

## Fund Objective

The Catalyst SCI Flexible Property Fund is an actively managed portfolio, which has a total return objective and seeks to offer investors a return in excess of CPI+4%. This portfolio has a medium to long-term investment horizon.

## Fund Strategy

In order to achieve this investment objective, the securities normally to be included in the portfolio will primarily consist of local and global property shares, property loan stocks, participatory interest in collective investment schemes in property, listed and unlisted financial instruments in line with the conditions as determined by legislation from time to time. The manager 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 portfolios investment policy.

## Fund Information

Ticker	CFPPB
ISIN	ZAE000210191
Portfolio Manager	Zayd Sulaiman - BCom, CA (SA)
ASISA Fund Classification	South African-Real Estate-General
Risk Profile	Moderate
Benchmark**	Composite: 25% RNGR (ZAR) and 75% ALPI (J803T)
Fund Size	R 612,333,231
Portfolio Launch Date	01/10/2015
Fee Class Launch Date	01/10/2015
Minimum Lump Sum Investment	R 10,000
Minimum Monthly Investment	R 500
Income Declaration Date	June & December
Income Payment Date	1st business day of July & 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)

	B-Class (%)
Maximum Initial Advice Fee	—
Maximum Annual Advice Fee	1.15
Manager Annual Fee	1.44
Total Expense Ratio	1.64
Transaction Cost	0.24
Total Investment Charges	1.88
Performance Fee	—
TER Measurement Period	01 October 2017 - 30 September 2020

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.

\* Please note that the legal registered name of Catalyst SCI\* Flexible Property Fund is Catalyst Sanlam Collective Investments Flexible Property Fund. SCI is an abbreviation for Sanlam Collective Investments.

\*\* The benchmark has changed on 1 December 2020 from CPI + 4 to 75% FTSE/JSE All Property Index (ALPI) J803T and 25% FTSE EPRA/NAREIT Developed Rental Index Net Total Return (ZAR).

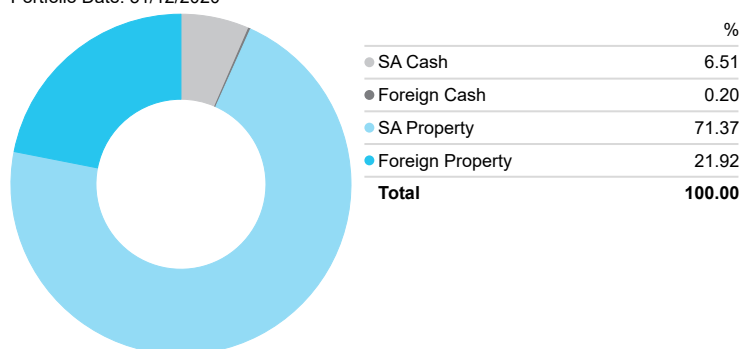
MDD Issue Date: 21/01/2021

## Top Ten Holdings

	(%)
NEPI Rockcastle Plc	10.49
Growthpoint Properties Ltd	9.53
Resilient Reit Ltd	7.96
Fortress Income Fund Ltd A	6.43
Equites Property Fund Ltd	4.79
SA Corporate Real Estate Fund	4.70
Hyprop Investments Ltd	4.51
Mas Real Estate Inc	4.25
Vukile Property Fund Ltd	4.11
Arrowhead Property Ltd	3.90

## Asset Allocation

Portfolio Date: 31/12/2020



## Annualised Performance (%)

	Fund	Benchmark
1 Year	-25.57	16.78
3 Years	-10.69	11.02
5 Years	-3.07	10.50
Since Inception	-1.82	10.30

## Cumulative Performance (%)

	Fund	Benchmark
1 Year	-25.57	16.78
3 Years	-28.77	36.86
5 Years	-14.44	64.78
Since Inception	-9.19	67.35

## Highest and Lowest Annual Returns

Time Period: Since Inception to 31/12/2020

Highest Annual %	15.07
Lowest Annual %	-25.57

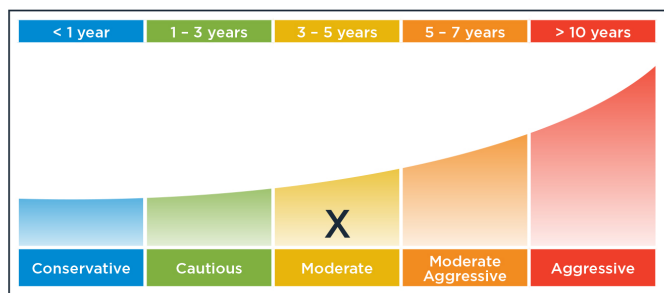
## Risk Statistics (3 Year Rolling)\*

Standard Deviation	25.10
Sharpe Ratio	-0.57
Information Ratio	-0.68
Maximum Drawdown	-43.38

