



OPTIMUM BCI PROPERTY FUND A

April 2020

MINIMUM DISCLOSURE DOCUMENT | Issued:

11/May/2020



BOULIQUE
+ COLLECTIVE
INVESTMENTS

INVESTMENT OBJECTIVE

The Optimum BCI Property Fund aims to provide investors with a combination of high income and long term capital appreciation.

INVESTMENT POLICY

The investable universe of the portfolio includes property securities, property collective investment schemes, property loan stock, real estate equity, money market instruments, bonds, preference shares, fixed deposits and other interest bearing securities and assets in liquid form. The portfolio will invest at least 80% of the market value of the portfolio in securities listed in the FTSE / JSE Real Estate industry group or similar sector of an international stock exchange and may include other high yielding securities from time to time. Up to 10% of a portfolio may be invested in securities outside the defined sectors in companies that conduct similar business activities as those in the defined sectors. The portfolio may also invest in participatory interests or any other form of participation in portfolios of collective investment schemes or other similar collective investment schemes as the Act may allow from time to time, and which are consistent with the portfolio's investment policy.

RISK PROFILE

LOW	MED-LOW	MEDIUM	MED-HIGH	HIGH
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INVESTMENT HORIZON

1 year+	3 years+	5 years+
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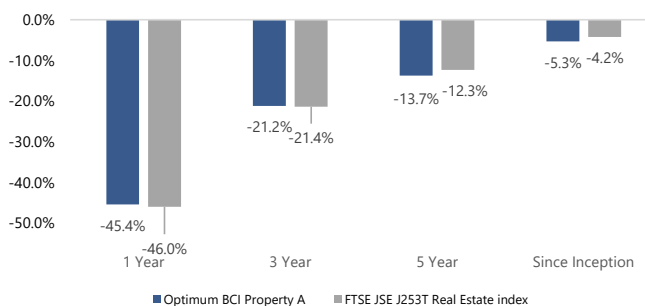
FUND INFORMATION

Portfolio size	R42 401 426.75
NAV cents per participatory interest	48.23
Number of participatory interests	6818732
Portfolio inception date	2013/07/01
Fee class inception date	2013/07/01
Portfolio classification	SA - Real Estate General
Benchmark	FTSE JSE J253T Real Estate index
Minimum investment amount	None
Legal structure	CIS in Securities
Scheme name	Boutique Collective investment Scheme
JSE Code	DSPFA
ISIN Number	ZAE0000180147
Income declaration	Quarterly
Accounting period dates	2nd working day of Apr Jul Oct Jan

Distributions (12 months)

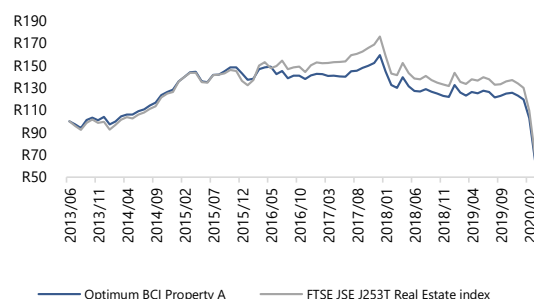
May-19	Aug-19	Nov-19	Feb-20
2.71	0.59	2.78	0.52

ANNUALISED PERFORMANCE



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

GROWTH OF R100

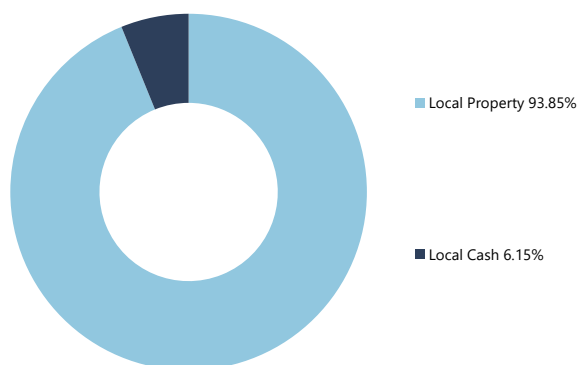


* The graph above depicts the cumulative performance/growth of a R100 lumpsum invested since inception

* The performance is calculated by taking the actual initial fees and all ongoing fees into account.

* The performance graph is for illustrative purposes only.

ASSET ALLOCATION



FEES

Fee class A

The prior year ("PY") TER and Transaction cost calculations are based upon the portfolio's direct costs for the financial year ended 31 August 2019, whilst the underlying portfolios' ratio and cost calculations are based upon their most recent published figures, being 31 December 2019.

Annual Management Fee (Incl. VAT)	1.15%	1.15% (PY)
Performance fee	0.00%	0.00% (PY)
Total Expense Ratio (TER) Incl. VAT	1.40%	1.37% (PY)
Transaction Costs (TC) Incl. VAT	0.07%	0.09% (PY)
Total Investment Charge (TIC = TER + TC)	1.47%	1.46% (PY)

Advisory Fee (Max) 3.45% (Incl. VAT)

MANAGED BY OPTIMUM INVESTMENT GROUP [FSP 43488]

