

SESIKILE BCI GLOBAL PROPERTY FUND

Minimum Disclosure Document (Fund Fact Sheet)

FUND OBJECTIVE

The Sesfikile BCI Global Property Fund is a global property portfolio which focus on predominantly developed property markets with an objective to provide the investor with income as well as capital growth. The portfolio may from time to time invest in listed and unlisted financial instruments, including forward currency, interest rate and exchange rate swap transactions. The portfolio's global property exposure will always exceed 80% of the portfolio's asset value. Up to 10% of the portfolio may be invested in shares outside the property sector in companies that conduct similar business activities.

FUND INFORMATION

ASISA Fund Classification	Global Real Estate - General
Fund Managers	Evan Jankelowitz, Mohamed Kalla and Kundayi Munzara
Risk profile	Moderate/ Aggressive
Benchmark	FTSE EPRA/NAREIT Developed Rental Index Net Total Return
ISIN number	ZAE000216495
JSE code	SPFA1
Portfolio launch date	1 June 2016
Minimum investment	Class A1: Lump sum R25 000 / Debit order R1 000 per month
Fees	Initial Fee: nil Annual Service Fee: Class A1 1.14% (incl. VAT) Performance Fee: nil
Portfolio size	R 310 752 783
Total Expense Ratio*	1.27%
Distribution frequency	Quarterly
Income distribution dates	28 Feb/31 May/31 Aug/30 Nov
Income payment date	Second working day after declaration
	30/11/17: 0.27 cents per unit
	31/08/17: 0.41 cents per unit
	31/05/17: 0.39 cents per unit
	28/02/17: 0.28 cents per unit
	30/11/16: 0.28 cents per unit
	31/08/16: 0.52 cents per unit
Income Distribution	
Month-end fund price	87.17 cents per unit
Portfolio valuation time	15h00
Transaction cut off time	14h00
Daily price information	Local newspaper and www.bcis.co.za
Issue date	15 December 2017

This Fund Fact Sheet should be viewed in conjunction with the Fund Information Sheet and the Portfolio Manager Commentary Sheet | *Class A1

TOP 10 HOLDINGS

Simon Property Group Inc	7.2%
Avalonbay Communities Inc	3.2%
Greenbay Properties Ltd	3.1%
Welltower Inc	3.0%
Hudson Pacific Properties In	2.8%
Unibail-Rodamco Se	2.7%
Boston Properties Inc	2.5%
Duke Realty Corp	2.2%
Host Hotels & Resorts Inc	2.1%
Invitation Homes Inc	2.1%

Top 10 holdings as at 30 September 2017

FUND PERFORMANCE AS AT 31 OCTOBER 2017

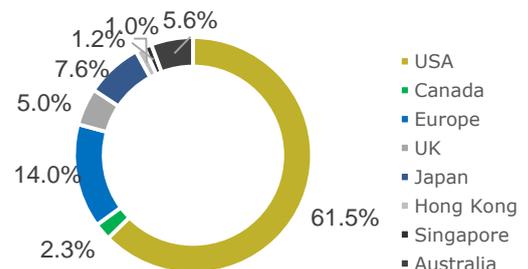
	Fund A1 (after fees)	Benchmark
Since inception (Cumulative)	-10.88%	-6.96%
Annualised	-7.34%	-5.63%

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

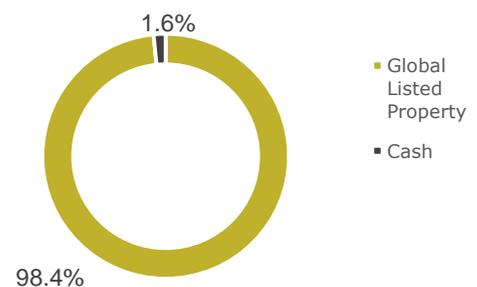
HIGHEST AND LOWEST MONTHLY RETURNS

Highest (October 2017)	4.18%
Lowest (October 2016)	-10.17%

REGIONAL OR COUNTRY ALLOCATION



ASSET ALLOCATION



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FUND STRATEGY

The Fund's objective is to deliver USD total returns that outperform the FTSE EPRA/NAREIT Developed Rental Index ("Index") over a 3 to 5 year investment horizon. Our macro-economic views inform our regional allocations while our sector themes inform our stock picking to deliver outperformance without exposing clients to unnecessary risk.