## Distribution History (Cents Per Unit)

31/12/2020	0.91 cpu
09/10/2020	1.11 cpu
31/03/2020	5.70 cpu

## Risk Profile



## 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.

### 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.

### 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

## 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 Catalyst Fund Managers SA (Pty) Ltd, (FSP) Licence No. 36009 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.

### Manager Information

Sanlam Collective Investments (RF) (Pty) Ltd  
Physical Address: 2 Strand Road, Bellville, 7530  
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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)

### Investment Manager:

Catalyst Fund Managers SA (Pty) Ltd  
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Website: [www.catalyst.co.za](http://www.catalyst.co.za)

## Portfolio Manager Comment

### Market Commentary December 2020

The SA Listed Property Index (SAPY) and the All Property Index (ALPI) recorded total returns of 13.68% and 13.27% respectively for the month of December, with the historic yield of the ALPI ending the month at 8.63%. However, it should be noted that many companies have reduced, deferred, or canceled dividend payments in the aftermath of the Covid-19 pandemic. The yield-to-maturity (YTM) on the long-term South African government bond (RLRS) strengthened by 24bps ending the month at 8.93% (9.17% - 30 November 2020). The SAPY and ALPI delivered total returns of -34.5% and -35.5% respectively for the year ended 31 December 2020 relative to bonds (8.7%), equities (7.0%) and cash (5.4%). Property returns for the year were significantly impacted by the initial sell off that occurred during March 2020 as a "hard" lockdown was imposed across the country. The lockdown had significant ramifications for all landlords with the hardest hit being retail and hospitality exposed companies, who had diminished trading during the lockdown period. Property ended the year with a strong rally in the last quarter (22% for SAPY and 24% for ALPI) however, this late flourish was not enough to offset the selloff experienced earlier in the year with the SAPY and ALPI delivering a more modest total return of 4.9% and 4.6% respectively for the 6 months ended December 2020.

The Flexible Fund's offshore allocation is approximately 50% on a see-through basis. The FTSE EPRA/NAREIT Developed Rental Net Total Return Index, recorded a net total USD return of 3.87% for the month of December. The best performing listed real estate market was the United Kingdom which recorded a total USD return of 6.39% for the month. Canada recorded the lowest total USD return of -0.58%. For the full year, the benchmark recorded a net total USD return of -8.84%. The best performing listed real estate market was Singapore which recorded a total USD return of 3.50% for the year. Australia recorded the lowest total USD return of -12.30%. The best performing sectors globally were Data Centres (19.4%), Industrial (16.3%), Lab Space (13.3%), and Storage (11.6%). The worst performing sectors were Malls (-31.8%), Hotels (-27.5%), Strip Retail (-21.5%), and Office (-17.6%).

As we enter 2021 the world is collectively facing a second wave that threatens to upend what we previously experienced. We now have a range of new measures to combat this threat, however new challenges have emerged as the world races to acquire and inoculate their populations on an unprecedented scale. The advent of the second wave, reintroduction of partial lockdown restrictions and uncertainty on the pace of the vaccine rollout is likely to weigh on domestic fundamentals. SA Listed property forward funds available for distribution (FAD) is 10.86%. However, we are forecasting continued pressure on rental collections, higher vacancies, and elevated gearing positions to impact on the actual dividends declared. We expect moderate growth off this low base taking lower GDP and lower short-term inflation forecasts into account, which has translated into lower market rental growth across most sub-sectors. Notwithstanding the rebound in the last quarter of 2020, our 5-year annualised total return for SA listed property remains attractive and ranges between 14% and 17%. Within our global real estate universe, the estimated forward FAD (Funds Available for Distribution) yield for the sector is 4.40% in USD. Relative to corporate bonds the sector looks attractively priced on both implied cap rates and expected total return spreads. More attractively priced opportunities exist in specific global real estate sectors and stocks, providing opportunities for astute active managers.