

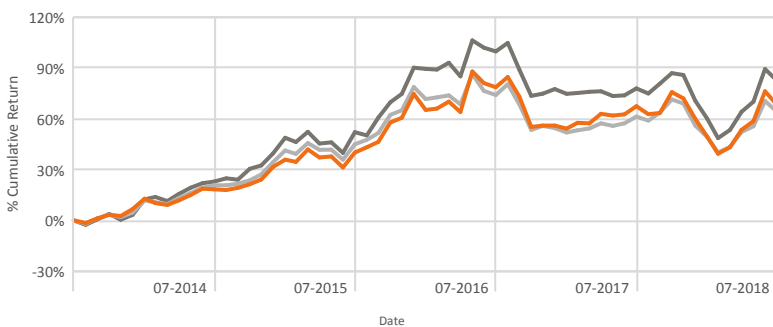
## INVESTMENT OBJECTIVE

The Reitway BCI Global Property Fund is a specialist global property portfolio with an objective to provide the investor with income as well as capital growth.

## INVESTMENT UNIVERSE

A specialist global property portfolio with an objective to provide income and capital growth. The portfolio may invest in global real estate and property securities, property related securities and participatory interests in collective investment schemes in property, non-equity securities and assets in liquid form. The manager may also include unlisted forward currency, interest rate and exchange rate swap transactions. The portfolio's property exposure will always exceed 80%.

## PERFORMANCE (Net of Fees)



	1 Year	3 Years	5 Years	10 Years	Since Inception
<b>Cumulative (%)</b>					
Fund	0.50	20.07	68.14	-	160.18
Fund Benchmark	2.53	19.99	82.35	-	175.33
ASISA Category Average	1.75	13.20	63.99	-	143.21
<b>Annualised (%)</b>					
Fund	0.50	6.29	10.95	-	15.86
Fund Benchmark	2.53	6.26	12.77	-	16.87
ASISA Category Average	1.75	4.22	10.40	-	14.66

Inception date: 31 Jan 2012

\*\* Annualised return is the weighted average compound growth rate over the period measured.

### Highest and lowest calendar year performance since inception

High	32.66
Low	-10.70

## MONTHLY RETURNS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
<b>2018</b>	-6.5	-6.7	2.7	7.2	3.3	11.1	-4.5	-	-	-	-	-	5.23
<b>2017</b>	-1.1	2.2	-0.2	3.6	-0.6	0.4	3.0	-2.8	0.4	7.5	-2.1	-7.0	2.52
<b>2016</b>	-5.4	0.5	2.5	-3.6	14.6	-3.7	-1.3	3.3	-6.2	-10.4	0.5	0.0	-10.70
<b>2015</b>	3.2	-1.0	5.4	-3.3	0.4	-4.8	6.8	2.2	2.3	7.8	1.8	8.7	32.66
<b>2014</b>	5.8	-2.3	-1.0	2.5	2.9	3.2	-0.4	-0.3	1.0	1.8	2.3	6.0	23.33
<b>2013</b>	10.1	0.5	5.8	1.8	8.3	-6.0	-0.6	-1.5	2.6	2.2	-0.7	4.0	28.49

## FUND INFORMATION

Portfolio Manager:	Greg Rawlins
Launch date:	31 Jan 2012
Portfolio Value:	R 674 316 977
NAV Price (Fund Inception):	100 cents
NAV Price as at month end:	222.68 cents
JSE Code:	MGPI
ISIN Number:	ZAE000161303
ASISA Category:	Global Real Estate General
Fund Benchmark:	GPR 250 REIT World Index Net Total Return
Minimum lump sum:	R 25 000
Minimum monthly investment:	R 1 000
Valuation:	Daily
Valuation time:	15:00
Transaction time:	14:00
Regulation 28:	No
Date of Income Declaration:	28 Feb/31 May/31 Aug/30 Nov
Date of Income Payment:	2nd day of Mar/Jun/Sep/Dec

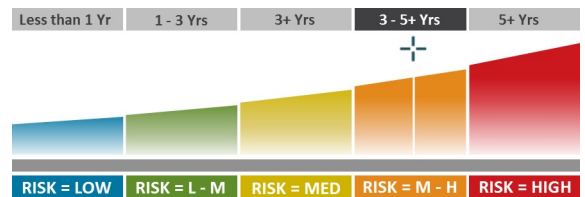
## Income Distribution (cpu)

