

# Ampersand Sanlam Collective Investments Flexible Property Income Fund

## Minimum Disclosure Document

As of 2021/07/31



### 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 minimum portfolio exposure to JSE listed property shares, property loan stock and property portfolios will be 33% of the portfolio's market value. The Manager may only include forward currency agreements, interest rate and exchange rate swap transactions for efficient portfolio management purposes.

### Fund Information

Ticker	AFICA
Portfolio Manager	Tom Barlow & Ian Peters
ASISA Fund Classification	South African - Multi Asset - Flexible
Risk Profile	Aggressive
Benchmark	67% FTSE/JSE Listed Property Index & 33% Stefi
Fund Size	R 146 030 076
Portfolio Launch Date*	2013/11/01
Fee Class Launch Date*	2013/11/01
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	—
Manager Annual Fee	1,72
Total Expense Ratio	2,08
Transaction Cost	0,28
Total Investment Charges	2,36
Performance Fee	—
TER Measurement Period	01 April 2018 - 31 March 2021

TER Measurement Period 01 April 2020 - 31 March 2021

Total Expense Ratio 2.03%, Transaction Cost 0.24% and Total Investment Charges 2.27%.

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](http://www.sanlamunitrusts.co.za) for a detailed list of our funds that charge performance fees together with their calculation methodologies.

\*The Ampersand Sanlam Collective Investments Flexible Property Income Fund transitioned to Sanlam Collective Investments (RF) (Pty) Ltd on 01 July 2017.

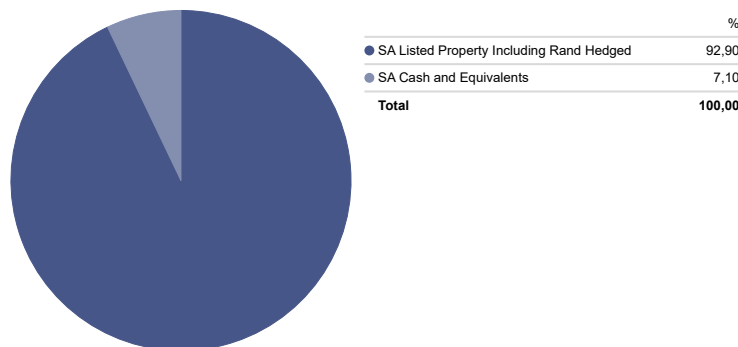
MDD Issue Date: 2021/08/25

### Top Holdings

	(%)
Metope Property Income Prescient Fund	20,21
Satrix Property Index Fund	19,41
Absa Property Equity Fund	19,20
Ampersand SCI Income Fund B	7,02
Hammerson Plc	6,10
NEPI Rockcastle Plc	5,64
Lighthouse Capital Ltd	4,69
Equites Property Fund Ltd	3,19
Redefine Properties Ltd	2,92
Resilient Reit Ltd	2,40

### Asset Allocation

Portfolio Date: 2021/07/31



### Annualised Performance (%)

	Fund	Benchmark
1 Year	23,51	20,76
3 Years	-11,07	-2,86
5 Years	-7,15	-2,18
Since Inception	-0,10	3,01

### Cumulative Performance (%)

	Fund	Benchmark
1 Year	23,51	20,76
3 Years	-29,68	-8,35
5 Years	-31,00	-10,43
Since Inception	-0,74	25,78

### Highest and Lowest Annual Returns

Time Period: Since Inception to 2020/12/31

Highest Annual %	23,03
Lowest Annual %	-32,91

### Risk Statistics (3 Year Rolling)

Standard Deviation	10,03
Sharpe Ratio	-0,88
Information Ratio	-0,65
Maximum Drawdown	-21,03

### Distribution History (Cents Per Unit)

2021/06/30	0.34 cpu	2020/06/30	0.76 cpu	2019/06/30	1.61 cpu
2021/03/31	0.72 cpu	2020/03/31	1.35 cpu	2019/03/31	1.67 cpu
2020/12/31	0.31 cpu	2019/12/31	1.58 cpu	2018/12/31	2.22 cpu
2020/09/30	0.25 cpu	2019/09/30	1.23 cpu	2018/09/30	2.10 cpu

