

REITWAY GLOBAL PROPERTY PORTFOLIO (MLT)

Detailed Information Sheet

Month ending 31 August 2017

The Investment Opportunity

The Reitway Global Property Portfolio, which has been approved by the Malta Financial Services Authority, offers a seamless exposure to a portfolio of distribution-producing global real estate securities. The fund is a Malta domiciled, US dollar-denominated collective investment scheme investing in REITs and property-related securities. While the securities are largely located in the developed markets of North America, Europe, Australia and Asia, the fund does not exclude exposure to developing economies where compelling investment opportunities present themselves.

Portfolio objectives

The fund's primary objective is to generate high current income, however investors will reap the inherent benefits of capital appreciation that come with real estate assets. The portfolio may be invested in global real estate securities and property-related securities. The portfolio's property exposure will always exceed 75%.

Experienced investor requirements

An investor in the fund needs to display a required level of investment experience. The investor must:

- have worked as a professional in the financial sector for at least one year; or
- have reasonable experience in the acquisition and disposal of funds of a similar nature, risk profile, or exposure to property; or
- have carried out investment transactions of a defined size and frequency*

*A guideline to the meaning of "defined size and frequency" is a person with sufficient investment experience and knowledge to weigh the risks and merits of an investment opportunity, who within the past 2 years carried out transactions amounting to at least EUR 50,000 at an average frequency of 3 per quarter

Only applications by investors that comply with the experienced investor requirements will be considered.

Benefits of investing in the fund

The fund is the essence of diversification and liquid global real estate securities that offers: -

- Attractive yields
- Geographic, sector and currency diversification
- Long-term capital appreciation
- Tax optimization
- Moderate volatility

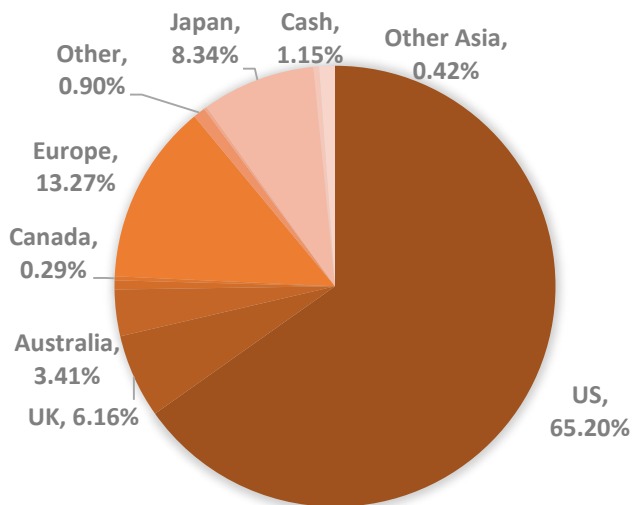
Platform/LISP availability

- CIDEL
- Credit Suisse
- Credo
- Glacier International
- Momentum Wealth International
- Old Mutual International Investment Portfolio
- Swissquote
- VP Freedom

