AVI GLOBAL SPECIAL SITUATIONS

Asset Value Investors

AGSS

This is a marketing communication.
Please refer to the Prospectus and the Key Investor Information Document (KIID).

October 2026

Investment Objective: The investment objective of the Fund is to generate long-term returns through investment in a portfolio of global companies whose share prices stand at a significant discount to estimated underlying net asset value.

HEADLINES

Introduction

AVI Global Special Situations ("AGSS") NAV decreased by -0.9% in October.

Read more below

KINX & GABIA

Strong share price returns following improved takeover terms by Macquarie.

Read more below

Toho Co

We discuss a relatively new position in Toho Co - best known as the owner of Godzilla.

Read more below

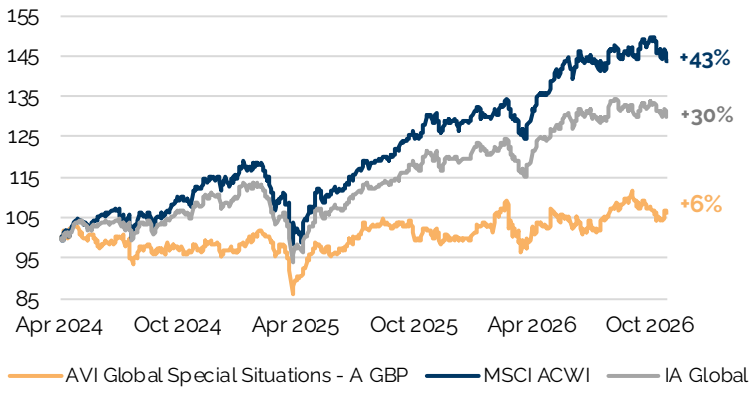
THE FUND

Fund Launch Date	A GBP NAV per share	Cash
17/04/24	£106.22	3.9%

Net Performance (GBP)

Total Returns (%)	Month	3 Month	YTD	SI[1]
A GBP Share Class	-0.9	0.9	6.3	6.2
MSCI ACWI	-2.5	0.3	11.6	43.5
IA Global	-1.5	0.0	8.7	30.0

NAV Total Return Since Inception (GBP)



Past performance does not predict future returns. All performance is shown in GBP, net of fees and including net dividends as at 31/10/2026. Returns may increase or decrease as a result of currency fluctuations. Source: Morningstar. Benchmark: MSCI® All Country World Net Total Return Index. The Fund is actively managed with reference to the MSCI® All Country World Net Total Return Index for performance comparison purposes. The portfolio is unconstrained by the benchmark and holdings may deviate significantly from those in the benchmark index. The Fund was attributed the IA Global sector by The IA. The IA Global sector consists of The IA member UK based funds which invest at least 80% of their assets globally in equities. The use of the IA Global sector is purely indicative and should not be used as a benchmark. For further information on The IA and its sectors, visit www.theia.org. [1]Share Class Launch Date 17th April 2024.

PORTFOLIO

Top Ten Holdings

	%[2]
Mitsubishi Logistics	5.7
Exor	5.5
Jardine Matheson	4.8
D'Ieteren	4.8
Samsung C&T	4.4
Wacom	4.1
News Corp A	3.8
Gabia	3.8
Vivendi	3.6
Tokyo Gas	3.3
TOTAL	**43.8**
No. of Holdings	40

Contributors & Detractors (GBP)[3]

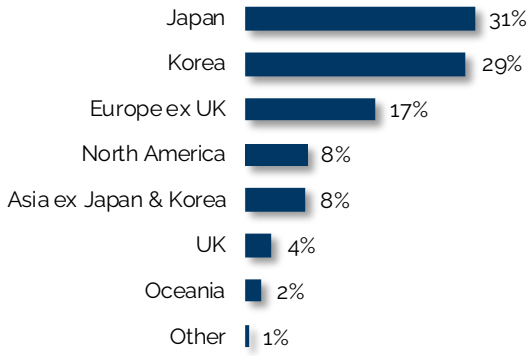
Largest Contributors	1M Contrib. bps	%[2]
KINX	85	3.1
Gabia	76	3.8
Vivendi	39	3.6
S-1 Corporation	37	1.4
Jardine Matheson	28	4.8

Largest Detractors	1M Contrib. bps	%[2]
Rohm	-124	3.2
HD Hyundai	-71	2.2
Hyosung Corp	-65	2.2
Samsung C&T	-36	4.4
Suprema Inc	-27	1.2

[2]Shown as % of Net Asset Value. [3]Contributors and detractors from Factset

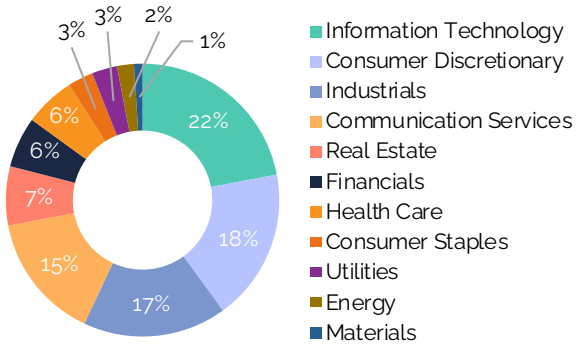
PORTFOLIO (continued)

Look-through Geographic Exposure[4]



Figures may not total to 100 due to rounding.

