

Fund Information

Portfolio Managers	Christo Malan
Inception Date	02 Jan 2013
Morningstar Rating Overall	★
Portfolio Value	R 53.4m
NAV (cents)	100.69
JSE Code	FMFCA
ISIN Number	ZAE000174769
ASISA Category	SA - Real Estate - General
Benchmark	FTSE/JSE J253T Property Index
Minimum Lump Sum	None#
Minimum Monthly Investment	None
Valuation	Daily
Valuation Time	15:00
Transaction Time	14:00
Income Declaration Date	28 Feb/31 May/31 Aug/30 Nov
Income Payment Date	2nd day of Mar/Jun/Sep/Dec
Income Distribution 2018 (cpu)	Feb 0.86; May 1.89; Aug 0.93
Income Distribution 2017 (cpu)	Feb 0.27; May 2.27; Aug 11.83; Nov 1.65

#Fixed Administration Fee: R10 excluding VAT (applies to all accounts with balances of less than R100 000 at month end).

Fee Structure

Annual Service Fee	1.44% (Inc. VAT)
Advisory Fee (Max)	3.45% (Inc. VAT)
Annual Advice Fee	0 - 1.15% (if applicable)
Initial Fee	0% (Inc. VAT)
Performance fee	None.

Risk Metrics

Time Period: Since Inception to 2018-09-30

Max Drawdown	-21.30%
Highest Monthly Return	6.87%
Lowest Monthly Return	-11.13%
Positive Months	45
Negative Months	23

Risk Rating

1 2 **3** 4 5

Medium Risk

This portfolio mainly carries exposure to property securities. Property is by nature a moderate-risk investment. Where the asset allocation contained in this MDD reflects offshore exposure, the portfolio is exposed to currency risks. Therefore, it is suitable for medium and long-term investment horizons.

Investment Objective

The Autus BCI Property Fund aims to provide investors with a combination of high income and long-term capital appreciation through exposure to high quality, listed real estate.

Investment Universe

The investment universe of the portfolio includes property securities, property collective investment schemes, property loan stock companies, Real Estate Investment Trusts (REITs), money market instruments and qualifying fixed interest investments. The manager may from time to time invest in listed and unlisted investments. The manager may also include forward currency, interest rate, and exchange rate swap transactions. The portfolio's property exposure must at all times exceed 80% of its net asset value.

Investor Profile

The fund is suitable for investors who:

- Seek to hedge their assets against inflation in a risk-contained way.
- Require exposure to listed commercial property as part of a diversified investment portfolio.
- Are interested in a relatively high level of regular income.

Performance Table

Annualised	1 Year	3 Years	5 Years	7 Years	Since Inception
Autus BCI Property	-19.41%	-3.86%	4.70%		5.34%
Benchmark	-15.68%	-1.42%	6.78%	11.18%	7.10%
CPI	4.94%	5.20%	5.33%	5.42%	5.46%

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

Performance (Net of Fees)



Asset Allocation [August 2018]

SA Property	82.4%
Fixed-Interest Bonds	8.7%
SA Cash	8.4%
SA Equity	0.3%
Offshore Fixed-Interest Bonds	0.2%
Offshore Cash	0.0%

Top Holdings

Redefine	10.4%
Growthpoint	9.2%
Sirius Real Estate	6.2%
Hyprop	6.2%
Vukile Property Fund	5.3%
Equites Property Fund	5.3%
Attacq	5.0%
Echo Polska	4.8%
MAS Real Estate	4.4%
Hammerson	4.0%

Risks

Where foreign securities are included in the portfolio there may be 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 futures, options, equity swaps, and other derivatives may give rise to substantial risk and might not be suitable for all investors.

Total Expense Ratio (TER)

Total Expense Ratio, expressed as a percentage of the fund, is a measure of the actual expenses incurred by the fund over the past financial year and is not an indication of the current fees charged to manage the fund. The TER includes the annual management fees, performance related fees (if any) as well as audit fees, trustee fees and the VAT payable on these components. It also includes the same for any underlying funds the fund may be invested in.

Please note: A higher TER ratio 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. 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, the investment decisions of the investment manager and the TER.

Effective Annual Cost: 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.

Transaction Cost (TC)

Transaction cost expressed as a percentage of the fund, is the total cost incurred in dealing in the underlying assets of the fund, which includes buys and sells in order to change portfolio positioning or to facilitate cash flow into or out of the fund. Incurring these costs is an inevitable part of managing a unit trust portfolio. The level of such costs over any particular period should be interpreted in the context of factors such as financial market events and volatility over the same period, the style of the investment manager, cash flow profile of the fund and the type of fund. E.g. dealing costs for money market or income funds are typically materially lower than for equity funds.

Total Investment Charge (TIC)

The Total Investment Charge, expressed as a percentage of the fund, relates to all investment costs of the fund. It is shown as the sum of the TER and TC.

With the exception of money market funds, all unit trust returns are quoted net of TIC, therefore these expenses should not be deducted again from published returns. Fund performance can therefore be assessed on a basis which already takes into account relative differences in TER and TC.

The prior year ("PY") TER and Transaction cost calculations are based upon the portfolio's direct costs for the financial year ended 31 August 2017, whilst the underlying portfolios' ratio and cost calculations are based upon their most recent published figures, which is 30 June 2018.

Total Expense Ratio (TER)	Jun 18: 1.64% (PY: 1.57%)
Performance fees included in the TER	Jun 18: 0.00% (PY: 0.00%)
Transaction Costs	Jun 18: 0.33% (PY: 0.29%)
Total Investment Charge	Jun 18: 1.97% (PY: 1.86%)

FAIS CONFLICT OF INTEREST DISCLOSURE

Please note that your financial advisor may be a related party to the co-naming 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 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, if applicable. In some instances portfolios invest in other portfolios which form part of the BCI Scheme. These investments will be detailed in this document, if applicable. Additional information, including application forms, annual or quarterly reports can be obtained from BCI, free of charge or can be accessed on our website www.bcis.co.za. Valuation takes place daily and prices can be viewed on our website (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 investment holdings reports.

Investment Manager

Autus Fund Managers (Pty) Ltd is an authorised Financial Service Provider (FSP 4221)
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