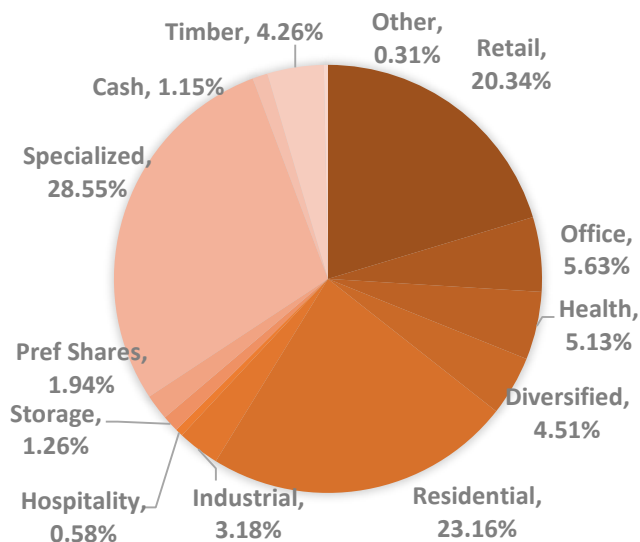
Inception date: 17 December 2012	Portfolio category: Global - Real Estate - General	Portfolio manager: Reitway Global (Pty) Ltd	Minimum investment size: USD 10 000 or currency equivalent	Current fund size: USD 6.79 million
Risk profile: Moderate	Benchmark: GPR 250 NET REIT TR Index	Represented by: Greg Rawlins	Maximum initial fee: 0.00%	Performance fee: No Performance Fees
Valuation time 24h00	Bloomberg ID (B1) BBG004YW8FK9	Bloomberg ID (C1): BBG004YW8GC6	Bloomberg ID (D1): BBG004YW8H07	Annual management fee: 1.5% (No VAT)
Transaction time 12:00 (Malta)	Fund Administrator: The Investment Data Services Group	ISIN Number: Class B1: MT7000006623 Class C1: MT7000006649 Class D1: MT7000006664	Custodian: Bank of Valletta	Total Expense Ratio: 2.56%
Statement Frequency: Monthly				

Diversification

Geographic / Currency Diversification



Property Sector Diversification



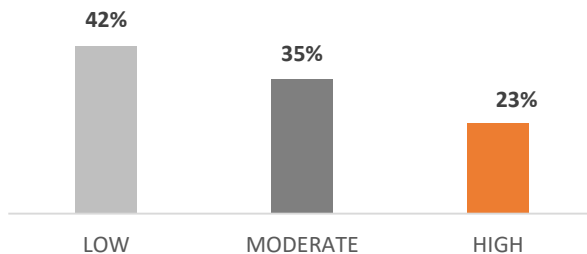
Risk Profile*

Reitway Global reviews its individual portfolio components and assigns a quantitative risk rating on a monthly basis.

The rating is based on the Beta* of each security in the portfolio relative to the MSCI World Index.

*Beta is a measure of the systematic risk of a security in comparison to the market as a whole.

* Time frame: February 2012 to present

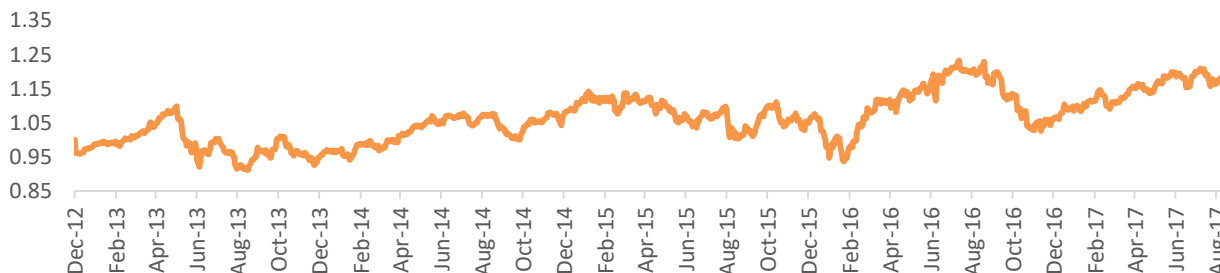


Top 10 Holdings

	% of portfolio	Code	Exchange		% of portfolio	Code	Exchange
Uniti Group Inc	9.21%	UNIT	NYSE	QTS Realty	4.18%	QTS	NYSE
Simon Property Group	5.40%	SPG	NYSE	American Homes for Rent	4.11%	AMH	NYSE
Mericalys	4.46%	MERY	PA	CyrusOne	3.86%	CONE	NASDAQ
Mitsubishi Estate Company	4.37%	8802.T	TSE	Great Portland Estates	3.85%	GPOR	LSE
Weyerhaeuser	4.26%	WY	NYSE	Physicians Realty	3.80%	DOC	NYSE

