

Ampersand Momentum Flexible Property Income Fund

Momentum Collective Investment Scheme (CIS) portfolio

Class A | Minimum Disclosure Document (MDD) as at 31 December 2016

Assets managed by: Ampersand Asset Management

Portfolio profile

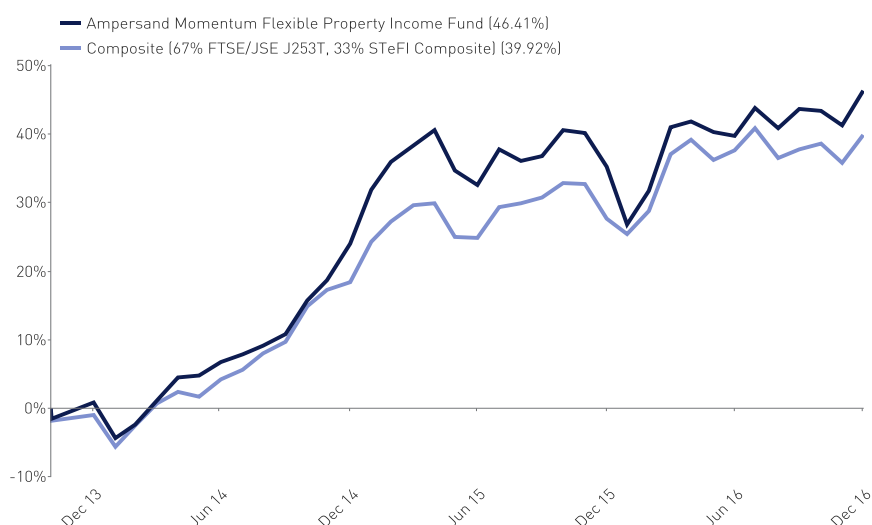
The fund is a multi-managed focused listed real estate portfolio that aims to outperform a combination of SA listed property and money market. The fund will aim to capture a high degree of positive market movements while providing protection in difficult periods. The fund is part of the SA Real Estate ASISA category and is limited to holding between 35% and 100% in listed real estate securities.

Investment strategy

The fund will invest in a diversified pool of assets with a bias to listed real estate securities. The fund could include both short dated and longer dated fixed interest exposures although the fund will be biased towards investing in assets that provide growing income yield. The fund will aim to achieve its objective by investing in various different investment strategies and investment managers being utilised to achieve its objectives. The fund can include both active and passive strategies to achieve the set objectives. The fund's primary objective is to provide outperformance its benchmark over a rolling 3 year basis.

Portfolio performance

Since launch cumulative performance graph



Annualised performance

	1 year	3 years	Launch
Fund	8.24%	13.27%	12.79%
Benchmark	9.60%	12.23%	11.19%
Sector	6.00%	14.11%	12.96%
Rank	21/39	21/29	16/28
High[1]	8.24%	39.32%	39.32%
Low[1]	-3.85%	-3.85%	-3.85%
Cash	7.37%	6.58%	6.51%
Inflation	6.61%	5.72%	5.51%

[1] High/Low – highest/lowest 1 year return of the portfolio/class of portfolio during the period detailed.

Portfolio information

Portfolio inception	1 November 2013
Portfolio size	R 573.17 million
Launch date	1 November 2013
Launch price	100.00 (cpu)
Latest price (30/12/2016)	129.00 (cpu)
Benchmark	Composite (67% FTSE/JSE J253T, 33% STeFI Composite)
ASISA sector	SA - Real Estate - General

Codes

JSE	AFICA
ISIN	ZAE000179362

Minimum investment

Lump sum	R 10,000	Monthly	R 1,000
----------	----------	---------	---------

Portfolio managers

Tom Barlow, BCom (Economics), CFA

Portfolio charges and ratios

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)

Cost ratios (incl. VAT) as at 30 September 2016:

TER (%)	TC (%)	TIC (%)
2.00%	0.05%	2.04%

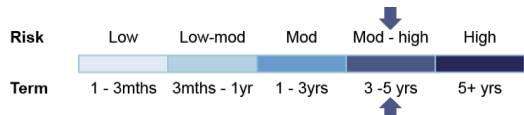
TER (%): Total Expense Ratio, TC (%): Transactions Costs Ratio, TIC (%): Total Investment Charges (TER (%) + TC (%))
Please see Disclosures section for further information on cost ratios

Income distribution (cpu)

	Dividend	Interest	Total
Apr'16	0.320	0.290	0.610
Jun'16	0.800	0.240	1.040
Sep'16	1.290	0.060	1.350
Dec'16	1.940	0.083	2.023
Jan'16 - Dec'16	5.820	0.703	6.523

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

Risk/reward profile and 3 year statistics



Standard deviation ¹⁾	10.42
Sharpe ratio ²⁾	0.64
Largest negative monthly return	-6.22
Number of positive months	24 / 36

¹⁾Standard deviation – measures the volatility of fund returns ²⁾Sharpe ratio – fund return minus cash return (STeFI composite), divided by the Standard deviation (of fund returns)

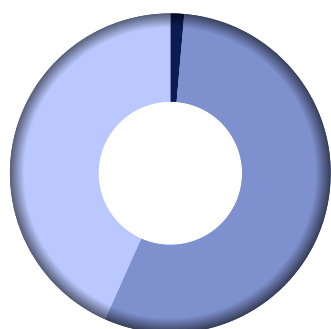
³⁾Information ratio – return per unit of risk against the benchmark

Specific risks

The fund is a pure equity fund with a growth objective, suitable for long term investors with a high risk tolerance seeking correlation with local listed property. It is permitted to invest in foreign securities which, within portfolios, may have additional material risks, depending on the specific risks affecting that country, such as: potential constraints on liquidity and the repatriation of funds; macroeconomic risks; political risks; foreign exchange risks; tax risks; settlement risks; and potential limitations on the availability of market information. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. Investors are reminded that an investment in a currency other than their own may expose them to a foreign exchange risk.

