

MDD Issue Date: 19/10/2022

Fund Objective

The portfolio's primary objective is to provide outperformance of its benchmark over a rolling 3 year period.

Fund Strategy

The investable universe of the portfolio will be property securities, property collective investment schemes, property loan stock, Real Estate equity, fixed interest securities (including, but not limited to, bonds, corporate bonds, inflation linked bonds, convertible bonds, cash deposits and money market instruments), debentures, preference shares, non-equity securities, derivatives, and assets in liquid form. The portfolio may from time to time invest in listed and unlisted financial instruments, in accordance with the Act, and the Regulations thereto, as amended from time to time, in order to achieve the portfolio's investment objective. The Manager may only include forward currency agreements, interest rate and exchange rate swap transactions for efficient portfolio management purposes. The Manager may also invest in participatory interests or any other form of participation in portfolios of collective investment schemes or other similar schemes operated in territories with a regulatory environment which is to the satisfaction of the Manager and the Trustee of a sufficient standard to provide investor protection which is at least equivalent to that in South Africa.

Fund Information

Ticker	AFICA
Portfolio Manager	Hannes van Zyl & Ian Peters
ASISA Fund Classification	South African : Real Estate : General Fund
Risk Profile	Aggressive
Benchmark	FTSE/JSE SA Listed Property index (J253T)
Fund Size	R 80,116,838
Portfolio Launch Date*	08/10/2021
Fee Class Launch Date*	08/10/2021
Minimum Lump Sum Investment	R 10,000
Minimum Monthly Investment	R 2,000
Income Declaration Date	March, June, September & December
Income Payment Date	1st business day of April, July, October & January
Portfolio Valuation Time	15:00
Transaction Cut Off Time	15:00
Daily Price Information	Local media & www.sanlamunitrusts.co.za
Repurchase Period	2-3 business days

Fees (Incl. VAT)

A-Class (%)

Maximum Initial Advice Fee	—
Maximum Annual Advice Fee	1.15
Manager Annual Fee	1.73
Total Expense Ratio	2.26
Transaction Cost	0.28
Total Investment Charges	2.54
Performance Fee	—
TER Measurement Period	08 October 2021 - 30 June 2022

Total Expense Ratio (TER) is the percentage value of the Financial Product that was incurred as expenses relating to the administration of the Financial Product. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER may not necessarily be an accurate indication of future TER's.

Transaction Cost (TC) is the percentage value of the Financial Product that was incurred as costs relating to the buying and selling of the assets underlying the Financial Product. Transaction Costs are a necessary cost in administering the Financial Product and impacts Financial Product returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of Financial Product, the investment decisions of the investment manager and the TER.

Total Investment Charges (TER + TC) is the total percentage value of the Financial Product that was incurred as costs relating to the investment of the Financial Product. Performance fees are incentive fees earned by the manager for performance in excess of the benchmark.

Performance fees form part of the cost structure of the fund and are included in the Total Expense Ratio. Please visit www.sanlamunitrusts.co.za for a detailed list of our funds that charge performance fees together with their calculation methodologies.

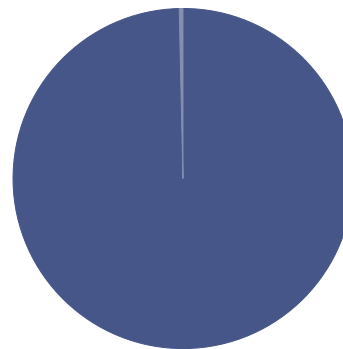
*Performance figures will be shown after 1 year.

Top Holdings

	(%)
Metope Property Income Prescient Fund	13.10
Satrix Property Index Fund	12.21
Metope Property Prescient Fund	12.03
Growthpoint Properties Ltd	11.74
NEPI Rockcastle Plc	11.51
Redefine Properties Ltd	6.80
Resilient Reit Ltd	4.27
Equites Property Fund Ltd	3.54
Hyprop Investments Ltd	3.42
Vukile Property Fund Ltd	3.28

Asset Allocation

Portfolio Date: 30/09/2022



	%
SA Listed Property Including Rand Hedged	99.65
SA Cash and Equivalents	0.35
Total	100.00

Annualised Performance (%)*

	Fund	Benchmark
1 Year	—	—
3 Years	—	—
5 Years	—	—
Since Inception	—	—

Cumulative Performance (%)*

	Fund	Benchmark
1 Year	—	—
3 Years	—	—
5 Years	—	—
Since Inception	—	—

Highest and Lowest Annual Returns*

Highest Annual %	—
Lowest Annual %	—

Risk Statistics (3 Year Rolling)*

Standard Deviation	—
Sharpe Ratio	—
Information Ratio	—
Maximum Drawdown	—

Distribution History (Cents Per Unit)*

30/09/2022	1.27 cpu	—	—	—	—
30/06/2022	0.78 cpu	—	—	—	—
31/03/2022	1.31 cpu	—	—	—	—
31/12/2021	0.96 cpu	—	—	—	—

Administered by

Risk Profile

Aggressive

You can afford to take on a higher level of risk (ie, will have a greater exposure to equities in your portfolio) because of your investment time horizon or your appetite for risk. You know that in taking the risk, you need to be patient if you want to achieve the results. So you are willing to invest for the long-term and are prepared to tolerate some volatility in the short term, in anticipation of the higher returns you expect to receive in five years or beyond.

