

THIRD QUARTER 2008 • INVESTOR FACT SHEET

The Montenegrin market has remained stable in spite of turmoil in the global markets. While the volume of small scale real estate transactions has slowed, the local banking system has not been exposed to over extension of risk and debt. The demands and stipulations of the Central Bank are such that Montenegro has followed an essentially deposit based lending regime. Montenegro has seen significant stability and advantage arising out of its Euro based economy, with the Euro as the country's legal tender. This has allowed it to escape the instability of some South-Eastern European economies that have seen the effective collapse of indigenous currencies. The Fund has been advised of the urbanisation of its Hill Point site in Tivat in the fourth quarter of 2008, which will allow for extensive build and will add value to the year-end Net Asset Value. The Manager continues to make ground with the planning processes for other core assets and the Fund carries on gaining benefit from no exposure to debt. *Fund Advisors, Boka Real Estate Managers Ltd, 30 September, 2008*

THIRD QUARTER HIGHLIGHTS

- The Fund's third quarter net asset value has decreased to €1,658.75, which represents a quarterly decrease of 2.82% while remaining positive for the year (63.16% overall growth since Fund inception). The Manager anticipates added value in the fourth quarter arising out of land bank urbanisation.
- Olive Villas in Podi, one of our earliest acquisitions purchased as a green-field site with some 22,000m², is awaiting urbanisation for development, which is anticipated to be during Q1'09. An expected 20% build co-efficiency should be approved by the municipal authorities and a further 40,000m² land parcel has been negotiated for purchase adjacent to this existing site.

DEVELOPMENT PIPELINE

Boka Fund has entered the acquisition phase of an additional 40,000m² of land adjacent to the Olive Villas parcel in Podi. In addition to this, the land at Hill Point in Tivat has received urbanisation approval for a number of residential units amounting to 6,000m² of build in total.

FUND GROWTH

A table showing the Share Price of the Fund (in Euro) calculated on the basis of quarterly fund valuations.

NAV	Q1'06	Q2'06
	€990.73	€1,007.26
	Q3'06	Q4'06
	€1,033.33	€1,180.08
	Q1'07	Q2'07
	€1,183.63	€1,387.76
	Q3'07	Q4'07
	€1,356.21	€1,579.93
	Q1'08	Q2'08
	€1,663.86	€1,706.15
	Q3'08	
	€1,658.75	

These prices represent net asset value of the Fund. Data is derived from independent valuations of all assets and fund accounts.

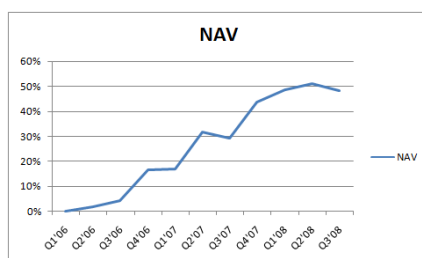


Chart illustrating percentage growth of NAV on yearly basis.

INVESTMENT MERITS

An investment in Boka Fund offers investors:

- A Bahamas Professional Investor Fund offering tax efficient investment
- A regional investment vehicle via local SPVs
- The first dedicated tourism and leisure development investment vehicle in high-growth territory of Montenegro
- An unparalleled team with access and influence in the region
- Projects structured to limit exposure to development risk
- Access to emerging market investment profile with a Euro currency risk in a market with low taxation and no exchange control regime

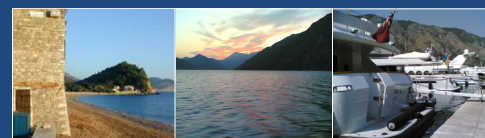
HIGH QUALITY PORTFOLIO

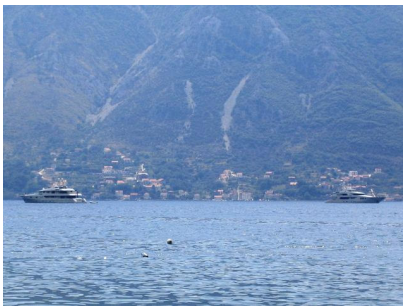
Boka Fund owns diversified assets including:

- Duke Bojo House – Cetinje
- Sea View – Becici
- Stone House – Risan
- Lovćen Park – Konak
- Olive Villas – Podi
- King's Reach – Njegoshi
- Hill Point – Tivat



A REAL ESTATE
INVESTMENT FUND





GROWTH STRATEGY

The Fund aims to provide capital growth and income by investing in premium sites and prestigious property developments in the tourism and leisure sectors of Montenegro and SE Europe.

- Diversified core holdings across residential, tourism and leisure sectors
- Focus on continuing existing land banking and early stage development
- Hotel and associated leisure opportunities considered along with Master Plan residential communities

DUKE BOJO HOUSE, CETINJE

This site expects to see urbanisation for residential development during Q4'08. The Fund has financed a location study which has been approved and supported by the local Municipality of Cetinje and the Fund is now awaiting ministry approval.

