

## ABOUT THE FUND

Fund Objective	The underlying fund will primarily invest in real estate securities listed on international stock exchanges and has a total return objective comprising both income return and capital appreciation. The Fund has a medium to long term investment horizon.
Underlying Fund	Catalyst Global Real Estate UCITS Fund (Ireland)
Investment Policy	The Catalyst Global Real Estate President Feeder Fund is a Rand denominated property equity Feeder Fund, feeding solely into the Catalyst Global Real Estate UCITS Fund (Ireland), a fund under the MLC Global Strategy UCITS Funds Plc. The fund has a medium to long term investment horizon and has a total return objective comprising both income return and capital appreciation. Investors should be prepared for a minimum investment term of at least three years.
Benchmark	FTSE EPRA/NAREIT Developed Rental Index Net Total Return. (From inception to 31 Mar 2015 the benchmark was the UBS Global Real Estate Investors Index Net Total Return. This Index has now been discontinued.)
Who should Invest:	South African Rand denominated investors seeking to enhance the diversification of their real estate investment opportunities through investing in global real estate securities.
ASISA classification	Global – Real Estate – General
Investment Term	Investors should be prepared for a minimum investment term of at least three years.
Launch Date	1 July 2009
Base Currency	ZAR
Min. lump sum investment	ZAR 2 000
Valuation Day	Daily
Initial Charges	0.00%
Performance Fee	No performance fee
Annual Management Fee	0.00%
Max Advisor Fee Class B	2% (Excl. VAT)
TER Class B	1.44% (includes underlying fund TER)
Institutional Class	Management fee and performance data available on request.
Fund Size as at 31 August 2017	ZAR 912 198 926
Risk Indicator	
Risks to Consider	Currency Risk, Global Property Markets and Global Interest Rate Fluctuations
JSE Code Class B	CGRE
Unit Price as at 31 August Class B	ZAR 4.2954
Income Distribution	31 March (No Current Distribution)
Investment Manager	Catalyst Fund Managers SA (Pty) Limited
Portfolio Manager	Andre Stadler BCom CFA, Jamie Boyes CA (SA)
Investment Advisor on underlying fund	Catalyst Fund Managers Global (Pty) Limited
ISIN - Feeder B class	ZAE000164752

Total Expense Ratio (underlying fund)	1.43%
Transaction Cost	0.01%
Total Investment Charge	1.44%

## MONTHLY COMMENTARY FROM CATALYST FUND MANAGERS AS AT 31 AUGUST 2017

The FTSE EPRA/NAREIT Developed Rental Index recorded a net total USD return of -0.24% in August. The best performing listed real estate market was Europe, which recorded a total USD return of 1.31%. The U.K. recorded the lowest total USD return for July of -2.37%.

There has been a lot of negative sentiment from global new streams regarding the imminent downfall of physical retail space, predominantly due to the cannibalisation threat of e-commerce. And while we do believe that the retail landscape is experiencing several headwinds (please refer to our previous monthly reports for further detail on these headwinds, particularly to the reports from March, April and June of this year), it is not all doom and gloom for physical store demand. There have recently been several convincing examples from the largest global retailers acknowledging the necessity for both online and offline physical space. U.S. retail legend Walmart has been growing its online platform by acquiring online merchants, such as Jet.com, the fastest growing e-commerce business in the U.S. E-commerce behemoth Amazon closed on the Whole Foods acquisition this month, a prime example of an Online-to-Offline (O2O) strategy, while Alibaba, China's e-commerce giant, has opened 13 Hema grocery stores to date, which combine both online and offline shopping. What is clear from these developments is that an omnichannel retail presence, comprising both physical retail stores together with a strong online presence, is vital for retailers in reaching their customers.

A way retailers are maintaining the relevance of their physical stores is via well located click-and-collect locations, which have several benefits versus pure online channels. Online shopping does not allow for the physical touching of products, whereas collecting in-store allows customers to test the quality of the product as well as the fit and size. In-store collection also allows for ease of return, exchange or refund if necessary, all of which promote consumer ease when purchasing online. Click-and-collect is also more economical for retailers, who save on delivery and other logistical and holding costs, as well as promoting additional and often unplanned purchases while in store to collect. In fact the International Council of Shopping Centres found 61 per cent of shoppers who bought items online and picked up in-store, made an additional purchase.