INVESTMENT POLICY

The policy is to invest in globally listed Real Estate Investment Trusts ("REITs") or listed property companies. The investment manager will also be allowed to invest in financial instruments (derivatives) and cash as allowed by the act from time to time in order to achieve its investment objective. Furthermore, and as legislation permits, the manager shall be permitted to invest in offshore listed property investments on behalf of the Sesfikile BCI Global Property Fund.

WHY CHOOSE THIS FUND

The Fund offers investors:

- The ability to access the most sought after real estate in via investment in blue-chip listed property companies or REITs in developed markets including:
 - Northern America (USA and Canada)
 - Europe
 - United Kingdom
 - Asia Pacific (Japan, HK, Singapore)
 - Australia)
- Geographical and sector diversification with low asset concentration risk
- Cost effective offshore solution managed by an experienced team
- Liquidity as investors are able to access US Dollar Returns by investing Rands while enjoying the usual benefits of a Collective Investment Scheme which include daily pricing and 48-hour liquidity.



Evan Jankelowitz
BCom (Hons), CFA



Mohamed Kalla
BCom, CFA



Kundayi Munzara
BSc (Hons), CFA

FUND MANAGER INFORMATION

The three founding directors, Evan Jankelowitz, Mohamed Kalla and Kundayi Munzara co-manage the Sesfikile BCI Global Property Fund. Evan previously co-managed the award winning Stanlib Property Income Fund which he left as the best performing fund in the sector. Mohamed was a top rated sell-side analyst at BJM Securities while Kundayi was previously Head of Research at Investec Property. The investment team also includes Anil Ramjee who is a dedicated global REIT analyst.

Evan co-managed Stanlib's global property fund while Kundayi co-managed bespoke global real estate portfolios for high net worth private clients in London. The three managers have average investment experience of over 10 years in the listed property sector.

MARKET REVIEW

This month global REITs (EPRA/NAREIT Developed Rental Index) rose 3.19% taking year to date returns to a respectable 7.9% - broadly in line with our full year expectations of 7%. For the first time in many months, REITs outperformed Equities with the S&P500 rising 3.07% while global Equities (MSCI World Index) rose 2.17%. US 10-year bond yields began the month at 2.38%, fell 6bps to a monthly low of 2.32% before rising 9bps to close the month at 2.41%.

President Donald Trump's Tax reform took center stage in November. The Senate's version of the tax reform passed on 2 December includes a permanent reduction in corporate income tax from 35% to 20%, however this will only become effective until 2019. The next step is for the House and the Senate to come to agreement on a version of the tax reform that they are both happy with to form the final bill that will be signed off by President Trump. The US Fed is widely expected to hike interest rates by 25bps this month. The US added 228 000 jobs this November, slightly worse than expectations thus keeping the unemployment rate to 4.1% with labour participation remaining flat at 62.7%. Importantly wage growth disappointed slightly to 2.5% annualised (from 2.7%) for November.

In line with global equity markets, listed property has shown significant volatility in 2017, in effect driven in the main by politics and 'headlines' as opposed to property fundamentals. In the main a lot of our earnings and fundamentals expectations have been met with 2017 earnings slowing down by approximately 100bps from 2016 from a growth perspective. Supply growth was a key theme across both US multifamily, self-storage and industrial sectors. In the multifamily sector labour shortages appear to have pushed supply out with many buildings not being completed on time. The self-storage sector remains murky with little visibility on the timing and extent of supply. The industrial sector has seen supply rise, but still well below demand, and, with US logistics vacancies being at around 5%, rental growth has continued to push ahead.

After delivering total returns of 7.9% for the first 11 months of the year, global REITs trade at a 4.2% dividend yield and 8% discount to NAV. The forward dividend yield is at a 221bps discount to global bonds versus a long term spread of 150bps. With around 5-6% earnings growth expected per annum over the next 24 months we expect total returns in the region of 7% in USD over the medium term.

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TER AND TRANSACTION COST (INCL. VAT)

Please note: A higher TER ratio does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TER's. Transaction Costs are a necessary cost in administering the Fund and impacts Fund 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 Fund, the investment decisions of the investment manager and the TER.

The TER and Transaction cost calculations are based upon the portfolio's direct costs for the financial year ended 31 August 2017, whilst the underlying portfolios' ratio and cost calculations are based upon their most recent published figures, being 30 September 2017.