SEA VIEW, BECICI

This site has now obtained an increase in build capacity and is passing through a Detailed Urban Plan in Budva. The project is available for resale as an urbanised parcel, with capital growth or a development project.

STONE HOUSE, RISAN

This building is ready for renovation. The Fund has not initiated construction at this stage, preferring to retain the option of re-selling the property as a construction project or constructing and value adding in the last phase of the fund's investment cycle.

LOVČEN PARK, KONAK

The land bank investment now has a complete geometric report and is awaiting the appointment of Vector to undertake a full location study, following which a parcel urbanisation will be sought from the Municipality of Cetinje.

OLIVE VILLAS, PODI

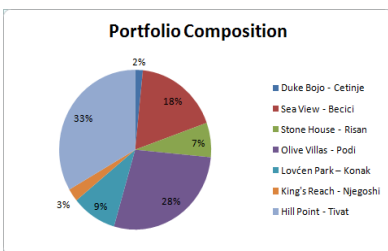
The site has been cleared of undergrowth and scrub and has a full geometrical survey. Vector have produced a development density and massing plan which has been accepted by the town planners and is now awaiting ratification by the Municipality of Herceg Novi, envisaged for Q4'08.

KING'S REACH, NJEGOSHI

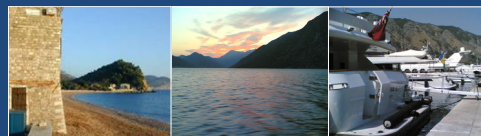
The small site contains one existing house, for renovation, as well as an opportunity to develop one or two more residences adjoining.

HILL VIEW, TIVAT

10,000m² of Mediterranean evergreen and olive grove, overlooking the new Porto Montenegro (www.portomontenegro.com) Mega-yacht Marina and Montenegro's first golf course has undergone planning revision from green-field to urbanised, with 6,000m² of build envisaged. The urban plan has now been approved offering the Fund a variety of options including pure residential or residential/hotel.



A REAL ESTATE INVESTMENT FUND



SHAREHOLDER INQUIRIES

Boka Fund Limited
manager@bokafund.com

WEBSITE

Information such as financial results, and corporate announcements is available on Boka Fund's website:
www.bokafund.com

ISSUED BY

Boka Real Estate Managers Ltd
Registered office :
Suite 205A, Saffrey Square
Bay Street
P.O. Box N-9934
Nassau, Bahamas
Registered number 141172B.

ESSENTIAL FUND FACTS

as at 30 September 2008

Launch date

1 December 2005

Minimum investment

€100,000

Entry fee for shares

2.0%

Distribution dates*

After second year

Annual Management fee

2.0%

CUSIP Number

P1719X 11 8

ISIN Number

BSP1719X1187

Investment advisors

John James

John Gvozdenović Kennedy

*Redemption may be subject to restrictions

TOTAL RETURN TO SHAREHOLDERS (2006-2007)

Year	Total Return
2006	18.01%
2007	57.99%
2008	63.16%

IMPORTANT NOTES

Past performance is not a guide to future performance. The investment's value and the income deriving from it may fall as well as rise, as a result of market fluctuations. You may not get back the amount originally invested.

REGULATOR

Authorised and regulated by the Securities Commission of the Commonwealth of the Bahamas as a Professional Investment Fund.

IMF forecasts for the SEE countries

3 September 2008 – *Emportal*

According to the International Monetary Fund's forecasts, the economies of Albania and Montenegro are expected to achieve the strongest growth in South-Eastern Europe this year.

The economies in Albania and Montenegro are projected to grow by 6% and 7.2% respectively by the end of 2008. Countries in South-Eastern Europe, despite possessing relatively underdeveloped infrastructure, are attracting international investments.

In particular their property markets are seeing an increase of building constructions and an influx of foreign investors, who are attracted by the regions affordable prices and growing economies.

Italy Supports Montenegro's EU Path

18 July 2008 – *B92*

Italy supports the EU integration of Montenegro and the whole Western Balkans, the Montenegrin PM was told in Rome.

"Our wish is for Montenegro to continue its path towards the EU, and for Montenegrin citizens' standard of living to improve still further. That good work is being accomplished in this area is evidenced by the very high rise of economic indicators in Montenegro," said Italian Prime Minister Silvio Berlusconi.

Milo Đukanovic said that he was very optimistic following his meeting with Berlusconi.

He suggested to his Italian partners taking part in a "very interesting project"—namely, the privatization of Montenegrin Railways.

Chinese FM pledges to advance relations with Montenegro

15 July 2008 – *Xinhua*

China is ready to work with Montenegro to promote the comprehensive development of bilateral relations, said Foreign Minister Yang Jiechi here Wednesday.

China and Montenegro have enjoyed a rapid growth of bilateral ties since forging diplomatic relations in 2006, with increasing mutual trust in politics and pragmatic cooperation in various fields, Yang said.



A REAL ESTATE
INVESTMENT FUND