Look-through Sector Exposure[4]



Figures may not total to 100 due to rounding. [4]Shown as % of Portfolio

PERFORMANCE SUMMARY

%	Share Class	NAV per share	Month	3 Month	YTD	SI[1]
GBP	A GBP	£106.22	-0.9	0.9	6.3	6.2
	MSCI ACWI	-	-2.5	0.3	11.6	43.5
EUR	B EUR	€109.57	1.7	3.6	11.6	9.6
	MSCI ACWI	-	0.1	2.9	17.0	47.1
GBP	B GBP	£106.88	-0.8	1.0	6.5	6.9
	MSCI ACWI	-	-2.5	0.3	11.6	43.5
USD	B USD	$113.47	0.0	0.5	6.0	13.5
	MSCI ACWI	-	-1.6	-0.1	11.2	54.4
GBP	B1 GBP[5]	£107.11	-0.8	1.0	6.6	7.1
	MSCI ACWI	-	-2.5	0.3	11.6	43.5

Past performance does not predict future returns. All performance is shown, net of fees and including net dividends as at 31/10/2026 Source: Morningstar. Benchmark: MSCI® All Country World Net Total Return Index. The Fund is actively managed with reference to the MSCI® All Country World Net Total Return Index for performance comparison purposes as well as for the purposes of calculating the performance fee. The performance of each share class is stated in the share class relevant currency as specified in the table. The performance of the benchmark has been converted into the currency of the relevant share class for comparison purposes. Returns may increase or decrease as a result of currency fluctuations. The portfolio is unconstrained by the benchmark and holdings may deviate significantly from those in the benchmark index. [1]Share Class Launch Date 17th April 2024. [5]Performance fee share class - 0.40% management fee + 10% outperformance of benchmark.

MANAGER'S COMMENT

AVI Global Special Situations ("AGSS") NAV decreased by -0.9% in October 2026, compared to a -2.5% decline in our comparator benchmark, the MSCI ACWI (£).

KINX (+85bps) and GABIA (+76bps) were the most significant contributors as the shares rose +38% & +25% respectively. We discuss this in more detail below, but during the month both companies were subject to a tender offer from Macquarie. Other notable contributors included Vivendi (+39bps) and S-1 Corporation (+37bps).

Rohm (-124bps), HD Hyundai (-71bps), Hyosung Corp (-65bps), and Samsung C&T (-36bps) were all afflicted by the sharp sell-off in companies with real and perceived exposure to AI/data centres. This has continued into November and at the time of writing we are seeing some increasingly attractive valuations into this pocket of the portfolio.

KINX & GABIA

KINX and GABIA returned 38% and 25%, respectively, over October, making them the two largest contributors to AGSS's performance. Their gains followed improved acquisition terms from Macquarie, negotiated after opposition from activist shareholders Align Partners and Miri Capital.

As a reminder, GABIA is an internet infrastructure holding company – which we first wrote about in our July newsletter – providing domain registration, web hosting and cloud services, with a controlling stake in listed KINX.

KINX operates data centres and internet-exchange infrastructure on a network-neutral basis, allowing customers to connect freely across competing telecoms networks, a highly valuable distinction in Korea's telecoms-dominated market. Both had traded at depressed valuations, reflecting the group's complex ownership structure, cross-shareholdings, excess capital and weak governance.

MANAGER'S COMMENT (continued)

Macquarie initially sought to acquire and delist GABIA at KRW48,000 per share, without offering an equivalent exit to shareholders in its listed subsidiary, KINX. Activists publicly challenged the valuation and transaction structure, declining to tender their holdings. The original offer failed in September after attracting insufficient participation, demonstrating that Macquarie could not complete its proposed acquisition without broader shareholder support.

Following further negotiations, Macquarie announced revised terms on 28 October, agreeing to acquire major shareholders' GABIA stakes at KRW53,000 per share, a 10.4% increase, and KINX stakes at KRW190,000 per share, approximately 58% above the previous closing price.

Importantly, Macquarie has stated its intention to offer remaining shareholders in both companies an exit at the same respective prices, subject to regulatory approvals and other conditions. However, this is not a binding commitment, so minority shareholders' ability to exit remains dependent on Macquarie following through.

