

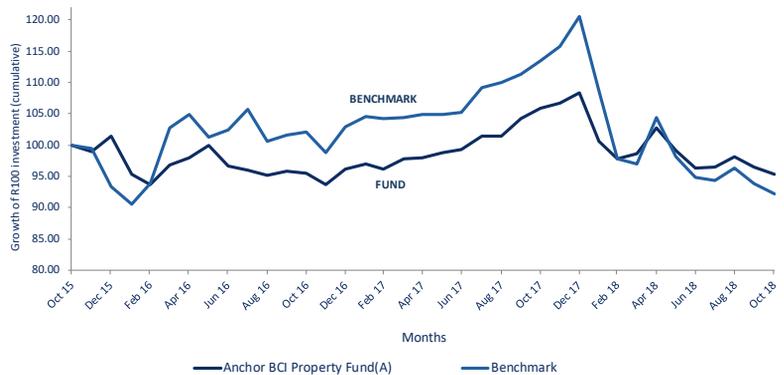
INVESTMENT OBJECTIVE

The Anchor BCI Property Fund aims to deliver both a high-income yield as well as capital growth over the medium-to long-term.

INVESTMENT PHILOSOPHY

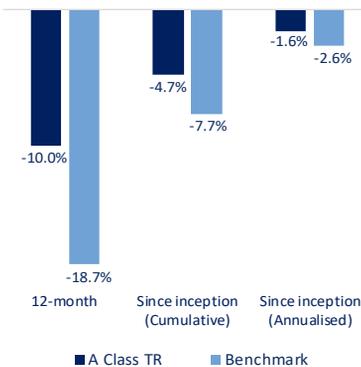
The fund aims to achieve an above-benchmark total return for investors over the medium-to long-term. The portfolio will invest at least 80% of the market value of the portfolio in shares listed on the FTSE/ JSE Real Estate industry group or similar sector of an international stock exchange. Up to 10% of the portfolio may be invested in shares outside the property sector in companies that conduct similar business activities in order to achieve the fund's objective. The portfolio may invest in listed and unlisted financial instruments. The manager may also include forward currency, interest rate and exchange-rate swap transactions for efficient portfolio management purposes.

CUMULATIVE PERFORMANCE VS. BENCHMARK SINCE INCEPTION



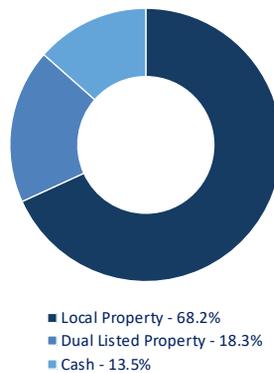
Investment performance is for illustrative purposes only and calculated by taking actual initial fees and ongoing fees into account for amount shown with income reinvested on reinvestment date.

PERFORMANCE AT 31 OCT 2018

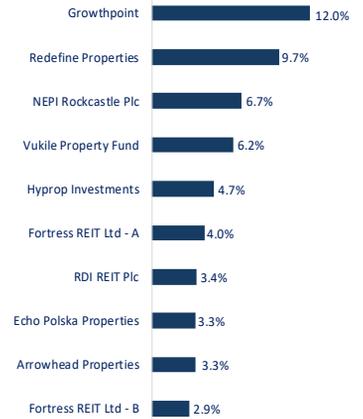


Annualised return is the weighted average compound growth rate over the period measured

ASSET ALLOCATION AT 31 OCT 2018



TOP HOLDINGS AT 31 OCT 2018



FUND MANAGER COMMENTARY AT 31 OCT 2018

Index heavyweights, Growthpoint and Redefine fell 2.5% and 4.3% MoM, respectively, and overall there were very few bright spots in October. However, UK retail shopping centre owner, Intu Properties PLC was the subject of corporate activity interest from an acquiring consortium and the share price gained c. 30% MoM as a result. Greenbay Properties Ltd rose 12%, as it continues to realise NAV from the sale of its listed asset portfolio. On the negative side, Texton is embroiled in a BEE financing deal that involves put options over its shares, which will mean investors need to take a long-term view.

For those corporates that reported, Equites showed the merits of specialisation, particularly in the logistics space, and is now one of the very few JSE property shares capable of double-digit distribution growth.

Octodec, on the other hand, lowered its distribution growth guidance to zero, highlighting the pressures local commercial landlords are facing, particularly in Gauteng. In other corporate news, MAS Real Estate CEO Morne Wilken resigned - he will take over that role at Hyprop from Pieter Prinsloo.