Administered by



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### 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 to 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](http://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  
(FSP) License No. 33676  
Physical Address: 1 Tuscany Office Park, 6 Coombe Place, Rivonia, Sandton, 2191  
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Email: [queries@ampersand.co.za](mailto:queries@ampersand.co.za)  
Website: [www.ampersandam.co.za](http://www.ampersandam.co.za)

#### Manager Information

Sanlam Collective Investments (RF) (Pty) Ltd  
Physical Address: 2 Strand Road, Bellville, 7530  
Postal Address: P.O. Box 30, Sanlamhof, Bellville, 7532  
Tel: +27 (21) 916 1800  
Email: [service@sanlaminvestments.com](mailto:service@sanlaminvestments.com)  
Website: [www.sanlamunittrusts.co.za](http://www.sanlamunittrusts.co.za)

#### Trustee Information

Standard Bank of South Africa Ltd  
Tel: +27 (21) 441 4100  
Email: [compliance-sanlam@standardbank.co.za](mailto:compliance-sanlam@standardbank.co.za)

### Portfolio Manager Comment

As at 30 June 2021

#### Economic Market overview

Over the second quarter of 2021, global equities rose sharply on the back of the acceleration in vaccination campaigns. The S&P 500 benchmark index was up 8,5% over the quarter, with both European (7,1%) and UK (5,6%) stocks also posting strong returns.

Over the quarter, US 10-year Treasury yields dropped by 29 basis points, down to 1.45%. This was mostly due to a recovering from a rough first quarter in the bond market. This decline supported growth stocks to outperform value stocks over the quarter. It also meant that the most dominant equity market theme since the latter part of 2020 and into 2021 faded: value outperforming growth stocks.

Emerging economies still continue to lag their developed counterparts on the vaccination front, but despite the trend cases remain very low in China and India seems to have passed its third wave peak.

On the back of the continued ease of Covid-related restrictions in developed countries, economic data over the last three months has generally been strong. The US posted an annualised growth rate of 6.4% in the first quarter. Despite the eurozone economy contracting by 0.6% over the quarter, leading economic indicators such as purchasing managers' indices have reached multi-year highs. These indicators are supportive that a strong economic rebound has taken place in Europe over the second quarter.

#### Local Economic Market overview

South Africa's seven-day rolling average recorded 13 009 new COVID-19 cases in the last week of June, up from the previous week's 9 124 and 5 959 the week before that. The massive spike was mostly due to the rapid new infection rate recorded over the last two weeks of June in Gauteng.

The recent spike resulted in medical facilities in Gauteng being at full capacity and President Ramaphosa announcing on the 27th of June that the country would revert back to alert level 4 lockdown. For the most part it is business as usual, except for a renewed ban on the sales of alcohol which is certain to place further strain on an industry not yet recovered from previous lockdown restrictions. Some reprieve for the hospitality sector is that it is allowed to continue operating at full capacity whilst maintaining strict healthcare protocols.

On the political front, the second quarter of 2021 was memorable to say the least. The weeks leading up to the eventual suspension of the beleaguered ANC national secretary Ace Magashule read like the script of a Hollywood movie. More explosive was the sentencing of former president Zuma to 15 months in jail by the highest court in the land. Such high-level prosecutions may well help president Ramaphosa in his efforts to try and rebuild trust amongst ordinary South Africans and investors alike.

#### Position going forward

Over the quarter ending June, our portfolios benefitted from our marginal peer relative overweight position to the listed property sector and our reduction in very low yielding cash-like instruments in favour of local nominal bonds.

We maintain a significant weighting to offshore assets, given the likely strengthening in the US\$ (weakening in the ZAR) in the medium term.

We remain cautiously optimistic about the value a large part of the local stock market offers, especially on the back of the political and policy changes underway. We believe that a change in sentiment is key to unlocking the earnings growth potential on the JSE and that encouraging signs are surfacing. On a similar note, the yields on offer in the local bond market remain attractive and our portfolios are positioned to benefit from this over the next year or two.

#### Portfolio Manager

Tom Barlow  
CFA®, BCom (Economics)

Ian Peters  
BSc (C.M), CFP