We view the revised terms as a positive example of activism in Korea. By rejecting an inadequate proposal, shareholders helped secure a higher GABIA valuation and a proposed exit for KINX minorities who had previously been excluded.

We believe this October's development is indicative of the opportunity set available in Korea, the valuations on offer and the improving environment for activism. While the index remains dominated by the fortunes of the memory sector, our focus remains on the substantial value elsewhere in the market and the role shareholder engagement can play in unlocking it.

Toho

Earlier this year we built a position in Toho Co. ("Toho"). Best known as the owner of Godzilla, Toho has leading positions in Japanese film distribution and production, a growing anime business, and substantial capital held in property, investment securities, and cash.

Founded in 1932 by Ichizo Kobayashi, the entrepreneur behind Hankyu Railway, Toho began as a Tokyo theatre operator before expanding into film production and distribution. It released both Akira Kurosawa's Seven Samurai and the first Godzilla in 1954. Under Kobayashi's "100-Theatre Plan", Toho acquired sites across Japan to build cinemas. As audiences moved towards multiplexes, former cinema sites were redeveloped into offices, hotels and shops, leaving a large property portfolio extending beyond entertainment.

When we assessed Toho earlier this year, it ostensibly traded at c.20x trailing operating profit. However, property alone represented 63% of market capitalisation before tax, with net cash and after-tax investment securities accounting for a further 24%. Deducting these assets and their associated earnings implied a valuation of just c.5x trailing operating profit for the entertainment businesses, against c.20x for Japanese IP and entertainment peers.

These are good-quality businesses. Toho invests in productions, distributes its own and third-party films, and operates more than 700 cinema screens. Films distributed by the group accounted for over half of Japan's box-office revenue in the year to February 2026. Distribution therefore provides exposure to a broader release schedule than its own productions, while cinemas generate additional income from food, drink, advertising, and merchandise.

Since establishing its anime division in 2012, Toho has developed an increasingly valuable business around titles including Jujutsu Kaisen, SPY×FAMILY, and Frieren: Beyond Journey's End. Streaming licences, merchandise, games and overseas sales allow successful content to generate earnings over many years. The financial record reflects this transformation: consolidated operating profit increased by +303% between FY2/12 and FY2/26, compounding at over 10% annually, with margins expanding from 9% to 21%.

While Toho owns Godzilla outright, anime titles are typically developed through production committees, with publishers, broadcasters and other partners sharing investment and rights. Toho earns returns on its participation, alongside fees for production management, distribution and licensing. Its earnings therefore extend beyond the fees an animation studio receives for making a programme.

Toho is also taking greater control of overseas distribution through GKIDS in the US and Anime Limited in Europe, retaining income previously earned by intermediaries. Godzilla Minus One's Academy Award for visual effects in 2024 demonstrates the international appeal of its best-known IP. Shops, games and other experiences provide further opportunities, with the Godzilla UK online store opening on 4 November 2026.

However, capital allocation has not kept pace with the business. Toho's balance sheet values its rental properties at c.JPY670bn, equivalent to 37% of market capitalisation after tax today. Over 90% of space is occupied by offices, hotels, shops and other commercial uses. Historically, rental income helped offset volatile film earnings, representing 60% of operating profit in FY2/12. Today, real estate represents just 28% of earnings as licensing and overseas revenues have broadened the profit base. Returns also differ substantially: non-real-estate operations generate 14% ROA against just 3% for real estate.

There is therefore far less justification for retaining so much property. Production and licensing operating profit compounded at c.39% annually between FY2/21 and FY2/25. Yet real estate absorbed c.75% of group capex over the last five years, with leasing operating profit just 4% higher in FY2/26 than FY2/21. Shareholders have committed substantially more capital without a corresponding increase in earnings. We do not question the quality of the properties themselves. The question is whether continued ownership represents the best use of shareholders' capital, particularly when the entertainment businesses offer better growth and earn higher returns on much smaller capital bases.

Encouragingly, management is starting to show signs of change. Toho has begun reviewing its property portfolio, selling non-core assets and reducing cross-shareholdings, alongside increased dividends and buybacks. The company has also hired English-speaking IR staff, while management undertook its first-ever US non-deal roadshow this year. We welcome this greater willingness to engage with overseas shareholders.

These are early steps, and we would like to see a more ambitious plan for releasing surplus capital. We fully support investment in content and overseas distribution, but Toho has sufficient resources to fund growth and increase shareholder returns. Capital retained should have a defined purpose and an expected return, rather than simply accumulating on the balance sheet.

These steps have already been rewarded well by the market. In a matter of months, the investment has generated a return of c.30%, and the implied stub multiple has re-rated from c.5x to c.13. We see scope for further upside as entertainment earnings grow and management releases capital not required to support them.