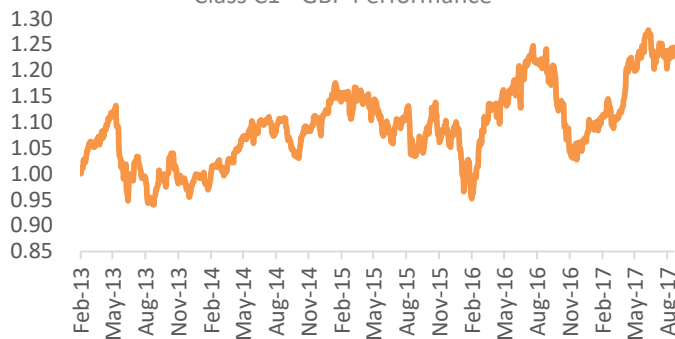
NAV performances

Class B1 - USD Performance

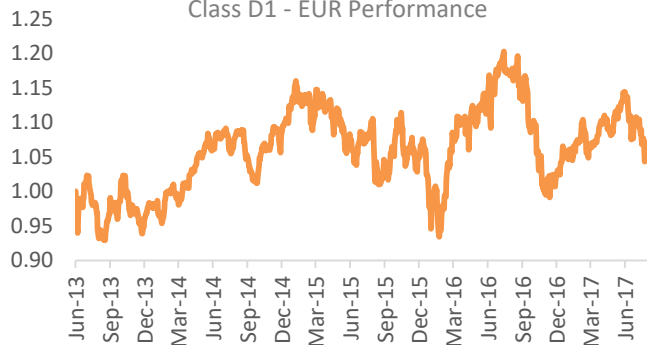


Source: Morningstar

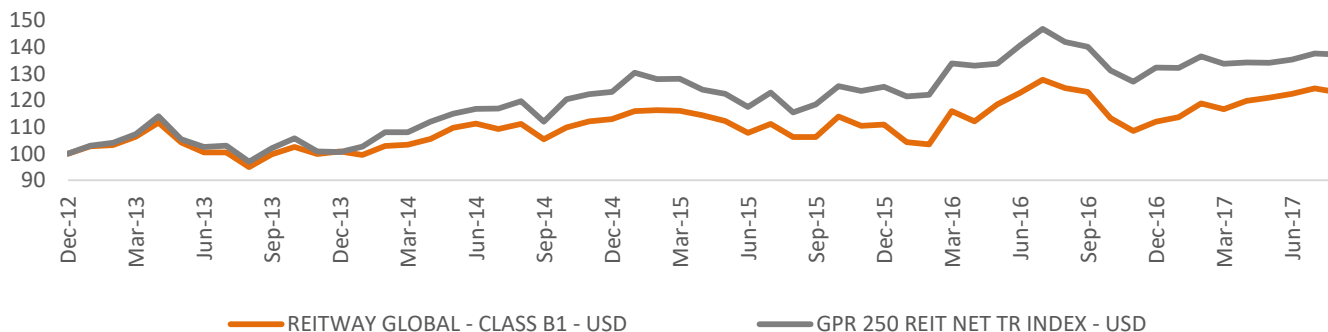
Class C1 - GBP Performance



Class D1 - EUR Performance



Fund performance relative to benchmark (Total Returns)



