

Ampersand Momentum Flexible Property Income Fund

Monthly Feedback – 28 February 2014

Portfolio Objective

The Ampersand Momentum Flexible Property Income Fund is a specialist portfolio with the objective to provide investors with a combination of high income and long term capital appreciation by investing in income generating and property securities.

Investable Universe of Portfolio

The portfolio's investment universe will be property securities, property collective investment schemes, property loan stock, Real Estate equity, fixed interest securities (including, but not limited to, bonds, corporate bonds, inflation linked bonds, convertible bonds, cash deposits and money market instruments), debentures, preference shares, non-equity securities, derivatives and assets in liquid form. The minimum portfolio's exposure to JSE listed property shares, property loan stock and property portfolios will be 33% of the portfolio's market value. The portfolio may from time to time invest in listed and unlisted financial instruments, in accordance with the provisions of the Act, and the Regulations thereto, as amended from time to time, in order to achieve the portfolio's investment objective.

Portfolio Manager

Tom Barlow

Portfolio Comments

The MSCI World Index gained a moderate 0.8% this month, while global bonds declined 2.6% in rand terms. The rand strengthened over all by 3.8% against the US dollar, ending the month at R10.76/US\$. The US dollar weakened against most major currencies. US GDP was revised down to 2.4% from a preliminary estimate of 3.2%, inciting expectations that the Federal Reserve could slow the current pace of QE tapering due to disappointing economic data. Euro zone preliminary annualised GDP improved from -0.3% to 0.5% while euro zone inflation and unemployment rates were flat this month. Emerging markets are still suffering from currency depreciation and high bond yields. These regions have been plagued by geopolitical tensions and changes in global monetary policy. However capital inflows to emerging markets stabilised to a certain degree this month, compared to the heavy outflows experienced in the previous month. The SA Listed Property Index (SAPY) saw some recovery this month, gaining 4.6% due to the stabilisation of capital inflows and the improvement in local bond yields. Local bonds gained 2.4%, as the SA 10year bond yield strengthened from 8.8% to 8.5% and the SA 30year bond yield strengthened from 9.4% to 9.1%. Our portfolio was positive this month and benefited from stock specific performance. The biggest contributors were our positions in Redefine Properties (+6.7%), Growthpoint Properties (+7.1%), Hyprop Investments (+6.6%) and Capital & Counties Properties (+3.9%). The largest detractors from performance were Accelerate Property Fund (-7.8%), New Europe Property Investment (-1.8%) and Delta Property Fund (-1.7%). We maintain a disciplined investment approach and the portfolio includes a strong rand hedge component. We are confident that the portfolio will continue to perform admirably in difficult markets.

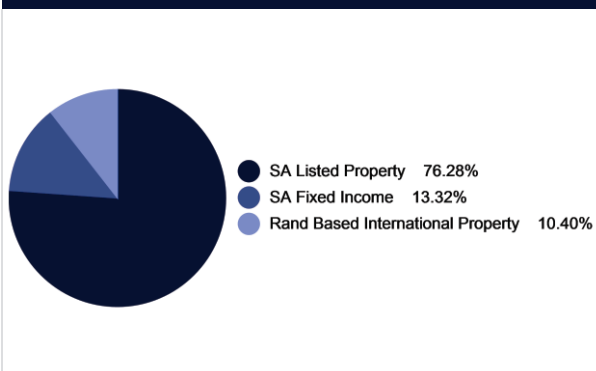
Investment Performance as at 28 February 2014

Performance data is not displayed as regulations governing the content of this factsheet preclude the publication of performance data for any fund/class that is less than 6 months old.

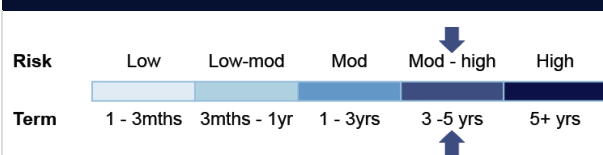
Portfolio Data

ASISA Classification	SA - Real Estate - General
Portfolio Benchmark	67% FTSE JSE Listed Property Index J253T, 33% STeFI Composite
Type of Portfolio	Institutional
Portfolio Size	R 208.44 million
Launch Date	1 November 2013
Minimum Investment	Lump Sum R 10,000 Monthly R 1,000
Initial Management Fee (Class B)	0.00% (incl. VAT)
Annual Management Fee (Class B)	0.86% p.a. (incl. VAT)
Total Expense Ratio* (Class B)	N/A

Asset Allocation as at 28 February 2014



Risk Classification



Distribution to Investors (CPU)

	Dividend	Interest	Total	Yield %
Dec`13	0.003	1.011	1.014	-

Distribution takes place Quarterly : March, June, September, December

DISCLAIMER

Collective Investment Schemes (CIS) in securities are generally medium to long term investments. The value of participatory interests may go down as well as up and past performance is not necessarily a guide to the future. All CIS are traded at ruling prices and can engage in borrowing and scrip lending. A schedule of fees and charges and maximum commissions is available on request from the Momentum Collective Investments Limited. Commission may be paid and if so, would be included in the overall costs. Forward pricing is used. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. Momentum Collective Investments Limited reserves the right to close and reopen certain portfolios from time to time in order to manage them more efficiently. The Fund may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. Different classes of participatory interests apply to certain portfolios, which are subject to different fees and charges. The exposure limit to a single security, in certain Specialist Equity portfolios, can be greater than is permitted for other portfolios in terms of the Collective Investments Schemes Control Act. Momentum Collective Investments Limited's portfolios are valued daily at 15h00. Instructions must reach Momentum Collective Investments Limited before 13h00 to ensure same day value.

Performance figures quoted are from Morningstar, as at the date of this factsheet, for a lump sum investment, using NAV-NAV prices with income distributions reinvested. CPI/Inflation figures are lagged by one month.

For the period from to the Total Expense Ratio (TER) is the percentage of the average Net Asset Value (NAV) of the portfolio incurred as charges, levies and fees related to the management of the portfolio. A higher TER 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 TERs.

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