

## Fund Objective

The Catalyst SCI SA Property Equity Fund is an actively managed portfolio, which has a total return objective and seeks to offer investors a return in excess of South African domestic property equity markets. The 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 property shares, property loan stock, 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, assets in liquid form and non-equity securities which are considered consistent with the portfolio's primary objective and that the Act may allow from time to time, all to be acquired at fair market value. 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	CSPEF
ISIN	ZAE000114955
Portfolio Manager	Zayd Sulaiman CA (SA), Mvula Seroto CA (SA) CFA
ASISA Fund Classification	South African-Real Estate-General
Risk Profile	Moderate
Benchmark	FTSE/JSE All Property Index (ALPI) J803T
Fund Size	R 734 920 375
Portfolio Launch Date	2005/02/01
Fee Class Launch Date	2005/02/01
Minimum Lump Sum Investment	R 10 000
Minimum Monthly Investment	R 500
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	1,15
Manager Annual Fee	1,15
Total Expense Ratio	1,12
Transaction Cost	0,11
Total Investment Charges	1,23
Performance Fee	-0,06
TER Measurement Period	01 January 2018 - 31 December 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.

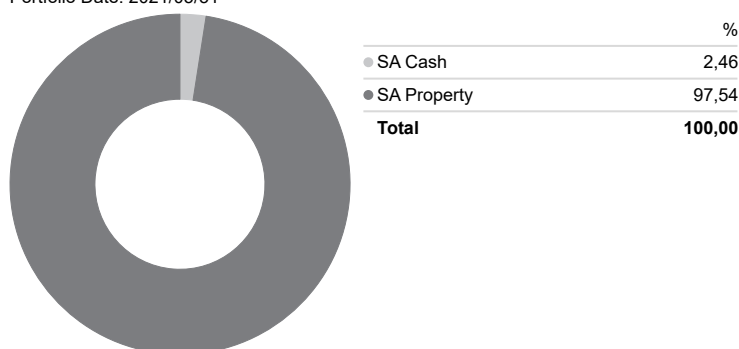
\* Please note that the legal registered name of Catalyst SCI\* SA Property Equity Fund is Catalyst Sanlam Collective Investments SA Property Equity Fund. SCI is an abbreviation for Sanlam Collective Investments.

## Top Ten Holdings

NEPI Rockcastle Plc
Growthpoint Properties Ltd
Resilient Reit Ltd
Fortress Income Fund Ltd A
Redefine Properties Ltd
Mas Real Estate Inc
Equites Property Fund Ltd
Hyprop Investments Ltd
Vukile Property Fund Ltd
Capital & Counties Properties Plc

## Asset Allocation

Portfolio Date: 2021/03/31



## Annualised Performance (%)

	Fund	Benchmark
1 Year	34,89	34,16
3 Years	-12,77	-13,67
5 Years	-8,90	-9,52
Since Inception	10,45	10,58

## Cumulative Performance (%)

	Fund	Benchmark
1 Year	34,89	34,16
3 Years	-33,63	-35,66
5 Years	-37,27	-39,34
Since Inception	398,65	408,01

## Highest and Lowest Annual Returns

Time Period: Since Inception to 2020/12/31

Highest Annual %	34,34
Lowest Annual %	-35,11

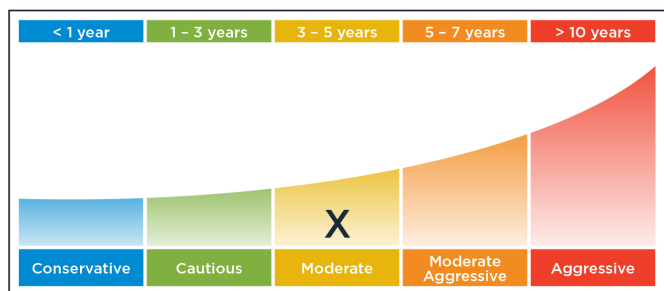
## Risk Statistics (3 Year Rolling)\*

Standard Deviation	31,83
Sharpe Ratio	-0,45
Information Ratio	0,37
Maximum Drawdown	-58,41

## Distribution History (Cents Per Unit)

2021/03/31	2.27 cpu	2020/06/30	2.97 cpu
2020/12/31	2.45 cpu	2020/03/31	4.11 cpu
2020/10/09	0.33 cpu	2019/12/31	8.93 cpu
2020/09/30	0.30 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.sanlamunitrustsmdd.co.za](http://www.sanlamunitrustsmdd.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  
 Postal Address: P.O. Box 30, Sanlamhof, Bellville, 7532  
 Tel: +27 (21) 916 1800  
 Email: [service@sanlaminvestments.com](mailto:service@sanlaminvestments.com)  
 Website: [www.sanlamunitrusts.co.za](http://www.sanlamunitrusts.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  
 4th Floor Protea Place,  
 Protea Road, Claremont,  
 Cape Town, South Africa  
 P O Box 448545, Claremont, 7735  
 Telephone number: +27 21 657 5500  
 Email Address: [mail@catalyst.co.za](mailto:mail@catalyst.co.za)  
 Website: [www.catalyst.co.za](http://www.catalyst.co.za)

## Portfolio Manager Comment

### Market Commentary March 2021

The SA Listed Property Index (SAPY) and the All Property Index (ALPI) recorded total returns of 6.40% and 8.05% respectively for the first quarter of 2021, with the historic yield of the ALPI ending the quarter at 6.55%. However, it should be noted that many companies have reduced, deferred, or cancelled dividend payments in the aftermath of the Covid-19 pandemic. The yield-to-maturity (YTM) on the long-term South African government bond (RLRS) weakened by 49bps ending the month at 9.72% (9.23% - 28 February 2021). Over the last quarter and on a rolling 12-month basis, property has delivered a strong return, second only to general equities over the same period.

Despite the weak property fundamentals and resultant negligible growth over the medium term, the sector's forward Funds Available for Distribution (FAD) yield of 10.07% is attractive. Our underlying assumptions remain conservative with no meaningful recovery expected in 2021. Even factoring in a 2022 recovery, we do not foresee getting to 2019 earnings level in the medium term. The ALPI is still trading at a significant discount to net asset value of 26%. It is important to bear in mind that our FAD yield is after allowing for additional capex provisions in our forecasts (circa 10-15% of net operating income), which generally translates into a slightly lower yield relative to the actual dividend paid out by REITs.

Our 5-year annualised total return forecast for the sector remains attractive and ranges between 13% and 16%, subject to economic conditions not worsening and the successful roll-out of vaccines. We remain cautious of risks facing the sector in the short-term including a possible third wave in SA, further lockdown restrictions and risks of additional rental relief and concessions to tenants. Short term returns will likely remain volatile given uncertainties related to the level of dividends and pay-out ratios, but we do anticipate a re-rate in the sector once we get back to a normalised trading environment and a sustainable growth rate closer to inflation.