

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 CA (SA), Ryan Cloete CA (SA), Imdaad Nana BBUsc
ASISA Fund Classification	South African-Real Estate-General
Risk Profile	Moderate
Benchmark**	Composite: 25% RNGR (ZAR) and 75% ALPI (J803T)
Fund Size	R 1,298,941,296
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	1.55
Transaction Cost	0.18
Total Investment Charges	1.73
Performance Fee	—
TER Measurement Period	01 October 2018 - 30 September 2021

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 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.

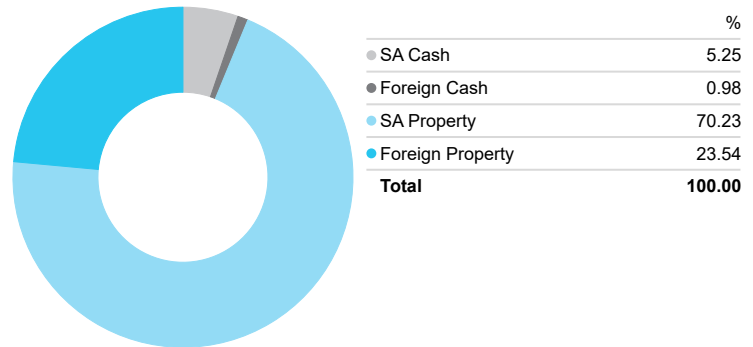
** The benchmark has changed on 1 December 2020 from CPI + 4 to 75% FTSE/JSE All Property Index (ALPI) J803T and 25% FTSE EPRA/NAREIT Developed Rental Index Net Total Return (ZAR).

Top Ten Holdings

Equites Property Fund Ltd
 Fortress Income Fund Ltd A
 Growthpoint Properties Ltd
 Hyprop Investments Ltd
 Mas Real Estate Inc
 NEPI Rockcastle Plc
 Redefine Properties Ltd
 Resilient Reit Ltd
 Rexford Industrial Reality Inc
 Vukile Property Fund Ltd

Asset Allocation

Portfolio Date: 31/12/2021



Annualised Performance (%)

	Fund	Benchmark
1 Year	40.20	39.31
3 Years	3.45	20.67
5 Years	2.82	15.69
Since Inception	3.94	14.50

Cumulative Performance (%)

	Fund	Benchmark
1 Year	40.20	39.31
3 Years	10.70	75.74
5 Years	14.92	107.25
Since Inception	27.32	133.13

Highest and Lowest Annual Returns

Time Period: Since Inception to 31/12/2021

Highest Annual %	40.20
Lowest Annual %	-25.57

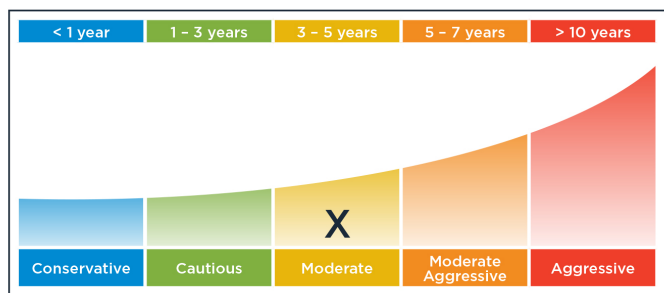
Risk Statistics (3 Year Rolling)

Standard Deviation	25.06
Sharpe Ratio	0.06
Information Ratio	-0.18
Maximum Drawdown	-41.92

Distribution History (Cents Per Unit)

31/12/2021	3.19 cpu	31/03/2020	5.70 cpu
30/06/2021	1.80 cpu		
31/12/2020	0.91 cpu		
09/10/2020	1.11 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 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
Website: www.sanlamunittrusts.co.za

Trustee Information

Standard Bank of South Africa Ltd
Tel: +27 (21) 441 4100
Email: 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
Website: www.catalyst.co.za

Portfolio Manager Comment

Market Commentary December 2021

The SA Listed Property Index (SAPY) and the All Property Index (ALPI) recorded total returns of 8.35% and 8.42% respectively for the quarter ended December 2021, with the historic yield of the ALPI ending the quarter at 7.01%. It should be noted that the historical dividend yield is impacted by low dividends due to Covid-19 and rental concessions granted. The yield-to-maturity (YTM) on the long-term South African government bond (RLRS) weakened by 3 bps ending the quarter at 9.65% (9.62% - 30 September 2021). SA Listed Property delivered a strong return for the quarter of 8.35%, outperforming bonds and cash. The SA property sector delivered a stellar performance in 2021, becoming the top-performing traditional asset class, outperforming other equity sectors as well as bonds and cash. It should be noted that the strong performance in 2021 was preceded by a negative return and underperformance in the prior comparable period.

The FTSE EPRA/NAREIT Developed Rental Net Total Return Index, recorded a net total USD return of 6.77% for the month of December. The best performing listed real estate market was the United States, which recorded a total USD return of 8.63% for the month. Europe ex-UK recorded the lowest total USD return of 1.04%. For the year, the FTSE EPRA/NAREIT Developed Rental Net Total Return Index recorded a net total USD return of 28.79%. The best performing listed real estate market was the US, which recorded a total USD return of 42.83%. Hong Kong recorded the lowest total USD return of -0.88%. The best performing sectors globally for the year in USD were Storage (77.62%), Single Family Housing (53.49%), Industrial (46.38%), Manufactured Housing (40.95%) and Strip Retail (40.82%). The worst performing sectors were developers (-1.93%), offices (9.94%), Hotels (10.64%) Diversified (14.70%) and Health Care (14.90%).

The Flexible Fund's offshore allocation is approximately 60% on a see-through basis. Relative to fixed income, the global real estate sector screens as attractively priced on expected total return spreads, while fairly valued relative to equities. The estimated forward FAD (Funds Available for Distribution) yield for the sector is 3.88%. Based on our earnings estimates and market break-even inflation expectations, we expect the listed real estate sector to deliver approximately a 5% USD real return for buy and hold investors over the medium term. Our rolled 1-year forward SA dividend yield remains attractive at circa 8% with double digit growth in distributions forecasted in the short term due to the low base effect of covid in the historical numbers. We remain cautious of the risks facing the SA sector in the short-term, however it was encouraging to see that lockdown restrictions were further eased over the last month. An acceleration and expansion of the vaccine program will reduce the risk of additional lockdown restrictions but requires a sufficient proportion of the population to be fully vaccinated. Short term returns will likely remain volatile, but over the long-term we do anticipate a further re-rate in the SA sector once we get back to a normalised trading environment and a sustainable growth rate closer to inflation. The SA sector continues to trade at a discount to NAV of circa 16%.