Medium term earnings growth prospects for global real estate stocks as a whole remain relatively robust, predominantly due to the lag effect of long term leases and robust operating fundamentals. Listed real estate currently trades at an estimated forward FAD (Funds Available for Distribution) yield of 4.77%. Considering current global real estate market fundamentals, current pricing appears about fairly valued on a long term risk-adjusted basis.

Source of data: Bloomberg, Company Information and Catalyst Fund Managers

## INVESTMENT OBJECTIVE

This specialist fund offers real estate focus, with global diversification. The real estate focus is through real estate securities with a specific bias towards stocks classified as investors, as opposed to developers. The investor classification is defined as those stocks that have 70% or more of their income derived from rent. The guiding principle is the ownership of real estate assets, primarily to earn rental related income streams which provide a stable underpin to long term returns. Global diversification is across geographic regions, currencies, countries and real estate types. The intention is to provide an attractive risk-adjusted return to form part of a multi asset class portfolio.

The fund benchmark is the FTSE EPRA/NAREIT Developed Rental Index, which comprises of stocks in the following regions: United States, Canada, UK, Europe, Japan, Hong Kong, Singapore, Australia and New Zealand.



## RAGING BULL AWARDS

Best risk adjusted (non-rand-denominated)  
Offshore Global Real Estate Fund 2016  
Best (SA-Domiciled) Global RE Fund 2016  
(the full details and basis of the award are available from the manager)

### Calendar Year - Monthly Unit Price Return

	2017	2016	2015	2014	2013	2012	2011	2010	2009
Best Month	2.09%	11.01%	9,36%	8,58%	9,06%	6,12%	9,92%	5,99%	14,54%
Worst Month	-2.67%	-10.0%	-4,90%	-0,96%	-5,03%	-2,61%	-3,69%	-4,00%	-5,18%

### Performance to 31 August 2017 (ZAR)

	Benchmark	Fund (Gross Fees*)
12 Months	-13.75%	-10.56%
3 Year Annualised	11.44%	12.67%
5 Year Annualised	16.99%	17.45%
Inception	20.85%	21.98%

\* Calculation of Gross of Fees adds back TER.

### Region Index Total Returns (ZAR)

	North America	Europe	Asia Ex Australia	Australia
12 Months	-6.65%	-15.79%	-5.28%	-8.04%
3 Year Annualised	18.13%	10.10%	15.97%	18.67%
5 Year Annualised	21.76%	21.10%	21.42%	21.72%

\* Source: FTSE; EPRA/NAREIT; Bloomberg

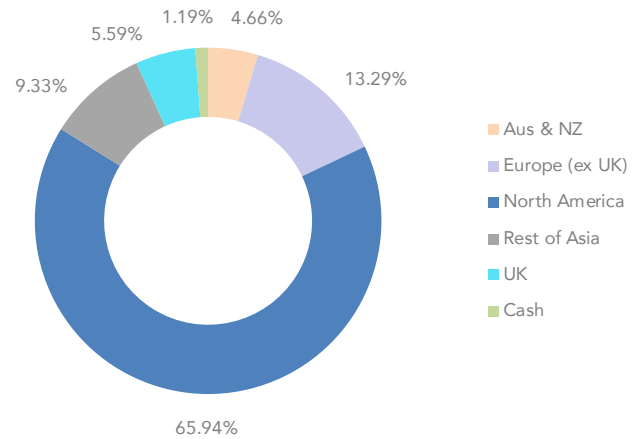
### Underlying Currency Exposure 31 August 2017

AUD	4.77%
CAD	4.09%
CHF	0.33%
EUR	10.84%
GBP	5.54%
HKD	4.17%
JPY	5.68%
SEK	1.20%
SGD	0.60%
USD	61.84%
ZAR	0.93%
Total	100.00%

