition Date: February 2018
Total Transaction Costs: €26.0 million
Fund Invested Amount: €5.8 million
Leverage at acquisition: 57.31%
Target Yield: 6% - 7% p. a
Key Tenants: TKI Automotive
Occupancy: 100%
WALT at acquisition: 10 years

* WALT - weighted average lease expiry

Contact Information	Houssam Kharbotli (+974) 4459 6148 kharbotli@tfi.com.qa	Anuj Mittal (+974) 4459 6197 amittal@tfi.com.qa
----------------------------	---	---

IMPORTANT NOTICE

The Fund is not governed by the laws of the state of Qatar and it is not regulated by the Qatar Central Bank and it is not subject to the overview of any local authorities or regulated under law number 25 of 2002 (Investment Funds Law) of the state of Qatar. Prospective investors must review and understand the risks associated with such an investment in the Fund. The fund is unregulated, where the risks may be higher than a regulated fund depending on the nature of the fund, market conditions and fluctuations of value of investments. Therefore, the information, opinions, data, and all sort of analysis and statements contained in this report have been obtained from research materials available in the public domain and also research reports from other sources believed to be reliable although the Fund Manager does not take any responsibility to the accuracy or timeliness of such information. The information provided herein either expressly or implied are solely should be treated for informational purposes and not for solicitation of an offer by the First Investor to buy/sell this or any securities whatever they may be. The First Investor QSCC does not warrant the information or services provided herein, either expressly or impliedly, for any particular purpose and expressly disclaims any implied warranties, including but not limited to, warranties of title, non-infringement, merchantability or fitness for a particular purpose. The First Investor QSCC is not nor will not be responsible for any loss or damage that could result from interception by third parties of any information mentioned in this report. In no event will The First Investor QSCC nor any of its directors, officers or employees or any such parties be liable, whether in contract or tort, for any direct, special, indirect, consequential or incidental damages or any other damages of any kind even if The First Investor QSCC or any other such party has been advised of the possibility thereof. Unless otherwise specified, this report is for your personal and non-commercial use only, you may print, copy and use any information or portion of this report for your personal use only. You, the recipient or the user may not modify, copy, distribute, transmit, display, perform, reproduce, publish, license, frame, create derivative works from, transfer, sell, profit or otherwise use in any other way for commercial or public purposes in whole or in part any information, products or services obtained from this report, except for the purposes expressly provided herein, without The First Investor QSCC prior written approval. For the avoidance of doubt, Barwa Bank and its subsidiary, The First Investor and its subseries or officers/managers do not assume any responsibility or obligation to the Fund or to its investors.