Holdings

Asset type allocation (%)



■ SA Cash/Money Market	1.40
■ SA CIS (SA Real Estate)	55.38
■ SA Equity (Real Estate)	43.22

Top holdings (%)

Nedgroup Inv Property A1	19.35
Sesfikile BCI Property B	18.35
ABSA Property Equity D	17.68
New Europe Property Inv plc	4.32
Growthpoint Properties Ltd	3.21
Arrowhead Properties Ltd A	2.88
Accelerate Property Fund Ltd	2.87
Redefine Properties Ltd	2.72
Equites Property Fund Ltd	2.69
Fairvest Property Hldgs Ltd	2.69

Portfolio objective/investment policy

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. The investable universe of the portfolio 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. The manager may only include forward currency agreements, interest rate and exchange rate swap transactions for efficient portfolio management purposes. The portfolio may also invest in participatory interests or any other form of participation in portfolios of collective investment schemes or other similar collective investment schemes as the Act may allow from time to time, and which are consistent with the portfolio's investment policy. Where the aforementioned schemes are operated in territories other than South Africa, participation in portfolios of these schemes will be included in the portfolio only where the regulatory environment is of sufficient standard to provide investor protection at least equal to that in South Africa. The Trustee shall ensure that the investment policy is adhered to, provided that nothing contained in the investment policy shall preclude the Manager from varying the ratio of fixed income securities in terms of changing economic factors or stock exchange conditions and from retaining cash in the portfolio and/or placing on deposit in terms of the Deed. For the purposes of this portfolio, the manager shall reserve the right to close the portfolio to new investors. This will be done in order to be able to manage the portfolio in accordance with its mandate.

Portfolio limits and constraints

- Maximum exposure limits as per the ASISA fund classification structure.
- Maximum 25% in offshore investments plus 5% in Africa.
- 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.

Contact and other information

Scheme

Momentum Collective Investments Scheme

Custodian/Trustee

Standard Bank of South Africa Limited

Telephone: +27 (0)21 441 4100

Registration no.: 1962/000738/06

Management company

Momentum Collective Investments (RF) (Pty) Ltd

13th Floor Tower 2, 102 Rivonia Road, Sandton, 2196

Private Bag 9959, Sandton, 2146

Facsimile: +27 (0)12 675 3889

Call centre: 0860 111 899

Email: ci.clientservice@momentum.co.za

Web: www.momentuminv.co.za

Registration no.: 1987/004287/07

Third party manager

Ampersand Asset Management (Pty) Ltd

1 Tuscany Office Park, 6 Coombe Place, Rivonia, 2191, Sandton

P.O. Box 926, Rivonia, 2128

An authorised financial services provider, FSP No: 33676

Telephone: +27 (0)11 803 6597

Facsimile: +27 (0)11 803 6106

Email: queries@ampersandam.co.za

Web: www.ampersandam.co.za

Registration no.: 2007/006571/07

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, registration number 1962/000738/06, 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 authorised financial services provider ("FSP") under the Financial Advisory and Intermediary Services Act No. 37 of 2002 ("FAIS"), FSP number: 33676, is the investment manager of this portfolio.

Ampersand Momentum Flexible Property Income Fund is a co-named portfolio, operating under an agreement entered into between the Manager and Ampersand Asset Management (Pty) Ltd, registration number: 2007/006571/07, an authorised FSP under FAIS, FSP number: 33676. A co-named portfolio is a third party named portfolio bearing the name of both the Manager and the FSP, where the FSP undertakes financial services of a discretionary nature, as contemplated in FAIS, in relation to the assets of the portfolio. The Manager retains full legal responsibility for all third party named portfolios under the Momentum Collective Investments Scheme. This information is not advice, as defined in the Financial Advisory and Intermediary Services Act (No. 37 of 2002). Please note that there may be representatives of the FSP acting under supervision. Your financial adviser may be a related party to the FSP and/or the Manager of this portfolio. It is your financial adviser's responsibility to disclose details of any conflicts of interests that may apply, as well as all fees that they receive, in relation to an investment in this portfolio.

The Total Expense Ratio (TER) is the percentage of the net asset value of the class of the Financial Product incurred as expenses relating to the administration of the Financial Product. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. A current TER may not necessarily be an accurate indication of future TER's. The disclosed TER is shown as an annual percentage based on data for the period from 01 January 2015 to 30 September 2016. The Transaction Costs Ratio (TC) is the percentage of the net asset value of the Financial Product incurred as costs relating to the buying and selling of the assets underlying the Financial Product. Transaction costs are a necessary cost in administering the Financial Product and impacts Financial Product returns. The TC should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of Financial Product, the investment decisions of the investment manager and the TER. The disclosed TC is shown as an annual percentage based on data for the period from 01 January 2015 to 30 September 2016. The Total Investment Charges (TIC) is the sum of the TER and the TC and is shown as a percentage depicting the annual costs relating to the investment of the Financial Product. Cost ratios are calculated using historical actual and/or estimated data and are provided solely as an indication/guide as to the annual expenses/costs that could be incurred. These ratios do not represent any current/actual charges or fees.

All portfolio performance is calculated for a 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. All portfolio performance figures quoted (tables and charts where present) are as at 31/12/2016, based on 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. Cash figures, where present, are STeFI Composite Index returns. All figures quoted in ZAR. Source: Morningstar and/or Momentum.

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 to new investors 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 and in some national newspapers. 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 including, but not limited to, brochures, application forms and the annual report and any half yearly report can be obtained, free of charge, at www.momentuminv.co.za or on request from the Manager.

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.