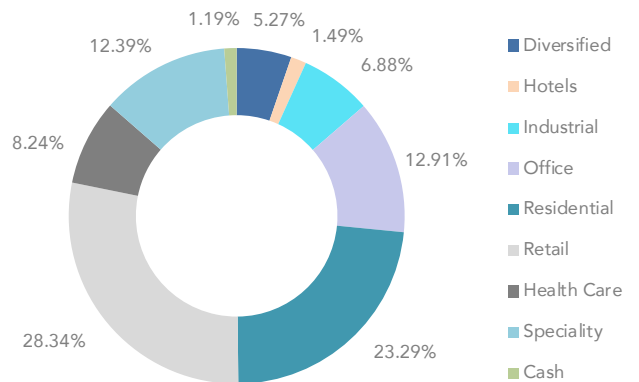
### Underlying Funds Top Ten as at 31 August 2017

Simon Property Group, Inc
Link Real Estate Investment Trust
Welltower Reit Inc
Unibail - Rodamco Sa
Sun Communities
General Growth Properties Inc
Prologis
Scentre Group
Alexandria Real Estate Equities
DCT Industrial Trust

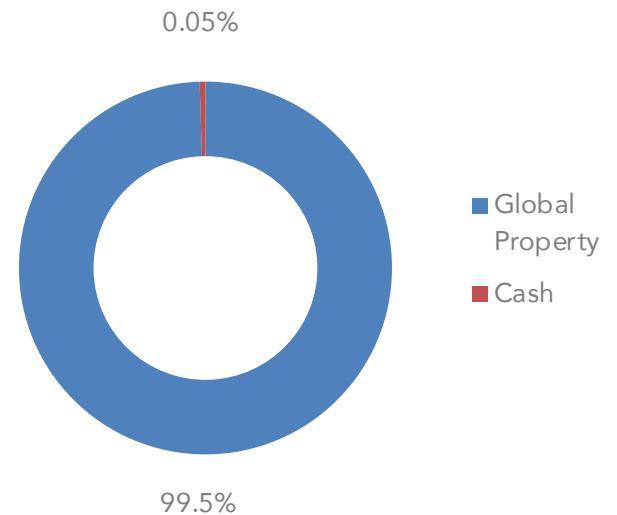
### Underlying Funds Geographic Allocation as at 31 August 2017



### Underlying Funds Sectoral Allocation as at 31 August 2017



### Underlying Funds Asset Allocation as at 31 August 2017



Term	Meaning
Annualised performance	Annualised performance show longer term performance rescaled to a 1 year period. Annualised performance is the average return per year over the period. Actual annual figures are available to the investor on request.
Highest & Lowest return	The highest and lowest returns for any 1 year over the period since inception have been shown.
NAV	The net asset value represents the assets of a Fund less its liabilities.
Co-named Collective Investment Scheme	A portfolio approved and branded in the name of both the manager (Prescient Management Company) and the financial services provider (Catalyst Fund Managers) and where the financial services provider undertakes the function of discretionary financial services in relation to the assets of the portfolio.
Income Distribution	The interest and/or dividend income that is generated by the underlying investments in the Fund and that is declared and distributed to investors in the Fund periodically.

