

Ampersand Momentum Flexible Property Income Fund

Monthly Feedback – 31 May 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.

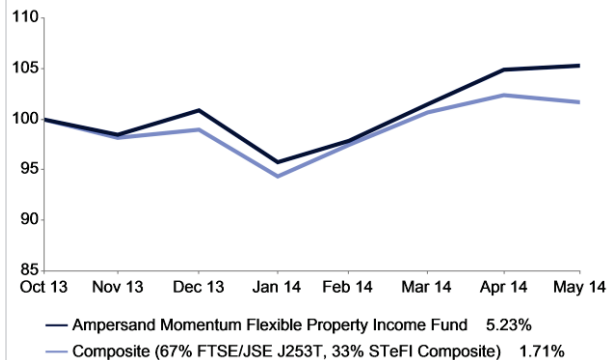
Portfolio Manager

Tom Barlow

Portfolio Comments

This month global markets saw positive returns with the MSCI World Index gaining 2.6%, while global bonds gained 1.0%, in rand terms. The rand weakened by 0.5% against the US dollar, ending the month at R10.57/US\$. US economic data was mixed this month. Unemployment decreased from 6.7% to 6.3%. Inflation rose from 1.5% to 2.0%, the largest gain seen since July 2013. It is likely that the Fed will continue tapering its asset purchase programme, with interest rate hikes expected to begin only after QE comes to an end. Japan's inflation saw a jump to 3.45% from 1.6% in April, as Japan's national sales tax boosted prices across the board. This was the fastest gain since 1991. UK inflation saw a modest increase from 1.6% to 1.8%, slightly above expectations yet still below the BOE's target 2% level. SA GDP fell from 3.8% to -0.6% in Q1 2014, indicating a contraction in the economy for the first time since 2009. The platinum strike was the main contributor to the fall, with negotiations remaining unresolved after 4 months. The SA trade deficit widened to R13 billion, as exports declined and local demand remains subdued. The JSE All Share index gained 1.6% while the All Bond index gained 1.14%. Most sectors contributed to this positive performance. Consumer Services (+9.6%) led gains, with Industrials (+1.6%) and Financials (+1.2%) performing positively while Resources (-4.3%) disappointed. Our portfolio saw positive gains this month and benefited from stock specific performance. The biggest contributors were our positions in Intu Properties (+8.1%), Mas Real estate inc (+4.2%), Fairvest property holding (+6.9%) and Accelerate Property Fund (+5.0%). The global economic environment is somewhat scattered right now and we proceed with caution. We strive to provide protection through diversification across manager selection and investment strategies..

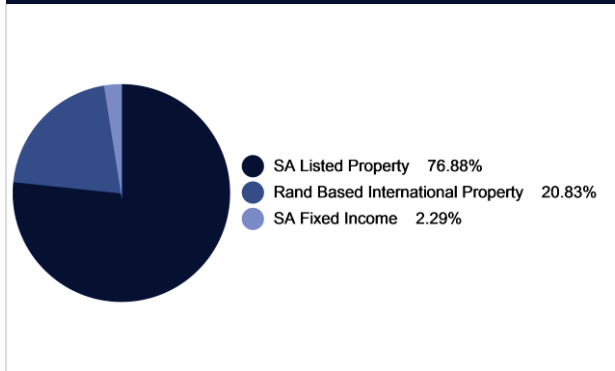
Investment Performance as at 31 May 2014



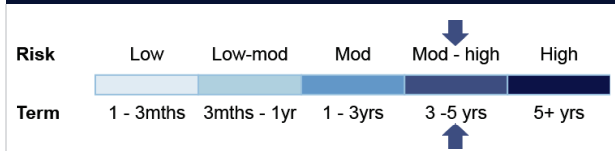
Portfolio Data

ASISA Classification	SA - Real Estate - General
Portfolio Benchmark	Composite (67% FTSE/JSE J253T, 33% STeFI Composite)
Type of Portfolio	Institutional
Portfolio Size	R 224.22 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 31 May 2014



Risk Classification



**Ampersand Momentum Flexible Property
Income Fund**

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Distribution to Investors (CPU)

	Dividend	Interest	Total	Yield %
Dec`13	0.003	1.011	1.014	-
Mar`14	1.243	0.044	1.287	1.288

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 14h00 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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