Glossary Terms

Annualised Returns

Annualised return is the weighted average compound growth rate over the period measured.

Asset Allocation

Asset allocation is the percentage holding in different asset classes (i.e. equities, bonds, property, etc.). It is used to determine the level of diversification in a portfolio.

Capital Volatility

Volatility is a measure of 'risk' and refers to the extent to which the price of an investment or capital value fluctuates over a certain period of time. Funds with high volatility usually offer the potential for higher returns over the longer term than low volatility funds.

Cumulative Returns

Cumulative return is the total growth experienced over the period measured.

Derivatives

Derivatives are instruments generally used as an instrument to protect against risk (capital losses), but can also be used for speculative purposes. Examples are futures, options and swaps.

Distributions

The income that is generated from an investment and given to investors through monthly, quarterly, biannual or annual distribution pay-outs.

Diversification

This is a strategy designed to reduce risk within a portfolio by combining a variety of investments (or asset classes) such as equities, bonds, cash or property, which are unlikely to all move in the same direction at the same time. This is designed to reduce the risk (and protect against capital losses) within a portfolio. Diversification allows for more consistent performance under a wide range of economic conditions as it smoothes out the impact of negative market events. The positive performance of some investments or asset classes should neutralize the negative performance of others.

Financial Instruments

Derivatives also known as financial instruments (such as a future, option, or warrants) whose value derives from and is dependent on the change in value of an underlying asset (such as a commodity, currency, or security) to protect against risk (capital losses).

Fund Objective

The fund objective is the portfolio's core goal.

Fund Strategy

The fund strategy is the way that the fund is managed to achieve the fund objective.

Information Ratio

The Information Ratio measures the market risk-adjusted performance of an investment or portfolio. The greater a portfolio's Information Ratio, the better its risk-adjusted performance has been compared to the market in general.

Collective Investment Schemes

Collective Investment Schemes (CIS) (also called unit trusts) are portfolios of assets such as equities, bonds, cash and listed property, in which investors can buy units. They allow private investors to pool their money together into a single fund, thus spreading their risk across a range of investments, getting the benefit of professional fund management, and reducing their costs.

LISP (Linked Investment Service Provider)

A Linked Investment Service Provider is a financial institution which packages, distributes and administers a broad range of unit trust investments.

Market Capitalization

Market capitalization is the total value of the issued shares of a publicly traded company; it is calculated by multiplying the share price by the number of shares in issue.

Maximum Drawdown

The maximum drawdown measures the highest peak to trough loss experienced by the fund.

Participatory Interests

When you buy a unit trust, your money is pooled with that of many other investors. The total value of the pool of invested money in a unit trust fund is split into equal portions called participatory interests or units. When you invest your money in a unit trust, you buy a portion of the participatory interests in the total unit trust portfolio. Participatory interests are therefore the number of units that you have in a particular unit trust portfolio.

Sharpe Ratio

The Sharpe Ratio measures total risk-adjusted performance of an investment or portfolio. It measures the amount of risk associated with the returns generated by the portfolio and indicates whether a portfolio's returns are due to excessive risk or not. The greater a portfolio's Sharpe ratio, the better its risk-adjusted performance has been (i.e. a higher return with a contained risk profile, where the portfolio manager is not taking excessive risk to achieve those returns).

Standard Deviation

Standard deviation (also called monthly volatility) is a measure of how much returns on an investment change from month to month. It is typically used by investors to gauge the volatility expected of an investment.

