

**Ampersand Momentum Flexible Property Income Fund**

Momentum Collective Investment Scheme (CIS) portfolio

Class A | Minimum Disclosure Document (MDD) as at 31 May 2015

Assets managed by: Ampersand Asset Management

**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.

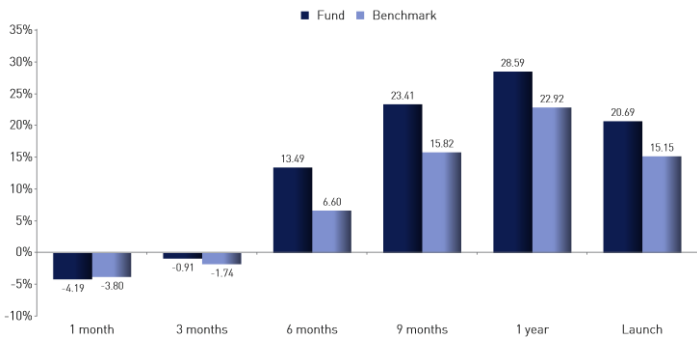
**Investable Universe of Portfolio**

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.

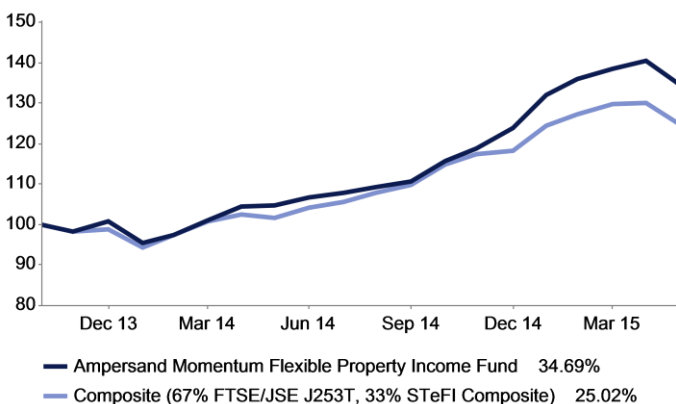
**Performance**

**Cumulative and annualised returns (%)**

Cumulative for all periods less than 1 year, all other periods are annualised.



**Cumulative (%)**



**Portfolio information**

Portfolio inception	1 November 2013
Portfolio size	R 463.40 million
Launch date	1 November 2013
Launch price	100.00 (cpu)
Latest price (29/05/2015)	126.77 (cpu)
Benchmark	Composite (67% FTSE/JSE J253T, 33% STeFI Composite)
ASISA sector	SA - Real Estate - General
<b>Codes</b>	
JSE	AFICA
ISIN	ZAE000179362
Bloomberg	AMMFPIA

**Minimum investment**

Lump sum	R 10,000	Monthly	R 1,000
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**Portfolio managers**

Tom Barlow, CFA

**Portfolio charges**

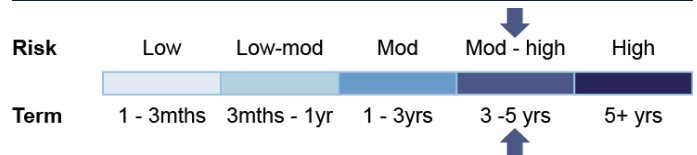
Initial management fee	0.00% (incl. VAT)
Initial advisory fee	0% - 3.42% (incl. VAT)
Annual management fee	1.71% p.a. (incl. VAT)
Annual advisory fee	0% - 1.14% (incl. VAT)
Total expense ratio (TER) (incl.VAT):	1.60%

**Income distribution (cpu)**

	Dividend	Interest	Total
Jun`14	0.868	0.080	0.948
Sep`14	1.130	0.110	1.240
Dec`14	1.280	0.190	1.470
Mar`15	0.990	0.060	1.050
Jun`14 - May`15	4.268	0.440	4.708
2014 Total	4.324	0.417	4.741

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

**Risk/profile reward**



<sup>1)</sup>Standard deviation – measures the volatility of fund returns

<sup>2)</sup>Sharpe ratio – fund return minus cash return (STeFI composite), divided by the Standard deviation (of fund returns)

