

14 May 2019

Dear Shareholder

Blue Sky Alternatives Access Fund Limited (ASX: BAF) (the 'Alternatives Fund') – Net Tangible Assets ('NTA') per share for April 2019

The pre-tax NTA of the Alternatives Fund increased by 0.5 cents per share, or 0.4%, to \$1.1150 per share in April. The growth in NTA was primarily due to an increase in the carrying value of two Real Assets investments.

The Alternatives Fund has been continuing its on-market share buy-back program and acquired an additional 582,802 shares at an average price of \$0.8277 representing a 26% discount to April's pre-tax NTA.

As per the announcement earlier this month, the Alternatives Fund has elected to continue its on-market share buy-back program. The Alternatives Fund's Board may commence this from 16 May 2019 and it may remain open for 12 months. The objective of the buy-back is to maximise shareholder returns over the next 12 months and will be funded from BAF's existing cash position as well as future cash flows.

The Alternatives Fund reserves the right to vary, suspend or terminate the on-market share buy-back program at any time.

We look forward to bringing you our next investor update in relation to May 2019.

Yours faithfully



Michael Cottier
Independent Non-Executive Chair

Important note

This document has been prepared for the purpose of providing general information only, without taking account of any particular investor's objectives, financial situation or needs. It is not an offer or invitation for subscription or purchase, or a recommendation of any financial product and is not intended to be relied upon by investors in making an investment decision. Past performance is not a reliable indicator of future performance.

BLUE SKY ALTERNATIVES ACCESS FUND LIMITED

Address Suite 22.02, Level 22, Australia Square
264-278 George Street, Sydney NSW 2000
Post PO Box H318, Australia Square NSW 1215
Phone +61 2 8282 0400
Email investorservices@blueskyalternativesfund.com.au

ACN 168 941 704

blueskyfunds.com.au/alternativesfund

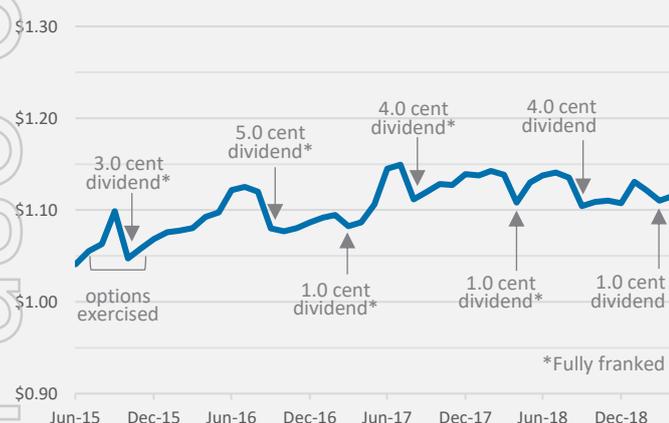
For personal use only

Net Tangible Assets – as at 30 April 2019¹

Net Tangible Assets (NTA) per share (pre-tax)	\$1.1150
Net Tangible Assets (NTA) per share (post-tax)	\$1.0905

1. NTA figures in this report are unaudited.

Pre-Tax Net Tangible Assets - Since Inception



Source: Blue Sky Alternatives Access Fund, 2019

Portfolio Valuation²

	Current value (\$'m)	+/- Prior Month	% of Portfolio
Private Equity			
Growth Capital	\$46.39	-	21.0%
Venture Capital	\$12.09	-	5.5%
Subtotal	\$58.48	-	26.5%
Real Assets			
Water Fund	\$51.64	\$0.36	23.4%
Strategic Australian Agriculture Fund	\$23.33	\$0.40	10.6%
Other Real Assets	\$8.99	-	4.1%
Subtotal	\$83.96	\$0.76	38.1%
Private Real Estate			
Residential Development	\$3.20	-	1.4%
Student Accommodation	\$28.98	-	13.1%
Other Real Estate	\$16.24	-	7.4%
Subtotal	\$48.42	-	21.9%
Cash³	\$29.67	(\$0.83)	13.5%
Grand Total	\$220.53	(\$0.07)	100.0%

2. Figures in this report are unaudited. The current value for each investment in the table above is consistent with the Alternatives Fund's investment valuation policy found at blueskyfunds.com.au/alternativesfund. Note that the total value of the investment portfolio will not directly reconcile to the NTA due to the impact of interest revenue, management fees, accrued performance fees, etc.

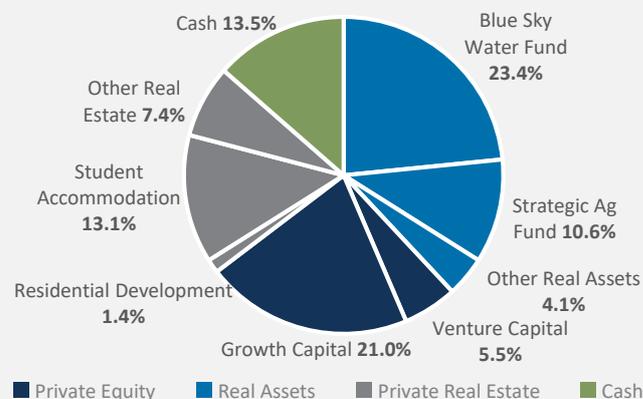
3. Includes capital to fund the remaining \$4.75 million of the \$25.0 million commitment to the Strategic Australian Agriculture Fund, which can be called at any time prior to July 2020.