Nearer term, Godzilla Minus Zero recorded the highest opening-day box-office takings for any live-action film in Japanese cinema history on 3 November and is set for release in North America on 6 November. For Toho's Japanese film operations, we estimate that every JPY100 Godzilla generated at the box office translates to JPY60 of operating profit – with very little of this contribution seemingly reflected in management guidance.

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RISK & REWARD

Fund Attributes

- High-conviction concentrated portfolio
- Actively managed with emphasis on Sum of the Parts (SOTP) valuations and exploiting discounts
- Global portfolio diversified across a range of sectors and geographies

Fund Risks

As a focused equity portfolio of between 35 and 45 investments, the Fund can involve higher risk and higher volatility. The value of an investment can fall as well as rise as a result of market and currency movement; you may not get back the amount originally invested. You should therefore regard your investment as long term. Details on the risk factors are included in the Fund's prospectus, available on our website.

ESG

ESG Integration

ESG is integrated into each stage of our investment process. AVI has eschewed a box-ticking approach to ESG and developed a proprietary ESG monitoring system.

Engagement is central to our strategy. Our ESG monitoring system helps to highlight areas where we can actively engage with portfolio companies to build resilience to sustainability risks, promote responsible attitudes, and enhance sustainable corporate value.

·For more information, **AVI's ESG Report** can be accessed on its website **here**

Article 6

This Fund has an Article 6 classification within the meaning of the Sustainable Finance Disclosure Regulation (SFDR). Engagement is central to delivering long term returns, and we integrate environmental, social and governance (ESG) factors into our risk management on an ongoing basis. As part of our engagement process, we monitor the climate-related risks of our portfolio companies within a bespoke system developed for AVI. However, the Fund does not have a sustainability objective.

FUND DETAILS

AVI Global Special Situations Fund	
Fund Launch Date	17th April 2024
Base Currency	USD
Net Asset Value	USD38.6m / GBP28.8m
IA Sector	Global
Fund Structure	UCITS
Fund Domicile	Ireland
Investment Manager	Asset Value Investors
Manager	Gateway Fund Services
Administrator/Transfer Agent	Société Générale
Dealing	Daily
Subscription Deadline	1 Business Day prior by 12PM
Dealing Information*	info@assetvalueinvestors.com

*Also available on all major platforms.

Share Classes

Share Class	OCF[6] (%)	ISIN	Ticker
A (GBP)	1.0	IE000JIDJD84	AVIGLSA ID
B (EUR)	0.8	IE0005EAPTK6	AVIGLSB ID
B (GBP)	0.8	IE0008Q72UI9	AVIGLBG ID
B (USD)	0.8	IE000DG5O9L7	AVIGLBU ID
B1 (GBP)[5]	0.65	IE000U617EI1	AVIGLB1 ID

Benchmark: MSCI® All Country World Net Total Return Index
[5]Performance fee share class - 0.40% management fee + 10% outperformance of benchmark
[6]Ongoing Charges Figure - figure shown reflects maximum charge. The actual OCF may be lower and may fluctuate over time. See KIID for details

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The share price can be found in *AGSS - Asset Value Investors*
Further information may be found on www.assetvalueinvestors.com

IMPORTANT INFORMATION
All figures are as at the period under review unless otherwise stated. All sources Asset Value Investors Ltd ("AVI") unless otherwise stated. AVI is authorised and regulated by the Financial Conduct Authority of the United Kingdom (the "FCA"), reference number 119270 and is a registered investment adviser with the Securities and Exchange Commission of the United States. While AVI is registered with the SEC as an investment adviser, it does not comply with the Advisers Act with regard to its non-U.S. clients. This document is provided for information purposes only and does not constitute an offer to buy or sell shares in AVI Global Special Situations (the "Fund"). The contents of this message are not intended to constitute, and should not be construed as investment advice. This material is intended for professional clients and eligible counterparties only. It is not intended for retail clients. The distribution of this material may be restricted by law and persons into whose possession it comes are required to inform themselves of and comply with any such restrictions. Potential investors in the Fund should seek their own independent financial advice. AVI neither provides investment advice to, nor receives and transmits orders from, investors in the Fund. Past performance is not an indicator of future results, and you may not get back the original amount invested. This is a marketing communication. Please refer to the Prospectus and the KIID, available at www.assetvalueinvestors.com/agss, before making any final investment decision. Gateway Fund Services Limited is authorised and supervised by the Central Bank of Ireland under reference number C18307. A summary of investor rights associated with an investment in the Fund shall be available in English from www.gatewayfundservices.com. *MSCI® is a registered trademark of MSCI Inc. and/or its affiliates. The use of MSCI indices or data does not imply sponsorship, endorsement, or affiliation with MSCI.*