### DISCLAIMER:

Collective Investment Schemes in Securities (CIS) should be considered as medium to long-term investments. The value may go up as well as down and past performance is not necessarily a guide to future performance. CIS's are traded at the ruling price and can engage in scrip lending and borrowing. The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. A schedule of fees, charges and maximum commissions is available on request from the Manager. There is no guarantee in respect of capital or returns in a portfolio. A CIS may be closed to new investors in order for it to be managed more efficiently in accordance with its mandate. CIS prices are calculated on a net asset basis, which is the total value of all the assets in the portfolio including any income accruals and less any permissible deductions (brokerage, STT, VAT, auditor's fees, bank charges, trustee and custodian fees and the annual management fee) from the portfolio divided by the number of participatory interests (units) in issue. Forward pricing is used. The Fund's Total Expense Ratio (TER) reflects the percentage of the average Net Asset Value (NAV) of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio. A higher TER 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. During the phase in period TER's do not include information gathered over a full year. Transaction Costs (TC) is the percentage of the value of the Fund incurred as costs relating to the buying and selling of the Fund's underlying assets. 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, investment decisions of the investment manager and the TER. The Catalyst Global Real Estate RE Prescient Feeder Fund has a Total Expense Ratio of 1,44%. For the period from 1 July 2016 to 30 June 2017, 1,44% of the average Net Asset Value of the portfolio was incurred as charges, levies, fees related to the management of the portfolio. Where a current yield has been included for Funds that derive its income primarily from interest bearing income, the yield is a weighted average yield of all underlying interest bearing instruments as at the last day of the month. This yield is subject to change as market rates and underlying investments change. The Manager retains full legal responsibility for any third-party named portfolio. Where foreign securities are included in a portfolio there may be potential constraints on liquidity and the repatriation of funds, macroeconomic risks, political risks, foreign exchange risks, tax risks, settlement risks; and potential limitations on the availability of market information. The investor acknowledges the inherent risk associated with the selected investments and that there are no guarantees. Please note that all documents, notifications of deposit, investment, redemption and switch applications must be received by Prescient by or before 13:00 (SA), to be transacted at the net asset value price for that day. Where all required documentation is not received before the stated cut off time Prescient shall not be obliged to transact at the net asset value price as agreed to. Money market Funds are priced at 1pm all other Funds are priced at either 3pm or 5pm depending on the nature of the Fund. Prices are published daily and are available on the Prescient website. Performance has been calculated using net NAV to NAV numbers with income reinvested. The performance for each period shown reflects the return for investors who have been fully invested for that period. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestments and dividend withholding tax. Full performance calculations are available from the manager on request. For any additional information such as fund prices, brochures and application forms please go to [www.catalyst.co.za](http://www.catalyst.co.za).

### CONTACT DETAILS

#### Management Company:

Prescient Management Company (RF) (Pty) Ltd,  
Registration number: 2002/022560/07  
Physical Address: Prescient House,  
Westlake Business Park, Otto Close, Westlake, 7945  
Postal Address: PO Box 31142, Tokai, 7966.  
Telephone number: 0800 111 899  
Email Address: [info@prescient.co.za](mailto:info@prescient.co.za)  
Website: [www.prescient.co.za](http://www.prescient.co.za)

#### Trustee:

Nedbank Investor Services Physical Address: 2nd Floor, 16 Constantia  
Boulevard, Constantia Kloof, Roodepoort, 1709  
Telephone Number: +27 11 534 6557  
Website: [www.nedbank.co.za](http://www.nedbank.co.za)

#### Investment Manager:

Catalyst Fund Managers Global (Pty) Ltd\*  
4th Floor Protea Place,  
Protea Road, Claremont,  
Cape Town, South Africa  
Tel: +27 21 657 5500  
[mail@catalyst.co.za](mailto:mail@catalyst.co.za)

*Authorised Financial Services Provider by the Financial Services Board in South Africa (licence number 45418). This document is for information purposes only and does not constitute or form part of any offer to issue or sell or any solicitation of any offer to subscribe for or purchase any particular investments. Opinions expressed in this document may be changed without notice at any time after publication. We therefore disclaim any liability for any loss, liability, damage (whether direct or consequential) or expense of any nature whatsoever which may be suffered as a result of or which may be attributable directly or indirectly to the use of or reliance upon the information. Date issued - 11 SEPTEMBER 2017*

*The Management Company and Trustee are registered and approved under the Collective Investment Schemes Control Act (No. 45 of 2002). Prescient is a member of the Association for Savings and Investments SA.*

**PRESCIENT**  
MANAGEMENT COMPANY

*The CATALYST GLOBAL REAL ESTATE PRESCIENT FEEDER FUND is managed by Catalyst Fund Managers Global (Pty) Ltd and is structured as a co-branded portfolio operating under Prescient Management Company (RF) Pty Ltd. \*Managed via a sub-delegation relationship with Catalyst Fund Managers SA (Pty) Ltd (licence number 36009).*