Fund Performance⁴

Period	Pre-Tax	Post-Tax
1 month	0.43%	0.34%
3 months	(0.28%)	0.35%
6 months	1.70%	1.88%
12 months	6.35%	5.31%
Since inception (per annum)	7.95%	7.46%
Since inception (total) (compounding)	45.22%	42.02%

4. Includes NTA growth, dividends, franking credits and the impact of the share buyback program.

Sector Weightings



Note: Total allocation to the Blue Sky Water Fund (including through the Strategic Australian Agriculture Fund) is 27.7% of the Portfolio.

About the Alternatives Fund

Blue Sky Alternatives Access Fund Limited (ACN 168 941 704) ('Alternatives Fund') is a listed investment company that invests in a diverse range of alternative assets including: private equity, real assets and private real estate. The Alternatives Fund is the only listed investment company on the Australian Securities Exchange ('ASX') that allows investors to make a strategic allocation to a diverse portfolio of directly managed alternative assets. The Alternatives Fund is listed on the ASX under the code BAF.

Objectives of the Alternatives Fund

- Deliver long term absolute returns to shareholders, driven by an increase in the Alternatives Fund's NTA over time and dividend income (franked to either 100% or the maximum extent possible).
- Provide access to a diverse range of alternative assets.
- Provide investors with the ability to invest in alternative assets through an ASX-listed structure that is more readily accessible and liquid than is typical for many alternative assets.

Manager of the Alternatives Fund

BSAAF Management Pty Limited ('Manager') is the manager of the Alternatives Fund. All investments made by the Manager on behalf of the Alternatives Fund are directly managed by wholly owned subsidiaries of Blue Sky Alternative Investments Limited (ASX: BLA) ('Blue Sky').

Summary

The pre-tax NTA of the Alternatives Fund increased by 0.5 cents per share, or 0.4% in April to \$1.1150 per share. The growth in NTA was primarily due to an increase in carrying values of two Real Assets investments.

Investment Performance

Blue Sky Water Fund

The carrying value of the Alternatives Fund's investment in the Blue Sky Water Fund ('Water Fund') increased by 0.6%⁵ in April as a result of the marked-to-market gains on the Water Fund's underlying portfolio of water entitlements.

5. The monthly return reported by the Alternatives Fund is on a post-tax basis and will differ to that separately reported by the Blue Sky Water Fund which is on a pre-tax basis.

Blue Sky Strategic Australian Agriculture Fund

The carrying value of the Alternatives Fund's investment⁶ in the Blue Sky Strategic Australian Agriculture Fund ('Strat Ag Fund') increased. Several underlying assets of the Strat Ag Fund have reached harvest and experienced greater yields and prices than anticipated. The growth in carrying value also follows the positive result for the Water Fund (in which the Strat Ag Fund is invested) and marked-to-market gains on other water entitlement assets directly held by the Strat Ag Fund.

6. Includes \$4.75 million of uncalled capital to the Strat Ag Fund, which can be called at any time prior to July 2020.

Distributions

During April, the Alternatives Fund received distributions from the following funds:

- *Blue Sky Revesby Industrial Income Fund* ~ a 1.75% regular quarterly distribution, which had been previously accrued for; and
- *Blue Sky Private Equity Sunfresh Fund* ~ a 5.5% periodic distribution (in addition to the 5.5% distribution received in March).

Updates on other investments

Independent review cycles

Over the course of 4Q FY18, the Alternatives Fund accelerated elements of its usual annual cycle of independent review of portfolio

carrying values in order to address market uncertainty at that time. The carrying value of closed-ended fund investments are independently reviewed annually, which according to the Management Services Agreement, are required to be completed by 31 July each year. The annual independent valuation review anniversary will fall due for several assets in the Alternatives Fund's portfolio across 4Q FY19. The Manager has requested that some of these reviews be temporarily deferred for 1-2 months. This is to align with the preparation of the Alternatives Fund's FY19 financial statements.

The Alternatives Fund's Board has agreed to this request. Further to this, the Manager and the Alternatives Fund have implemented a rotation of the independent valuation reviewer for the upcoming independent review cycle as previously announced. The Manager and the Alternatives Fund are otherwise in compliance with the Alternatives Fund's published Investment Valuation Policy.

For more information

Phone: +61 7 3270 7500

Website: www.blueskyfunds.com.au/alternativesfund

Email: investorservices@blueskyalternativesfund.com.au

IMPORTANT NOTICE

The Manager has prepared the information in this announcement. This announcement has been prepared to provide general information only and does not constitute an offer, invitation, solicitation or recommendation with respect to the purchase or sale of any securities in the Alternatives Fund nor does it constitute financial product or investment advice nor take into account your investment objectives, taxation situation, financial situation or needs. An investor must not act on the basis of any matter contained in this announcement in making an investment decision but must make its own assessment of the Alternatives Fund and conduct its own investigations and analysis.

Past performance is not a reliable indicator of future performance. Further, forward looking statements, including projections, guidance on future earnings, opinions and estimates in this announcement ('Forward Looking Statements') are based on assumptions and contingencies which are subject to change, as are statements about market and industry trends, which are based on interpretations of current market conditions. These statements are also subject to known and unknown risks and uncertainties many of which are outside the control of the Manager or the Alternatives Fund. Forward Looking Statements are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance.