



**INVESTMENT OBJECTIVE**

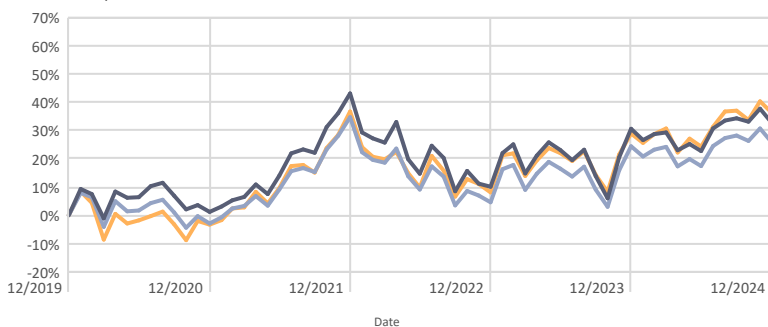
The PortfolioMetrix BCI Global Property Fund of Funds’ objective is to provide investors with income as well as long term capital growth by investing in global property markets.

**INVESTMENT POLICY**

Investments to be included in the portfolio will, apart from assets in liquid form, consists of participatory interests and other forms of participation of local and global collective investment schemes, or other similar schemes operated in territories with a regulatory environment which is to the satisfaction of the manager and trustee of a sufficient standard to provide investor protection at least equivalent to that in South Africa and which is consistent with the portfolio’s primary objective, investing mainly in property and real estate securities, interest-bearing securities as well as assets in liquid form.

**PERFORMANCE (Net of Fees)**

Performance: 5 years



Legend: PortfolioMetrix BCI Global Property Fund of Funds (A) (Black line), ASISA Category (Blue line), Fund Benchmark (Orange line)

	Cumulative (%)	1 Year	3 Years	5 Years	10 Years	Since Inception
Fund		1.50	-7.39	32.55	-	52.54
Fund Benchmark		5.68	-0.30	36.25	-	70.26
ASISA Category		1.02	-6.65	25.70	-	42.79
<b>Annualised (%)</b>						
Fund		1.50	-2.53	5.80	-	4.91
Fund Benchmark		5.68	-0.10	6.38	-	6.22
ASISA Category		1.02	-2.27	4.68	-	4.12

Inception date: 09 Mar 2016

**Risk Statistics**

Fund	1 Year	3 Years
Standard Deviation	11.23%	20.53%
Maximum Drawdown	-6.01%	-25.95%

**Highest and Lowest:**

	Calendar year performance since inception	
High		41.43%
Low		-23.09%

**MONTHLY RETURNS (%)**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2025	-	-	-	-	-	-	-	-	-	-	-	-	0.00
2024	-3.0	1.6	0.4	-4.8	1.7	-1.9	6.5	2.1	0.6	-0.9	3.5	-3.7	1.50
2023	10.8	2.6	-8.3	5.5	3.9	-2.1	-2.9	3.1	-7.5	-6.9	13.7	8.4	18.63
2022	-9.7	-1.7	-1.1	5.8	-9.9	-4.3	8.7	-3.4	-9.8	6.7	-3.9	-1.0	-23.09
2021	1.9	2.1	1.2	4.1	-3.1	6.0	6.9	1.2	-0.9	7.5	3.7	5.1	41.43
2020	9.3	-1.6	-8.0	9.7	-2.0	0.2	3.6	1.1	-4.1	-4.5	1.4	-2.3	1.20

**FUND INFORMATION**

Portfolio Manager:	PortfolioMetrix Asset Management
Launch date:	09 Mar 2016
Portfolio Value:	R 889 655 234
NAV Price (Fund Inception):	100 cents
NAV Price as at month end:	145.94 cents
JSE Code:	PMBGPF
ISIN Number:	ZAE000213906
ASISA Category:	Global Real Estate General
Fund Benchmark:	FTSE ESPRA/NAREIT Developed Rental Index Net TR
Minimum Investment Amount:	None
#Monthly Fixed Admin Fee:	Refer page 2 notes
Valuation:	Daily
Valuation time:	08:00 (T+1)
Transaction time:	14:00
Regulation 28:	No

**FEE STRUCTURE**

Annual Service Fee:	0.49% (Incl. VAT)
Performance Fee:	None
<b>* Total Expense Ratio (TER):</b>	Sep 24 : 1.01% (PY: 1.09%)
Performance fees incl in TER:	Sep 24 : 0.00% (PY: 0.00%)
<b>Portfolio Transaction Cost:</b>	Sep 24 : 0.16% (PY: 0.17%)
<b>Total Investment Charge:</b>	Sep 24 : 1.17% (PY: 1.26%)

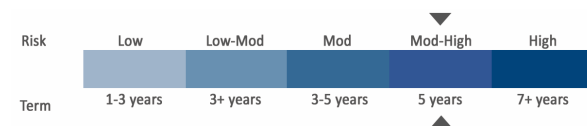
*All percentages include VAT, where applicable*

**Income Distribution (cpu)**

Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
-	-	-	-	-	0.65
Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
-	-	-	-	-	0.52

Date of Income Declaration: 30 June/31 December  
Date of Income Payment: 2nd working day of Jul/Jan

