

## REITWAY GLOBAL PROPERTY PORTFOLIO (AUS)

### Detailed Information Sheet

Month ending 31 August 2017

#### The Investment Opportunity

The Reitway Global Property Portfolio, which has been approved by the Australian Securities and Investments Commission (ASIC), offers a seamless exposure to a portfolio of distribution-producing global real estate securities. The fund is an Australian domiciled, AUS 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%.

#### 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

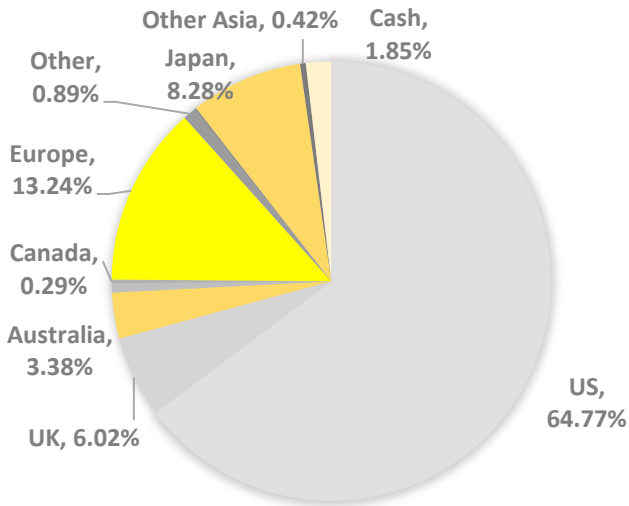
#### Platform/LISP availability

- Credo
- Hub 24
- Momentum Wealth International
- Citi

<b>Inception date:</b> 1 August 2014	<b>Portfolio category:</b> Global - Real Estate - General	<b>Portfolio manager:</b> Reitway Global (Pty) Ltd	<b>Minimum investment size:</b> AUD 10 000 or currency equivalent	<b>Current fund size:</b> AUD 10.62 million
<b>Risk profile:</b> Moderate	<b>Benchmark:</b> GPR 250 REIT TR Index	<b>Represented by:</b> Greg Rawlins	<b>Maximum initial fee:</b> 0.00%	<b>Performance fee:</b> No Performance Fees
<b>Valuation time</b> 16h00 (London)	<b>Bloomberg ID:</b> Retail: SRWGPAA:AU Institutional: SRWGPAB:AU	<b>ISIN Number:</b> Retail:: AU0000XINEZ8 Institutional: AU60SLT00576	<b>Total Expense Ratio (TER):</b> 1.80%	<b>Annual management fee:</b> 1.5% (Ex GST)
<b>Transaction time</b> 12:00 (CAT)	<b>Fund Administrator:</b> FundBPO	<b>Custodian:</b> JP Morgan		