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Class	Total Expense Ratio (TER)	Transaction Cost(TC)	Total Investment Charges (TER+ TC)
A1	1.27%	0.34%	1.61%
	Of the value of the fund was incurred as expenses relating to the administration of the fund	Of the value of the fund was incurred as costs relating to buying and selling of assets underlying the fund	Of the value of the fund was incurred as costs relating to the investment of the fund

EFFECTIVE ANNUAL COST ("EAC")

Boutique Collective Investments adopted the ASISA Standard on Effective Annual Cost ("EAC"). The EAC measure allows you to compare charges on your investments as well as their impact on your investment returns prior to investing. For further information regarding the ASISA Standard on Effective Annual Cost and access to the EAC calculator please visit our website at www.bcis.co.za.

FAIS CONFLICT OF INTEREST DISCLOSURE

Please note that your financial advisor may be a related party to the co-naming partner and/or BCI. It is your financial advisor's responsibility to disclose all fees that he/she receives from any related party. The portfolio's TER includes all fees paid by the portfolio to BCI, the trustees, the auditors, banks, the co-naming partner, underlying portfolios, and any other investment consultants/managers as well as distribution fees and lisp rebates if applicable. The portfolio's performance numbers are calculated net of the TER expenses. The investment manager earns a portion of the service charge and performance fees where applicable. In some instance, portfolios invest in other portfolios which forms part of the BCI Schemes. These investments will be detailed in this document as applicable.

RISK DISCLOSURE

- This portfolio carries exposure to mainly property securities.
- Property by nature is a moderate risk investment.
- Where the asset allocation contained in this MDD reflect offshore exposure, the portfolio is exposed to currency risks.
- The portfolio is exposed to interest rate risks and is sensitive to inflation and interest rate cycles.
- The portfolio is suitable for medium term investment horizons

INVESTMENT MANAGER

Sesfikile Capital (Pty) Ltd is an authorised Financial Service Provider FSP 39946.

- Additional information, including application forms, annual or quarterly reports can be obtained from BCI, free of charge or can be accessed on our website www.sesfikilecapital.com.
- Valuation takes place daily and prices can be viewed on www.bcis.co.za or in the daily newspaper.
- Actual annual performance figures are available to existing investors on request.
- Upon request the Manager will provide the investor with portfolio quarterly investment holdings reports.

DISCLAIMER

Boutique Collective Investments (RF) (Pty) Ltd ("BCI") is a registered Manager of the Boutique Collective Investments Scheme, approved in terms of the Collective Investments Schemes Control Act, No 45 of 2002 and is a full member of the Association for Savings and Investment SA. Collective Investment Schemes in securities are generally medium to long term investments. The value of participatory interests may go up or down and past performance is not necessarily an indication of future performance. The Manager does not guarantee the capital or the return of a portfolio. Collective Investments are traded at ruling prices and can engage in borrowing and scrip lending. A schedule of fees, charges and maximum commissions is available on request. BCI reserves the right to close portfolio to new investors and reopen certain portfolios from time to time in order to manage them more efficiently. Additional information, including application forms, annual or quarterly reports can be obtained from BCI, free of charge. Performance figures quoted for the portfolio is from Morningstar, as at the date of this minimum disclosure document for a lump sum investment, using NAV-NAV with income reinvested and do not take any upfront manager's charge into account. Income distributions are declared on the ex-dividend date. Actual investment performance will differ based on the initial fees charge applicable, the actual investment date, the date of reinvestment and dividend withholding tax. Investments in foreign securities may include additional risks such as potential constraints on liquidity and repatriation of funds, macroeconomic risk, political risk, foreign exchange risk, tax risk, settlement risk as well as potential limitations on the availability of market information. Certain investments - including those involving futures, options, equity swaps, and other derivatives may give rise to substantial risk and might not be suitable for all investors. Boutique Collective Investments (RF) Pty Ltd retains full legal responsibility for the third party named portfolio. Although reasonable steps have been taken to ensure the validity and accuracy of the information in this document, BCI does not accept any responsibility for any claim, damages, loss or expense, however it arises, out of or in connection with the information in this document, whether by a client, investor or intermediary. This document should not be seen as an offer to purchase any specific product and is not to be construed as advice or guidance in any form whatsoever. Investors are encouraged to obtain independent professional investment and taxation advice before investing with or in any of BCI/the Manager's products.

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