

# 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

<b>ASISA Fund Classification</b>	Global Real Estate - General
<b>Fund Managers</b>	Evan Jankelowitz, Mohamed Kalla and Kundayi Munzara
<b>Risk profile</b>	Moderate/ Aggressive
<b>Benchmark</b>	FTSE EPRA/NAREIT Developed Rental Index Net Total Return
<b>ISIN number</b>	ZAE000216495
<b>JSE code</b>	SPFA1
<b>Portfolio launch date</b>	1 June 2016
<b>Minimum investment</b>	Class A1: Lump sum R25 000 / Debit order R1 000 per month
<b>Fees</b>	Initial Fee: nil Annual Service Fee: Class A1 1.14% (incl. VAT) Performance Fee: nil
<b>Portfolio size</b>	R 274 635 549
<b>Total Expense Ratio*</b>	1.27%
<b>Distribution frequency</b>	Quarterly
<b>Income distribution dates</b>	28 Feb/31 May/31 Aug/30 Nov
<b>Income payment date</b>	Second working day after declaration
<b>Income Distribution</b>	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
<b>Month-end fund price</b>	75.21 cents per unit
<b>Portfolio valuation time</b>	15h00
<b>Transaction cut off time</b>	14h00
<b>Daily price information</b>	Local newspaper and www.bcis.co.za
<b>Issue date</b>	13 February 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	7.1%
Avalonbay Communities Inc	3.6%
Prologis Inc	3.5%
Welltower Inc	3.2%
Invitation Homes Inc	2.8%
Hudson Pacific Prop In	2.7%
Unibail - Rodamco	2.6%
Essex Property Trust	2.5%
Land Securities Group Plc	2.4%
Regency Centers	2.4%

Top 10 holdings as at 31 December 2017

## FUND PERFORMANCE AS AT 31 JANUARY 2018

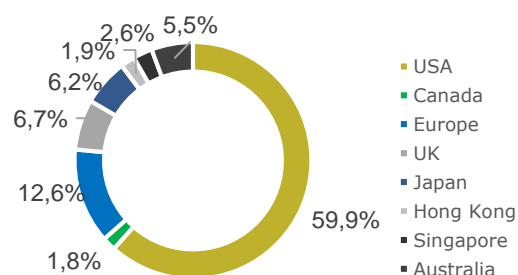
	Fund A1 (after fees)	Benchmark
Since inception (Cumulative)	-22.87%	-20.86%
Annualised	-14.32%	-13.01%

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

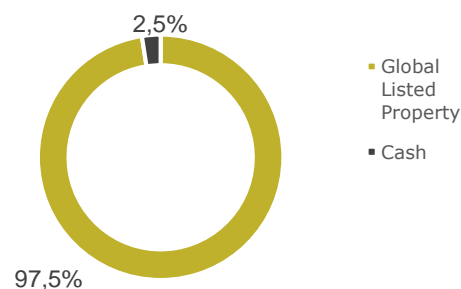
## HIGHEST AND LOWEST MONTHLY RETURNS

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

Global REITs (as per FTSE/EPRA NAREIT Developed Rental Index) saw a 1.34% correction in January, in effect reversing the 1.38% gain recorded in December 2017. REITs underperformed equities significantly (-662bps) this month as MSCI World Equities rose 5.28%. Importantly, US 10-year bond yields rose 30 basis points during the month from 2.41% to 2.71% and have continued to rise to 2.88% at the time of writing this report.

The US Federal Open Market Committee (FOMC) met in January and kept interest rates unchanged, as was widely expected. Outgoing Fed Chair Janet Yellen's comments however did intimate that they saw US economic and labour data as solid, indicating that the Federal Reserve (Fed) was on course to raise interest rates this year. Consensus estimates remain at three to four hikes in 2018. The US added 200 000 jobs in December which was 20 000 more than expected. Importantly wages rose buy 2.9%, 300bps higher than the expected 2.6% with unemployment falling to 4.1%. Jerome 'Jay' Powell, the incoming Fed chair was sworn in on 5 February.

Looking ahead, despite the US core personal consumption expenditure (Core PCE, the Fed's measure of inflation) remaining at 1.5% and below the Fed's target of 2%, the bond markets have declared that inflation is on the rise. Consensus quickly shifted in January, but we have seen a correction in global risk assets (and 76% rise in the Volatility Index (VIX)) in the early days of February. Bond yields may fall before they rise further.

Global REITs have corrected further in February (to 12 Feb 2018) to deliver a year to date return of -8.21% in USD. On a forward yield basis REITs have adjusted for the spike in global bonds and now trade at 4.2%, a 196bps spread to global 10-year bonds on a weighted average basis. This spread is wider than the longer-term average of 130bps, however it is narrower than last month's spread of 220bps, implying global REITs have re-rated relative to global bonds.

That being said we remain constructive on global REITs at these levels as an improved economic outlook has an immediate positive impact on demand, in turn earnings as supply takes a bit longer to catch up. Higher wage growth in particular is immediately positive for US apartments and offices. Although early in the global results season we have seen more REITs meet guidance than beat, which was the case six months ago. We still expect operational earnings growth of 5.5% from REITs which, even if bond yields stay elevated should translate into mid-single digit total returns for the calendar year ended December 2018.

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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.

### SESIKILE BCI GLOBAL PROPERTY FUND

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](http://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 list 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 instances, 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](http://www.sesfikilecapital.com).
- Valuation takes place daily and prices can be viewed on [www.bcis.co.za](http://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.

### Trustee Information

The Standard Bank of South Africa Limited

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### Management Company

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