

Monthly report July 2017

Strong start into the second half of 2017, with the NAV up by 3.9%

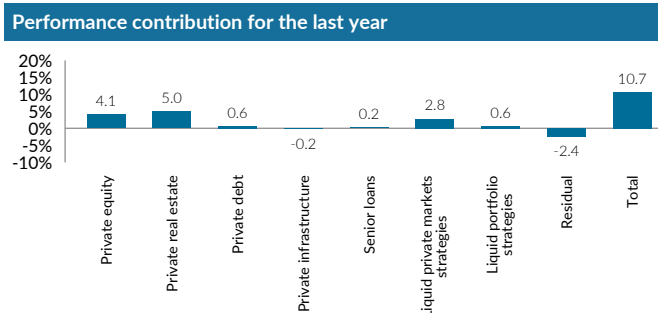
- New real estate secondary investment main performance contributor
- Private equity direct transaction ILA Vietnam
- Direct debt financing of Global Healthcare Exchange

In July, Partners Group Generations Fund I rose by 3.9% and closed at a share price of GBP 1.159. During the period the Fund continued its steady investment activity and acquired several assets further diversifying its equity, debt and real estate portfolio. As said, newly added real estate secondary transaction in Terra Firma Special Opportunities Fund II (TFSOF II) has been the main performance contributor. TFSOF II was set up to raise new equity in order to refinance Annington Homes from Terra Firma Special Opportunities Fund I, the fund's only underlying asset. Annington Homes is one of the largest private owners of residential property in the UK, leasing the majority of its properties to the Ministry of Defence. The refinancing is expected to have a significant impact on Annington Homes' equity value, enabling the company to obtain an investment grade rating. Further, the revised capital structure is expected to result in large interest expense savings which will enable Annington Homes to use its free cash flow to pay dividends. Additionally, a fundamental supply and demand imbalance in the areas where Annington has the highest concentration of properties – such as southern and eastern England – continue to support the performance of the assets, where the latest available annual figures indicate a year-on-year increase in the carrying value of Annington's properties of 9.8%. Partners Group also finds this investment attractive due to its familiarity with the underlying asset, having previously invested in it through Terra Firma Special Opportunities Fund I, as well as the synergies that would be achieved with the new capital structure.

On the private equity side, Partners Group completed a joint direct investment in ILA Vietnam, the largest provider of premium English language training (ELT) in Vietnam, alongside EQT. Since its establishment in 1995, the company has been leading the premium ELT segment, with 31 education centres located across Ho Chi Minh City, Hanoi and other tier-2 cities. Partners Group believes that the company represents an attractive investment opportunity to capitalize on the strong macro tailwinds in an underpenetrated, high growth domestic ELT market, and at the same time, was attracted by ILA's differentiated academic offering and delivery methods. Looking ahead, the investment strategy focuses on enhancing ILA's academic product offering, learning experience and environment, as well as expanding its network globally.

On the private debt side, Partners Group provided debt financing to Global Healthcare Exchange in support of Temasek's acquisition of the company. Established in 2000 and headquartered in Colorado, US, Global Healthcare Exchange is a provider of cloud-based supply chain automation solutions and business intelligence tools to the healthcare industry. Global Healthcare Exchange's electronic trading exchange allows healthcare providers and suppliers to do business efficiently, cutting costs arising from manual supply chain processes.

Key figures			
In GBP	30.06.2017	31.07.2017	YTD
NAV per share	1.116	1.159	7.6%
Performance (since inception)	11.6%	15.9%	
Monthly volatility	4.1%	4.8%	



In %	2016	2017	ITD cum.	ITD ann.
PG Generations Fund I	7.7	7.6	15.9	12.5
MSCI World 100% Hedged to GBP Net	9.8	9.5	20.2	15.8
Total Return				

Largest five private markets direct investments			% of NAV
1. KinderCare Education	Consumer discretionary		2.6
2. Project Frost	Financials		2.0
3. AlliedUniversal 2015	Industrials		1.6
4. Vermaat	Consumer discretionary		1.3
5. Foncia	Financials		1.3

Monthly net performance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2016				0.0%	1.1%	-0.5%	4.1%	1.3%	-0.2%	1.5%	-0.3%	0.5%	7.7%
2017	1.0%	0.0%	1.0%	1.0%	1.3%	-0.6%	3.9%						7.6%

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Partners Group Generations Fund I is a daily priced, multi-asset private markets solution providing exposure to private equity, private debt, private infrastructure and private real estate investments, whereby Partners Group is using its global relative value approach across asset classes and regions to identify the most attractive opportunities.