Overall, the fund returned -1.34% for the month, better than the benchmark but slightly below the peer group. As the managers we continue to stress the attractiveness of yield in the sector (the fund now has a forward yield of 9.5%), even in the absence of capital growth currently being felt.

RISK PROFILE: MODERATE-HIGH

Low	Mod-Low	Mod	Mod-High	High
			Mod-High	

- This portfolio carries exposure to mainly property securities.
- Property by nature is a moderate risk investment.
- Where the asset allocation contained in this MDD reflect offshore exposure, the portfolio is exposed to currency risks.
- The portfolio is exposed to interest rate risks and is sensitive to inflation and interest rate cycles.
- The portfolio is suitable for medium term investment horizons

HIGH / LOW MONTHS BY YEAR

Dates	2015	2016	2017	2018
High	2.4%	3.4%	2.8%	4.2%
Low	-1.0%	-5.9%	-0.9%	-7.2%

FUND NAME
Anchor BCI Property Fund

ISIN NUMBER
ZAE000208369

INCEPTION DATE
2 November 2015

BENCHMARK
FTSE JSE J253T

MINIMUM INVESTMENTS
Minimum monthly investment: None
Minimum lump sum: None*
Please refer to page two under Subscription

FUND CLASSIFICATION
SA Real Estate General

UNIT PRICE
R85.59

DISTRIBUTIONS
Quarterly Declaration Date: 28 Feb, 31 May, 31 Aug and 30 Nov

2016 Distribution (cpu): Feb: 0.05; May: 1.48; Aug: 0.54; Nov: 1.34
 2017 Distribution (cpu): Feb: 0.08; May: 1.71; Aug: 0.41; Nov: 1.60
 2018 Distribution (cpu): Feb: 0.31; May: 1.86; Aug: 0.58

PORTFOLIO VALUE
R74.14mn

BOUTIQUE
+ COLLECTIVE
INVESTMENTS

FEES & FAIS DISCLOSURE

Initial Fees (BCI) (incl. VAT)	0.00%
Advisory Fee (Max) (incl. VAT)	0.00%
Ongoing Advisory Fee (Max) (incl. VAT)	1.15%
Annual Management Fee (incl. VAT)	
Class A	1.44%
Performance Fee	None
TER and Transaction Cost (incl. VAT)	
Basic	Jun 18: 1.61% (PY): 1.74%
Portfolio Transaction Cost	Jun 18: 0.38% (PY): 0.23%
Total Investment Cost	Jun 18: 1.99% (PY): 1.97%

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. The TER and Transaction Costs cannot be determined accurately because of the short life span of the Fund. Calculations are based on actual data where possible and best estimates where actual data is not available. The TER and Transaction cost calculations are based upon the portfolio's direct costs for the financial year ended 31 August 2017, whilst the underlying portfolio's ratio and cost calculations are based upon their most recent published figures, being 30 June 2018.

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 by portfolio 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 where applicable. In some instances portfolios invest in other portfolios which forms part of the BCI Schemes. These investments will be detailed in this document, as applicable.

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.

SUBSCRIPTIONS

Valuation time	15h00
Transaction cut-off time	14h00
Payment reference	Initials and Surname

Please send proof of deposit to fax (011) 263 6152 or e-mail instructions@bci-transact.co.za

*Fixed Administration Fee: R10 excluding VAT which will apply to all direct investor accounts with balances of less than R100 000 at month end, unless an investor transacts online, in which case no such fee will be levied.

DISCLAIMER

Boutique Collective Investments (RF) (Pty) Ltd ("BCI") is a registered Manager of the Boutique Collective Investments Scheme, approved in terms of the Collective Investments Schemes Control Act, No 45 of 2002 and is a full member of the Association for Savings and Investment SA. Collective Investment Schemes in securities are generally medium to long term investments. The value of participatory interests may go up or down and past performance is not necessarily an indication of future performance. The Manager does not guarantee the capital or the return of a portfolio. Collective Investments are traded at ruling prices and can engage in borrowing and scrip lending. A schedule of fees, charges and maximum commissions is available on request. BCI reserves the right to close the portfolio to new investors and reopen certain portfolios from time to time in order to manage them more efficiently. Performance figures quoted for the portfolio are from Morningstar, as at the date of this document for a lump sum investment, using NAV-NAV with income reinvested and do not take any upfront manager's charge into account. Income distributions are declared on the ex-dividend date. Actual investment performance will differ based on the initial fees charge applicable, the actual investment date, the date of reinvestment and dividend withholding tax. Investments in foreign securities may include 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. Should the portfolio invest into another Anchor BCI co-named portfolio, the investing fund will be reimbursed for any net investment management fees incurred by the investment so that there is no additional fee payable to Anchor.