Aug-17	Nov-17	Feb-18	May-18
1.61	0.92	0.52	1.00

## FEE STRUCTURE

Annual Service Fee:	1.44% (Incl. VAT)
Initial Advisory Fee (Max):	3.45% (Incl. VAT)
Annual Advice Fee:	0 - 1.15% (if applicable)
Initial Fee:	0.00% (Incl. VAT)
Performance Fee:	None
<b>* Total Expense Ratio (TER):</b>	Mar 18 : 1.62% (PY: 1.66%)
Performance fees incl in TER:	Mar 18 : 0.00% (PY: 0.00%)
<b>Portfolio Transaction Cost:</b>	Mar 18 : 0.36% (PY: 0.35%)
<b>Total Investment Charge:</b>	Mar 18 : 1.98% (PY: 2.01%)
	<i>All Values (Incl. VAT)</i>

## RISK PROFILE



### Medium Risk / Medium - High Risk (Property Funds)

- This portfolio carries exposure to mainly property securities.
- Property by nature is a moderate risk / Moderate to High risk investment.
- Where the asset allocation contained in this MDD reflects offshore exposure, the portfolio is exposed to currency risks.
- The portfolio is exposed to interest rate risks and is sensitive to inflation and interest rate cycles.
- The portfolio is suitable for medium term investment horizons.

**PORTFOLIO HOLDINGS**



**INFORMATION AND DISCLOSURES**

**Risks**

Where foreign securities are included in the portfolio there may be additional risks such as potential constraints on liquidity and repatriation of funds, macroeconomic risk, political risk, foreign exchange risk, tax risk, settlement risk as well as potential limitations on the availability of market information. Certain investments - including those involving futures, options, equity swaps, and other derivatives may give rise to substantial risk and might not be suitable for all investors.

**\* Total Expense Ratio (TER)**

Please note: 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. Transaction Costs are a necessary cost in administering the Fund and impacts Fund returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of Fund, the investment decisions of the investment manager and the TER. The prior year ("PY") TER and Transaction cost calculations are based upon the portfolio's direct costs for the financial year ended 31 August 2017, whilst the underlying portfolios' ratio and cost calculations are based upon their most recent published figures, being 31 March 2018.

**Effective Annual Cost:** Boutique Collective Investments adopted the ASISA Standard on Effective Annual Cost ("EAC"). The EAC measure allows you to compare charges on your investments as well as their impact on your investment returns prior to investing. For further information regarding the ASISA Standard on Effective Annual Cost and access to the EAC calculator please visit our website at [www.bcis.co.za](http://www.bcis.co.za).

**Fund**

* Total Expense Ratio (TER)	Transactional Cost (TC)	Total Investment Charge (TER & TC)
1.62%	0.36%	1.98%
Of the value of the Fund was incurred as expenses relating to the administration of the Fund.	Of the value of the Fund was incurred as costs relating to the buying and selling of the assets underlying the Fund.	Of the value of the Fund was incurred as costs relating to the investment of the Fund.

**FAIS Conflict of Interest Disclosure**

Please note that your financial advisor may be a related party to the co-naming partner and/or BCI. It is your financial advisor's responsibility to disclose all fees he/she receives from any related party. The portfolio's TER includes all fees paid by portfolio to BCI, the trustees, the auditors, banks, the co-naming partner, underlying portfolios, and any other investment consultants/managers as well as distribution fees and LISP rebates, if applicable. The portfolio's performance numbers are calculated net of the TER expenses. The investment manager earns a portion of the service charge and performance fees where applicable. In some instances portfolios invest in other portfolios which form part of the BCI Scheme. These investments will be detailed in this document, as applicable.

**Investment Manager**

Reitway Global (Pty) Ltd is an authorised Financial Service Provider FSP 43747.

- Additional information, including application forms, annual or quarterly reports can be obtained from BCI, free of charge or can be accessed on our website [www.bcis.co.za](http://www.bcis.co.za).
- Valuation takes place daily and prices can be viewed on our website ([www.bcis.co.za](http://www.bcis.co.za)) or in the daily newspaper.
- Actual annual performance figures are available to existing investors on request.
- Upon request the Manager will provide the investor with portfolio quarterly investment holdings reports.

**Management Company Information**

Boutique Collective Investments (RF) (Pty) Limited  
Catnia Building,  
Bella Rosa Village, Bella Rosa Street,  
Bellville, 7530  
Tel: 087 057 0571 021 914 1880 + Fax: 086 502 5319  
+ Email: [clientservices@bcis.co.za](mailto:clientservices@bcis.co.za) + [www.bcis.co.za](http://www.bcis.co.za)

**Custodian / Trustee Information**

The Standard Bank of South Africa Limited  
Tel: 021 441 4100



Best Global Real Estate Fund

**DISCLAIMER**

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