Additional Information

All reasonable steps have been taken to ensure the information on this MDD is accurate. The information to follow does not constitute financial advice as contemplated in terms of the Financial Advisory and Intermediary Services Act. Use or rely on this information at your own risk. Independent professional financial advice should always be sought before making an investment decision. The Sanlam Group is a full member of the Association for Savings and Investment SA. Collective investment schemes are generally medium- to long-term investments. Please note that past performances are not necessarily a guide to future performances, and that the value of investments / units / unit trusts may go down as well as up. A schedule of fees and charges and maximum commissions is available on request from the Manager. Sanlam Collective Investments (RF) Pty Ltd, a registered and approved Manager in Collective Investment Schemes in Securities. Additional information of the proposed investment, including brochures, application forms and annual or quarterly reports, can be obtained on request from the Manager, free of charge. Collective investments are traded at ruling prices and can engage in borrowing and scrip lending. Collective investments are calculated on a net asset value basis, which is the total market value of all assets in the portfolio including any income accruals and less any deductible expenses such as audit fees, brokerage and service fees. Actual investment performance of the portfolio and the investor will differ depending on the initial fees applicable, the actual investment date, and the date of reinvestment of income as well as dividend withholding tax. Forward pricing is used. The Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The performance of the portfolio depends on the underlying assets and variable market factors. Performance is based on NAV calculations with income reinvestments done on the ex-div date. Lump sum investment performances are quoted. The portfolio may invest in participatory interests of other unit trust portfolios. These underlying funds levy their own fees, and may result in a higher fee structure for our portfolio. All the portfolio options presented are approved collective investment schemes in terms of Collective Investment Schemes Control Act, No 45 of 2002 ("CISCA"). The Manager may borrow up to 10% the market value of the portfolio to bridge insufficient liquidity. The fund may from time to time invest in foreign countries and therefore it may have risks regarding liquidity, the repatriation of funds, political and macroeconomic situations, foreign exchange, tax, settlement, and the availability of information. The fund may invest in financial instruments (derivatives) for efficient portfolio management purposes. The Manager has the right to close any portfolios to new investors to manage them more efficiently in accordance with their mandates. Management of the portfolio is outsourced to Ampersand Asset Management (Pty) Ltd, (FSP) Licence No. 33676, an Authorised Financial Services Provider under the Financial Advisory and Intermediary Services Act, 2002. Sanlam Collective Investments (RF) (Pty) Ltd retains full legal responsibility for the co-named portfolio. Standard Bank of South Africa Ltd is the appointed trustee of the Sanlam Collective Investments scheme. Sources of Performance and Risk Data: Morningstar Direct, INET BFA and Bloomberg. The risk free asset assumed for the calculation of Sharpe ratios: STEFI Composite Index. The highest and lowest 12-month returns are based on a calendar year period over 10 years or since inception where the performance history does not exist for 10 years. Obtain a personalised cost estimate before investing by visiting www.sanlamunittrustsmdd.co.za and using our Effective Annual Cost (EAC) calculator. Alternatively, contact us at 0860 100 266.

Investment Manager Information

Ampersand Asset Management (Pty) Ltd
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Manager Information

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Portfolio Manager Comment

As at 30 September 2022

The third quarter of 2022 started off well from both a local and global bond and equity market perspective. However, this was short lived as the month of September experienced another bout of significant volatility as the market continues to struggle to come to terms with global developed market inflation. Over the quarter, persistently high inflation and interest rate hikes in the US and Europe continued to be the major driver of markets around the globe.

United States

In September, the S&P 500 Index experienced its worst month since the pandemic hit in March 2020 as US stocks fell going into the last weekend of the third quarter. Investors fled the market due to concerns about persistently high inflation and a Federal Reserve that was determined to raise interest rates to combat it, even at the risk of sparking a recession.

Prior to Covid, inflation has been contained in the US and Europe for more than a decade. But despite the known supply chain disruptions due to Covid-19, it seems that the market has all but forgotten that when inflation rises, interest rates follow.

The Federal Reserve has been widely criticized for not being more decisive in combating inflation by hiking rates faster and it is most likely safe to expect continued volatility towards the last two Fed meetings this year. US CPI eased to 9.9% y/y in August from 10.1% in July which, whilst decreasing, is still stubbornly high.

South Africa

South Africa's annual inflation rate eased slightly to 7.6% in August, from a previous 13-year high of 7.8% in July. Furthermore, the rand came under further pressure in September as a result of escalating tensions between Russia and Ukraine, continued hawkish messaging from the Fed and a very strong US dollar. Year to date, the rand depreciated by 13.55% to the USD.

Position going forward and conclusion

In previous communications this year we have warned that the volatility of extreme ups and downs is likely to remain for the rest of 2022. Trying to forecast when global inflation will soften, when central banks will retreat to a more dovish stance and when bond and equity markets will recover, is impossible.

Over the quarter the Ampersand funds have delivered returns ahead of benchmark. In the context of both the benchmark and market returns the funds have held up well over the period. As with all bear markets and periods of high volatility in the past, we know that markets are cyclical and from time to time deliver disappointing outcomes. What we also know is that periods of poor returns have always been followed by periods of strong recovery. Remaining calm and invested during volatile times is likely to lead to the best investment outcomes over time.

Portfolio Manager

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