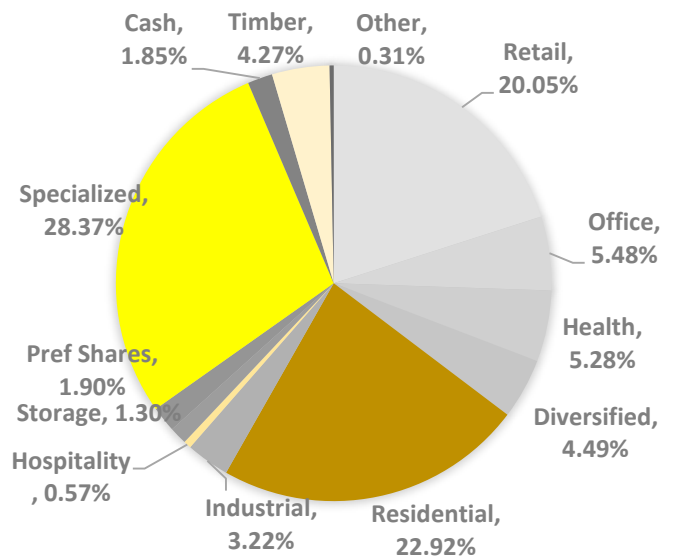
## Diversification

### Geographic / Currency Diversification



Source: Reitway Global

### Property Sector Diversification



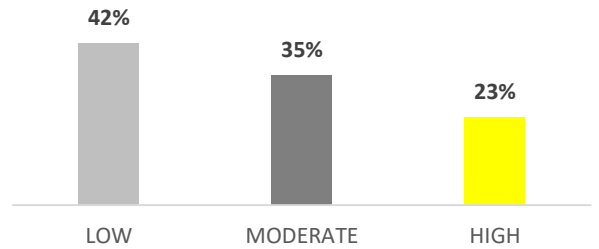
### Risk Profile\*

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.

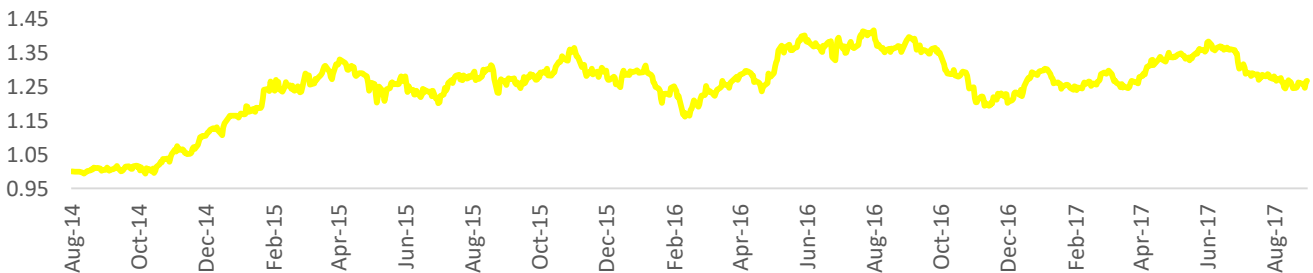
\* Time frame: February 2012 to present



### Top 10 Holdings

Company Name	% of portfolio	Code	Exchange	Company Name	% of portfolio	Code	Exchange
Uniti Group Inc	9.55%	UNIT	NYSE	Mercialys	4.38%	MERY	PA
Simon Property Group	5.59%	SPG	NYSE	Weyerhaeuser	4.24%	WY	NYSE
Mitsubishi Estate Company	4.81%	8802.T	TSE	American Homes for Rent	4.20%	AMH	NYSE
Physicians Realty	4.54%	DOC	NYSE	QTS Realty	4.09%	QTS	NYSE
Mirvac	4.44%	MGR	ASX	CyrusOne	3.82%	CONE	NASDAQ