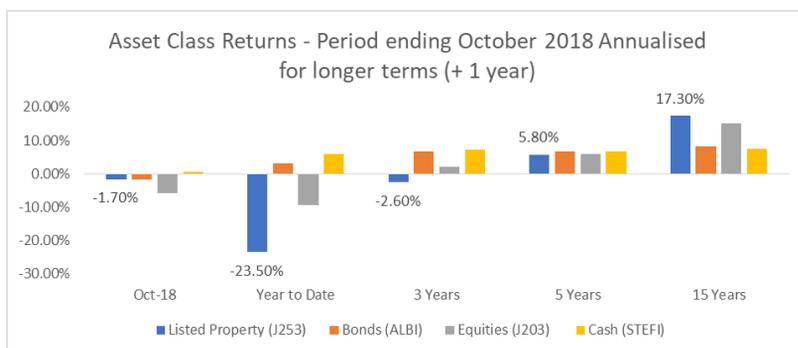
Certain investments - including those involving futures, options, equity swaps, and other derivatives may give rise to substantial risk and might not be suitable for all investors. Boutique Collective Investments (RF) Pty Ltd retains full legal responsibility for the third party named portfolio. Although reasonable steps have been taken to ensure the validity and accuracy of the information in this document, BCI does not accept any responsibility for any claim, damages, loss or expense, however it arises, out of or in connection with the information in this document, whether by a client, investor or intermediary. This document should not be seen as an offer to purchase any specific product and is not to be construed as advice or guidance in any form whatsoever. Investors are encouraged to obtain independent professional investment and taxation advice before investing with or in any of BCI/the Manager's products.

MARKET COMMENTARY

After an already very difficult year, the SA property sector had another negative month in October although, relative to the sell-off in equity markets, it was something of a safe haven. Factors negatively impacting global markets were varied. Tensions in the European Union (EU) resurfaced between Italy and the EU over Italy's proposed debt-fuelled budget, driving the spread between Italian and German bond yields to levels last seen during the European debt crisis in 2011/2012. The trade war rhetoric, and particularly the tone of US President Donald Trump, did nothing to calm fears of a difficult road ahead, while in the UK Brexit negotiations seem to be at a stalemate. Although tech stocks bore the brunt of the rout, property also suffered with the Thomson Reuters Global Commercial REIT Index down nearly 4%.

In SA, Nhlhlanhla Nene unfortunately took the fall for meeting the Gupta family approximately 8 years ago and was replaced as finance minister by Tito Mboweni. The markets reacted positively to his appointment, but he had less than 3 weeks to prepare the medium-term budget policy statement (MTBPS) address. Little wonder that this disappointed slightly, although in reality we believe that there was very little room for him to manoeuvre.

The combination of these events meant that the currency weakened c. 3% and bond yields pushed out - at one stage during the month by some 40 bpts to 9.4%. This made it tricky for the listed-property sector, which declined 1.7% bringing its benchmark return YTD to -23.5% - the worst calendar return ever for this sector. The three-year return is now also negative, but the chart below shows that long-term returns remain attractive when compared to other major asset categories, even after this year's sell-off.



FUND MANAGER



Glen Baker has a B Com Honours degree and has completed the JSE and Saxe exams. He has 25 years' experience in financial markets. In that time, he has headed up equity derivatives divisions at major local and international institutions. He has both equity and fixed income experience. He was most recently at RMB before joining Anchor Capital in Feb 2013.

INFORMATION AND DISCLOSURES

Investment Manager

Anchor Capital (Pty) Ltd is an authorised Financial Services Provider FSP 39834.

- 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 percentage figures are available to existing investors on request.
- Upon request the Manager will provide the investor with quarterly portfolio investment holdings reports

Management Company Information

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 Tel: 021 007 1500/1/2 | 021 914 1880, Fax: 086 502 5319
 Email: clientservices@bcis.co.za
www.bcis.co.za

Custodian/Trustee Information

The Standard Bank South Africa Ltd
 Tel: 021 441 4100