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Year
2020	-2.96%	-13.97%	-36.57%	5.77%									-44.00%
2019	8.81%	-5.13%	-2.20%	2.67%	-0.81%	1.83%	-0.96%	-3.87%	1.12%	1.71%	0.55%	-1.94%	1.07%
2018	-9.25%	-8.32%	-1.87%	7.20%	-5.85%	-3.05%	-0.52%	1.76%	-1.85%	-1.32%	-1.58%	-0.84%	-23.55%
2017	0.99%	-0.22%	-1.06%	0.18%	-0.45%	-0.18%	3.43%	0.25%	1.81%	1.32%	1.63%	4.65%	12.90%
2016	-4.14%	0.80%	6.11%	1.18%	0.51%	-4.54%	1.95%	-4.46%	1.58%	0.06%	-2.16%	2.34%	-1.34%
2015	5.92%	2.77%	3.08%	0.28%	-5.95%	-0.56%	4.82%	0.21%	2.21%	2.36%	0.04%	-3.62%	11.51%
2014	-6.62%	2.70%	4.57%	1.75%	-0.07%	2.82%	1.54%	3.00%	2.43%	5.58%	2.40%	1.53%	23.28%
2013							-2.72%	-3.37%	7.74%	2.02%	-2.24%	3.02%	4.06%

RISK STATISTICS

Maximum rolling 1 year	39.9%	Standard Deviation	19.27%
Minimum rolling 1 year	-47.0%	Sharpe Ratio	0.01
Annualised Alpha	-0.4%	Information Ratio	- 0.14
Cumulative Alpha	-2.3%	Tracking error	3.08%
Maximum Drawdown	-59.1%	Value at Risk	-18.04%

TOP FIVE HOLDINGS

Hyprop Investments LTD	0.64%
Redifine Properties LTD	0.57%
Fortress REIT LTD - A	0.55%
Resilient REIT LTD	0.55%
Equities Property Fund	0.54%

FAIS CONFLICT OF INTEREST DISCLOSURE

Please note that your financial advisor may be a related party to the conaming partner and/or BCI. It is your financial advisor's responsibility to disclose all fees he/she receives from any related party. The portfolio's TER includes all fees paid by 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

Medium Risk

This portfolio has a balanced exposure to various asset classes. It has more equity exposure than a low risk portfolio but less than a high-risk portfolio. In turn the expected volatility is higher than a low risk portfolio, but less than a high-risk portfolio.

The probability of losses is higher than that of a low risk portfolio, but less than a high-risk portfolio and moderate long term investment returns are expected.

Where the asset allocation contained in this MDD reflect offshore exposure, the portfolio is exposed to currency risks.

The portfolio is exposed to equity as well as default and interest rate risks.

The portfolio is recommended for for medium investment term investment horizons.

TRANSACTION COSTS (TC)

TC is the percentage of the value of the portfolio that was incurred as costs relating to the buying and selling of the assets underlying to the portfolio. Transaction costs are a necessary cost in administering the Fund and impacts 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 CHARGE (TIC)

TIC is the percentage of the portfolio that was incurred as costs relating to the investment of the portfolio. It is the sum of the total expense ratio (TER) and transaction costs (TC), including VAT.

ADDITIONAL INFORMATION

Additional information, including application forms, annual or quarterly reports: www.bcis.co.za.

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

ANNUAL SERVICE CHARGE

The current annual management fee is 1.15% p.a. (Incl. VAT).

PERFORMANCE FEE

Performance fees are not levied on the portfolio.

TOTAL EXPENSE RATIO (TER)

TER is the percentage of the value of the portfolio that was incurred as expenses to the administration (charges, levies and fees) of the portfolio. TER is calculated over a rolling three-year period (or since inception, where applicable) and annualised to the most recent calendar quarter. 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 TERs.

TRANSACTIONS

Redemption notice period: 14h00 each business day

Portfolio valuation : 15h00 each business day

Pricing date: 15h00 each business day

The daily cut-off for receipt of instructions is 14h00. No instruction will be processed unless all requirements have been met and supporting documentation has been provided. Instructions received before the cut-off will be processed the same day and will receive the same day's price. Instructions received after cut-off will be processed the next business day. Redemptions are paid out within five business days.

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 the 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 are from Morningstar, as at the date of this factsheet for a lump sum investment, using NAV-NAV 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.

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.

#Fixed Administration Fee: R15 excluding VAT which will apply to all direct investor accounts with balances of less than R100 000 at month end, unless an investor transacts online, in which case no such fee will be levied.

MANAGER INFORMATION

Boutique Collective Investments (RF) (Pty) Limited
Registration number: 2003/0204082/07
Catnia Building, Bella Rosa Village, Bella Rosa Street, Bellville, 7530

Email: clientservices@bcis.co.za

Web: www.bcis.co.za

Tel: 021 007 1500/1/2 | 021 914 1880

The manager is registered as a manager of collective investment

schemes, in terms of the Collective Investment Schemes Control

Act. The manager is a member of the Association for Savings and

Investment South Africa (ASISA).

CUSTODIAN INFORMATION

The Standard Bank of South Africa Limited – Trustee Services

Tel: 021 441 4100

The trustee/custodian is registered as a trustee of collective investment

schemes, in terms of the Collective Investment Schemes Control Act.

INVESTMENT MANAGERS

Optimum Investment Group (Pty) Ltd

Registration number: 2009/001832/07

Unit 210-211, 2nd Floor, The Cliffs Office Block 2, Niagara Way, Tyger

Falls, Carl Cronje Drive, Bellville, 7530

Email: info@optimumgroup.co.za

Web: www.optimuminvestgroup.com

Tel: 087 742 2310

Portfolio Manager: Francois Botha

The investment manager is an authorised Financial Services Provider (FSP), as an investment manager, in terms of Section 8 of the Financial Advisory and Intermediary Services Act (FAIS). This information is not advice, as defined in FAIS. Please be advised that there may be representatives acting under supervision.

ADMINISTRATOR INFORMATION

Maitland Group South Africa Limited

Registration number: 1981/009543/06

Maitland House 1, River Park, Gloucester Road, Mowbray, 7700

Tel: 021 681 8000

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