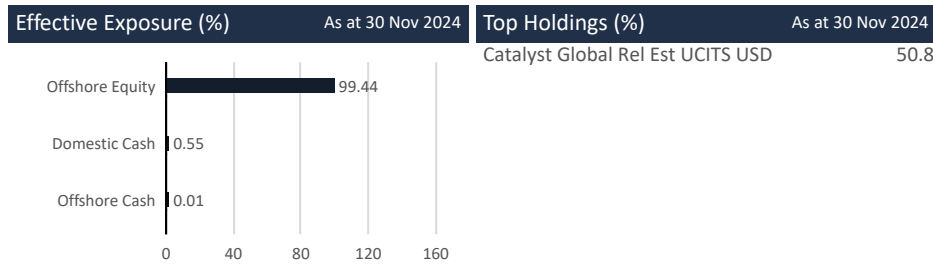
**RISK PROFILE**



**Moderate Risk / Moderate- High Risk (Property Funds)**

- This portfolio carries exposure to mainly property securities.
- Property by nature is a moderate to high risk investment.
- Where the asset allocation contained in this MDD reflects 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 to long term investment horizons.

**PORTFOLIO HOLDINGS**



Derivative exposure included above (look-through on underlying funds included) 0.00%

**INFORMATION AND DISCLOSURES**

**Risks**

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. 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.

**\* Total Expense Ratio (TER)**

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. The prior year ("PY") TER and Transaction cost calculations are based upon the portfolio's direct costs for the financial year ended 31 December 2023, whilst the underlying portfolios' ratio and cost calculations are based upon their most recent published figures, being 30 September 2024.

**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](http://www.bcis.co.za). BCI calculates the EAC as per the ASISA standard for a period of 3 years up till the most recent TER reporting period.

**#Monthly Fixed Admin Fee:** R15 excl. 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.

**Total Investment Charges**

* Total Expense Ratio (TER)	Transactional Cost (TC)	Total Investment Charge (TER & TC)
1.01%	0.16%	1.17%
Of the value of the Fund was incurred as expenses relating to the administration of the Fund.	Of the value of the Fund was incurred as costs relating to the buying and selling of the assets underlying the Fund.	Of the value of the Fund was incurred as costs relating to the investment of the Fund.

**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 form part of the BCI Scheme. These investments will be detailed in this document, as applicable.

**Investment Manager**

Portfoliomatrix Asset Management SA (Pty) Ltd is an authorised Financial Service Provider FSP 42383.

- ✚ 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](http://www.bcis.co.za).
- ✚ Valuation takes place daily and prices can be viewed on our website ([www.bcis.co.za](http://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.

**Management Company Information**

Boutique Collective Investments (RF) (Pty) Limited  
 Catnia Building,  
 Bella Rosa Village, Bella Rosa Street,  
 Bellville, 7530  
 Tel: +27 (0)21 007 1500/1/2  
 + Email: [bcis\\_clientservices@fundrock.com](mailto:bcis_clientservices@fundrock.com) + [www.bcis.co.za](http://www.bcis.co.za)

**Custodian / Trustee Information**

The Standard Bank of South Africa Limited  
 Tel: 021 441 4100





## About PortfolioMetrix

PortfolioMetrix is a global investment management business. Launched in 2010, we continue to support and empower advisers to provide bespoke and scalable investment solutions to their clients. Our proprietary integrated technology platform and investment management capability are the cornerstones to our offering.

Our investment proposition focuses on sound asset allocation theory and pragmatic, common sense implementation to create reliable investment strategies across asset classes and multi asset portfolios.

Our pioneering efforts have been recognised through multiple industry awards, including those for innovation, investment performance and process, disruption, client service and adviser satisfaction.

## Contact

### JOHANNESBURG

Corner Main Office Park Payne Road,  
Bryanston +27 10 488 1281  
infoSA@portfoliomatrix.com

### CAPE TOWN

Constantia Emporium, Ladies Mile - Constantia  
+27 10 488 1281  
infoSA@portfoliomatrix.com

### IRELAND

5 Marine Terrace, Dun Laoghaire, Co. Dublin,  
A96 H9T8 +353 1 539 7244  
infoIE@portfoliomatrix.com

### UNITED KINGDOM

66 Buckingham Gate London  
SW1E 6AU +44 20 7965 7533  
infoUK@portfoliomatrix.com

[www.portfoliomatrix.com](http://www.portfoliomatrix.com)

This document is only for professional financial advisers, their clients and their prospective clients. The information given here is for information purposes only and is not intended to constitute financial, legal, tax, investment or other professional advice. It should not be relied upon as such and PortfolioMetrix cannot accept any liability for loss for doing so. If you are a retail investor, your financial adviser can help explain the information provided. Any forecasts, expected future returns or expected future volatilities are not guaranteed and should not be relied upon. The value of investments, and the income from them, can go down as well as up, and you may not recover the amount of your original investment. Past performance is not a reliable indicator of future performance. Portfolio holdings and asset allocation can change at any time without notice. PortfolioMetrix Asset Management SA (Pty) Ltd is an Authorised Financial Services Provider in South Africa.

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 ASISA. 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. BCI 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. Additional information, including application forms, annual or quarterly reports can be obtained from BCI, free of charge. Performance figures quoted for the portfolio are from Morningstar, as at the date of this minimum disclosure 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. BCI 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's products. Access the BCI Privacy Policy and the BCI Terms and Conditions on the BCI website ([www.bcis.co.za](http://www.bcis.co.za)). A fund of funds is a portfolio that invests in portfolios of collective investment schemes that levy their own charges, which could result in a higher fee structure.