Monthly total returns

Class B1

USD		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	Fund	1.56%	4.48%	(1.81%)	2.70%	0.96%	1.21%	1.71%	(1.20%)					9.87%
	Benchmark*	(0.14%)	3.34%	(2.04%)	0.37%	(0.16%)	0.91%	1.67%	(0.23%)					3.69%
2016	Fund	(5.94%)	(0.84%)	12.11%	(3.27%)	5.64%	3.69%	3.97%	(2.44%)	(1.14%)	(7.99%)	(4.29%)	3.21%	0.98%
	Benchmark*	(2.88%)	0.50%	9.63%	(0.61%)	0.53%	5.11%	4.50%	(3.39%)	(1.21%)	(6.37%)	(3.18%)	4.14%	5.81%
2015	Fund	2.66%	0.35%	(0.17%)	(1.53%)	(1.81%)	(3.99%)	3.15%	(4.51%)	0.04%	7.29%	(3.05%)	0.37%	(1.77%)
	Benchmark*	5.94%	(1.88%)	0.12%	(3.26%)	(1.24%)	(4.15%)	4.54%	(6.06%)	2.62%	5.78%	(1.45%)	1.26%	1.57%
2014	Fund	(1.27%)	3.36%	0.47%	2.17%	3.89%	1.41%	(1.82%)	1.78%	(5.23%)	4.28%	2.10%	0.68%	12.04%
	Benchmark*	2.05%	5.26%	0.04%	3.59%	2.72%	1.61%	0.09%	2.33%	(6.44%)	7.55%	1.55%	0.67%	22.41%

Source: Global Property Research (GPR) & Reitway Global

* Quoted figures are computed using income net of the deduction of withholding tax.

Class C1

GBP		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	Fund	1.28%	4.39%	(1.92%)	8.66%	0.51%	0.29%	0.30%	1.07%					15.15%
	Fund	(6.47%)	(0.73%)	11.85%	(3.36%)	5.56%	3.59%	3.82%	(2.58%)	(1.37%)	(8.46%)	(4.40%)	3.22%	(1.12%)
2015	Fund	2.63%	0.32%	(0.48%)	(1.53%)	(2.09%)	(3.94%)	4.04%	(4.60%)	(0.07%)	6.78%	(3.21%)	0.39%	(2.33%)
	Fund	(1.26%)	3.33%	0.46%	2.16%	3.94%	1.43%	(1.80%)	1.81%	(5.23%)	4.31%	1.99%	0.63%	11.96%

Class D1

EUR		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	Fund	1.24%	4.30%	(2.52%)	2.41%	0.60%	(0.35%)	(1.72%)	(1.78%)					2.00%
	Fund	(6.19%)	(1.00%)	11.74%	(4.37%)	5.54%	3.48%	3.71%	(2.62%)	(1.32%)	(8.25%)	(4.58%)	3.18%	(2.41%)
2015	Fund	2.79%	0.23%	(0.66%)	(1.77%)	(1.85%)	(4.15%)	3.56%	(4.63%)	0.10%	6.91%	(3.28%)	0.33%	(2.99%)
	Fund	(1.29%)	3.35%	0.44%	2.16%	3.95%	1.39%	(1.82%)	1.80%	(5.39%)	4.06%	2.48%	0.68%	12.01%

Source: Global Property Research (GPR) & Reitway Global

To view further historic total return figures, visit our website: reitwayglobal.com

Distributions (Cents per Unit)

	Retail			Institutional		
	Distributions*	Withholding tax offset**	Net cash receipts***	Distributions*	Withholding tax offset**	Net cash receipts***
June 2017****	-	-	-	-	-	-
December 2016	0.6486	0.2326	0.4160	0.5218	0.1065	0.4153
June 2016	0.9104	0.1103	0.8001	-	-	-
December 2015	0.8222	0.2020	0.6202	-	-	-
June 2015	0.4043	0.0742	0.3302	-	-	-

Source: IDS

Note:

* Distributions received from investments are net of fund costs including management fees.

** The withholding tax offset reflected is deductible from income taxes due.

*** The Net Cash Receipts are subject to re-characterisation for tax purposes at the end of the financial year. Care is taken to maximize the benefit to unit holders & the summarised information will be provided to investors.

**** No investors in distributing class, therefore no distribution.

Quarterly Distribution Management

- Re-invested back into the fund
- Paid out entirely

About Us

As an investment manager dedicated to a single asset class – global property – Reitway Global is committed to building wealth for our investors by delivering a consistently superior performance over the long term.

For more information on our funds or if you want to schedule a meeting, feel free to contact our Business Development team.



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