Information

For further information please visit:  
[www.pggenerationsfund.com](http://www.pggenerationsfund.com)

Investor Relations

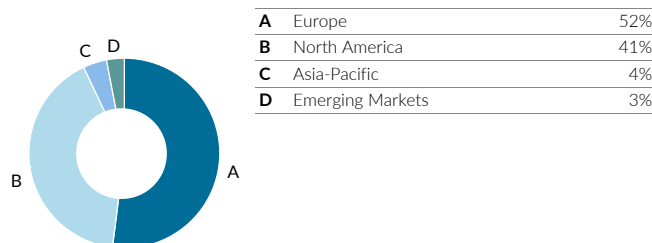
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Key facts

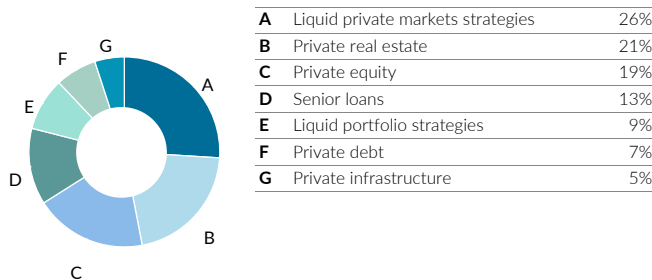
<b>Structure</b>	NURS operated as Fund of Alternative Investment Funds (FAIF)
<b>Financial year-end</b>	31 December
<b>Currency</b>	GBP
<b>Use of profits</b>	Accumulating
<b>Management fee</b>	1.25% p.a.
<b>Performance fee</b>	The Performance Fee will be equal to 10% of the Daily Performance Amount subject to the Sub-fund Charge Cap of 2.25% p.a.
<b>Administration fee</b>	0.10% p.a.
<b>Charge cap</b>	2.25% p.a. of the Sub-Fund's Net Asset Value, including the Management Fee, Performance Fee and any other fees and charges.

Portfolio composition

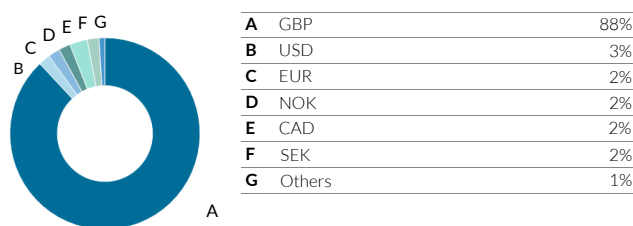
Exposure by regional focus



Exposure by asset class



Currency exposure (including hedging)



Share class information

Share class	ISIN	Sedol	Launch date	NAV per share	MTD	YTD	2016	ITD cum.	ITD ann.
<b>GBP B</b>	GB00BYNSX16	BYNSX1	29.04.2016	1.159	3.9%	7.6%	7.7%	15.9%	12.5%
<b>GBP P (open)</b>	GB00BD3ZCG23	BD3ZCG2	01.12.2016	1.085	3.9%	7.7%	0.8%	8.6%	13.3%

**Net performance since inception** MSCI World 100% Hedged to GBP TR: Bloomberg. **Largest five private markets direct investments** Based on total fund size. Some names and figures (marked "n.a.") may not be disclosed for confidentiality reasons. Based on total value of investments; may include valuation adjustments that occurred after the effective NAV valuation day. **Monthly net performance** Based on monthly valuations. **Portfolio composition** Based on total value of investments. Exposure by regional focus; split by geographical region where applicable. Exposure to currencies after hedging based on target allocations; the effective exposure may differ due to various factors. Information shown is on a look-through basis for all Partners Group Programs. Liquid private markets strategies contain listed infrastructure, listed private equity and listed real estate investments. Liquid portfolio strategies comprise high yield debt and opportunistic fixed income investments.

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