<sup>3)</sup>Information ratio – return per unit of risk against the benchmark

## Portfolio Comments

It was a tough month for markets which were fraught with volatility. The rand weakened by 1.8% which led to a positive gain from global equity in rand terms (+1.6%), although global bonds lost -0.4%. US inflation declined further into deflationary territory, dropping 0.2% y/y. US Q1 GDP was revised down to -0.7% from the initial estimate of +0.2%, down from +2.2% in Q4. Dismal trade performance and business and consumer caution led the contraction. The US unemployment rate fell marginally to 5.4%, the lowest level since May 2008. In addition the labour market participation rate rose fractionally to 62.8%. Overall, the US has created almost 12 million jobs since the financial crisis ended. China's central bank cut interest rates for the 3rd time in 6 months in a continued bid to encourage growth and inflation in the world's 2nd largest economy. SA Listed Property fell -5.9% in May as the market adjusts to higher bond yields. The portfolio has held up reasonably well in the recent downturn, outperforming the index by roughly 30%. SA Q1 GDP rose by a disappointing 1.3% q/q annualised (expected 1.7%), compared with an increase of 4.1% in Q4. The fall was led by the agricultural and manufacturing sectors which were hurt by poor rainfall and electricity outages respectively. Local unemployment surged to 26.4% from 24.3%. Local inflation rose to 4.5%, although core inflation declined further to 5.6%. The SARB kept rates on hold, however the decision was not unanimous. The Reserve Bank has become significantly more concerned with inflation as a result of electricity prices, the exchange rate, higher food inflation, the impact of the US hiking rates and wage inflation. Market volatility remains at heightened levels given uncertainty surrounding local and global monetary policy. We continue to favour growth-orientated assets but we remain cautious and well diversified.

## Holdings

### Asset allocation



### Top holdings (%)

Growthpoint Properties Lt	15.46
Redefine Properties Ltd	8.37
Hyprop Investments Ltd	6.38
SA Corporate Real Estate	5.77
Delta Property Fund Limit	4.82
Emira Property Fund	4.58
Vukile Property Fund	4.56
MAS REAL ESTATE INC	3.95
INTU PROPERTIES PLC	3.79
Redefine International PL	3.79

## Disclosures

Momentum Collective Investments (RF) (Pty) Ltd (the "Manager"), registration number 1987/004287/07, is authorised in terms of the Collective Investment Schemes Control Act (CISCA) to administer Collective Investment Schemes (CIS) in Securities. The Manager is the manager of the Momentum Collective Investments Scheme, and MMI Holdings Ltd is a full member of the Association for Savings and Investment SA. Standard Bank of South Africa Limited (+27 (0)21 441 4100 PO Box 54, Cape Town, 8000) is the trustee of the scheme. Ampersand Momentum Flexible Property Income Fund is a portfolio of the Momentum Collective Investments Scheme and Ampersand Asset Management (Pty) Ltd, registration number: 2007/006571/07, an approved financial services provider (FSP number: 33676), is responsible for managing the assets of this portfolio. CIS 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. CIS are traded at ruling prices and can engage in borrowing and scrip lending. The CIS may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. Different classes of units apply to portfolios, which are subject to different fees and charges. A schedule of fees and charges and maximum commissions is available on request from the Manager. The Manager reserves the right to close and reopen certain portfolios from time to time in order to manage them more efficiently in accordance with their mandate. Portfolios are valued daily at approx. 15h00, latest prices can be viewed at [www.momentuminv.co.za](http://www.momentuminv.co.za). Forward pricing is used. Instructions must reach the Manager before 14h00 to ensure same-day value. The Manager does not provide any guarantee, either with respect to the capital or the return of this portfolio. Additional information on the proposed investment can be obtained, free of charge, at [www.momentuminv.co.za](http://www.momentuminv.co.za) or may be requested from the Manager.

Ampersand Momentum Flexible Property Income Fund is a third party named CIS portfolio, the assets of which are administered by Ampersand Asset Management (Pty) Ltd, registration number: 2007/006571/07, a registered financial services provider, FSP number: 33676. The Manager retains full legal responsibility for all third party named CIS portfolios under the Momentum Collective Investments Scheme.

The Total Expense Ratio (TER) has been calculated using data from 01 April 2014 until 31 March 2015. The TER is disclosed as a percentage of the average Net Asset Value of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio and underlying portfolios. The TER does not include transaction costs. The TER is calculated quarterly but may additionally be re-calculated with effect from any significant portfolio restructurings and/or fee changes occurring. 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.

Performance is calculated for portfolio/portfolio class. Individual investor returns may differ as a result of fees, actual date(s) of investment, date(s) of reinvestment of income and withholding tax. Annualised returns, also known as Compound Annualised Growth Rates (CAGR), are calculated from cumulative returns; they provide an indication of the average annual return achieved from an investment that was held for the stated time period. Actual annual figures are available from the Manager on request. Performance figures quoted are from Morningstar, as at 31/05/2015, for a lump sum investment, using NAV-NAV prices with income distributions reinvested on the ex-dividend date. CPI/Inflation figures, where present, are lagged by one month.

This document should not be seen as an offer to purchase any specific product and is not to be construed as advice. Investors are encouraged to obtain independent professional investment and taxation advice before investing with or in any of the Manager's products.

## Contact and other information

### Scheme

**Momentum Collective Investments Scheme**

### Custodian/Trustee

Standard Bank of South Africa Limited  
Telephone: +27 (0)21 441 4100

### Management company

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Web: [www.momentuminv.co.za](http://www.momentuminv.co.za)  
Registration no.: 1987/004287/07

### Third party manager

**Ampersand Asset Management (Pty) Ltd**  
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