

Performance Total Return¹

This investment management report relates to performance figures to 30 April 2019.

Nittofc (4033) (2.3% of NAV) announced on 7th May 2019 that it received a tender offer for all of its outstanding shares at ¥1,200 per share, representing a 37.6% premium to the undisturbed price. We have been acquiring shares in Nittofc since launch in October 2018 and built a stake at an average price of ¥772 per share. We sold the entire position in Nittofc on 9th May 2019 for a price of ¥1,202, crystallising a +57% gain in both JPY and GBP. The investment added +1.2% to AJOT's NAV.

The acquirer, Integral Corporation, is a Japanese private equity investment firm. Their interest in Nittofc highlights how compelling deeply undervalued Japanese companies are to private equity buyers, and that the management of these companies can see the appeal of private ownership.

Prior to the tender offer, Nittofc traded on a multiple of 3.2x EV/EBIT, with net cash covering 76% of its market cap and a further 34% covered by leased-out real estate. We invested in Nittofc due to its undervaluation, the stability of its core fertiliser business, and the growing importance of stable real estate income to its profits.

Our search for quality companies with a high level of net cash results in a portfolio of companies that have good underlying businesses yet are inefficiently run with respect to their balance sheets. We engage with our portfolio companies to improve balance sheet efficiency and crystallise value for shareholders.

	Month	Since Inception*	2019 Calendar Yr
AJOT Share Price	1.0%	2.5%	4.0%
AJOT NAV	3.8%	4.1%	8.4%
MSCI Japan Small Cap	0.8%	-0.8%	5.6%

Cumulative Return	1 mo	2 mo	3 mo	6 mo	1 yr
AJOT Share Price	1.0%	0.3%	2.9%	2.2%	-
AJOT NAV	3.8%	5.0%	7.8%	3.8%	-
MSCI Japan Small Cap	0.8%	3.4%	3.4%	-0.5%	-

Investment Objective: To achieve capital growth through investing in a focussed portfolio of over-capitalised small-cap Japanese equities. Asset Value Investors will leverage its three decades of experience investing in asset-backed companies to engage with company management and help to unlock value in this under-researched area of the market.

Statistics

Share Price (pence)	104.0
NAV (pence)	102.0
Premium / (Discount)	2.0%

Fund Facts	
Launch Date	23 October 2018
Net Assets	£81.6m
Investment Manager	Asset Value Investors Limited
Shareholder Services	Link Asset Services
Management Fee**	1.0% of lower of market cap or NAV
Website	www.ajot.co.uk
Ticker Code	AJOT.LN
ISIN	GB00BD6H5D36

¹ All performance shown in GBP Total Return

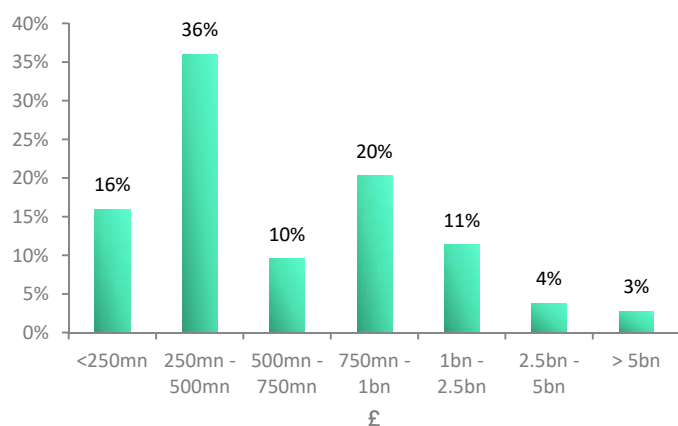
* 23 October 2018 Start Date

** 25% of Management Fee to be reinvested in shares of AJOT

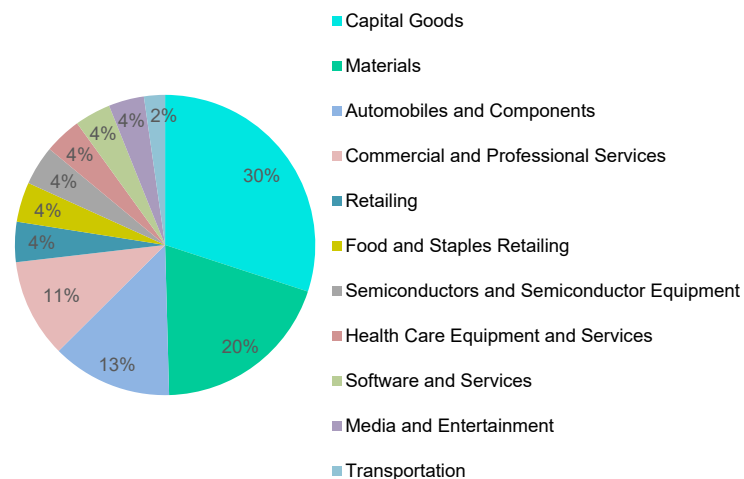
Top Ten Equity Holdings

Holding	% of NAV
SK Kaken Co Ltd	6.2
Secom Joshinetsu Co Ltd	6.0
Pasona Group Inc	5.6
C Uyemura & CoLtd Ltd	5.3
Teikoku Sen-I Co Ltd	5.2
Fujitec Co Ltd	5.0
Toshiba Plant Systems	4.7
Kato Sangyo Co Ltd	4.7
Nuflare Technology Inc	4.7
Daiwa Industries	4.4
TOTAL	51.8
% Cash	-9.2
No. of Holdings	29

Market Cap Breakdown (% of Portfolio)



Sector Breakdown (% of Portfolio)



Further Information

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The share price can be found under 'INVESTMENT COMPANIES' in The Financial Times.

Information may be found on the following websites.

www.ajot.co.uk
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") 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 does not constitute an offer to buy or sell shares in AVI Japan Opportunity Trust plc (the "Trust"). The contents of this message are not intended to constitute, and should not be construed as, investment advice. Potential investors in the Trust should seek their own independent financial advice. AVI neither provides investment advice to, nor receives and transmits orders from, investors in the Fund.