### NAV performances

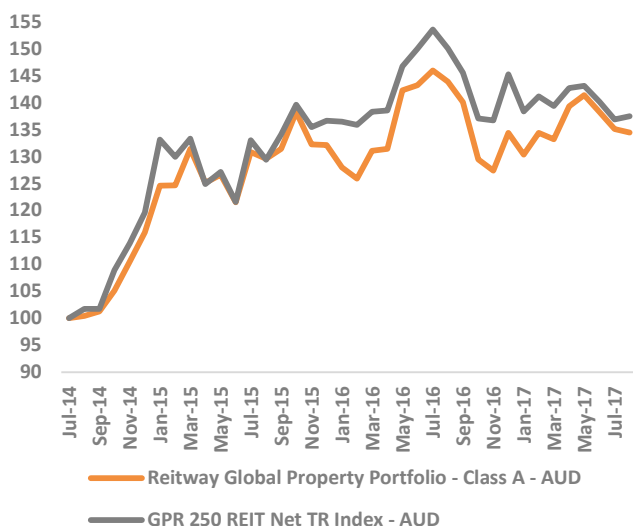


Source: FundBPO & Reitway Global

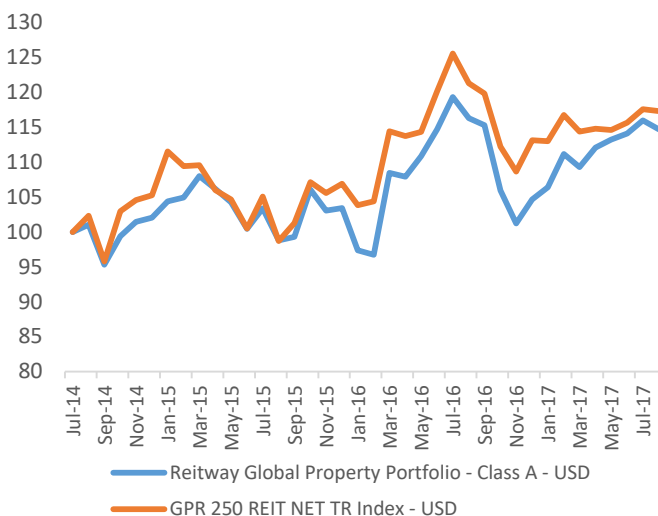
## Fund performance relative to benchmark (Total Returns)

**Note:** The benchmark's performance is not affected by a withholding tax deduction. However the fund's Total Return is computed using income net of the deduction of withholding tax thus affecting the comparative performance.

### AUD Performance



### USD Performance



## Monthly Total Returns

### Class A

AUD		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	Fund	(3.02%)	3.13%	(0.91%)	4.62%	1.49%	(2.22%)	(2.31%)	(0.46%)					<b>0.05%</b>
	Benchmark*	(4.75%)	2.03%	(1.27%)	2.39%	0.29%	(2.07%)	(2.32%)	0.42%					<b>(5.35%)</b>
2016	Fund	(3.13%)	(1.61%)	4.08%	0.29%	8.22%	0.69%	1.90%	(1.41%)	(2.65%)	(7.59%)	(1.61%)	5.51%	<b>1.71%</b>
	Benchmark*	(0.10%)	(0.47%)	1.79%	0.18%	5.90%	2.26%	2.37%	(2.30%)	(2.98%)	(5.84%)	(0.28%)	6.26%	<b>6.30%</b>
2015	Fund	7.49%	0.02%	5.45%	(4.77%)	1.16%	(4.03%)	7.69%	(0.97%)	1.44%	5.18%	4.35%	(0.09%)	<b>13.98%</b>
	Benchmark*	11.32%	(2.39%)	2.58%	(6.30%)	1.77%	(4.38%)	9.42%	(2.69%)	3.60%	4.12%	(2.96%)	0.85%	<b>14.25%</b>
2014	Fund	-	-	-	-	-	-	-	0.42%	0.83%	3.82%	5.14%	4.88%	<b>15.92%</b>
	Benchmark*	-	-	-	-	-	-	-	1.72%	(0.00%)	7.07%	4.58%	4.99%	<b>19.59%</b>

USD		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	Fund	1.67%	4.45%	(1.68%)	2.56%	1.03%	0.75%	1.68%	(1.11%)					<b>9.60%</b>
	Benchmark*	(0.14%)	3.34%	(2.04%)	0.37%	(0.16%)	0.91%	1.67%	(0.23%)					<b>3.69%</b>
2016	Fund	(5.82%)	(0.65%)	12.09%	(0.51%)	2.73%	3.49%	4.01%	(2.51%)	(0.87%)	(8.11%)	(4.47%)	3.40%	<b>1.23%</b>
	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%	<b>5.81%</b>
2015	Fund	2.28%	0.54%	2.92%	(1.68%)	(1.83%)	(3.63%)	2.89%	(4.40%)	0.48%	6.86%	(2.85%)	0.32%	<b>1.33%</b>
	Benchmark*	5.94%	(1.88%)	0.12%	(3.26%)	(1.24%)	(3.98%)	4.54%	(6.06%)	2.62%	5.78%	(1.45%)	1.26%	<b>1.57%</b>
2014	Fund	-	-	-	-	-	-	-	1.03%	(5.66%)	4.29%	2.09%	0.56%	<b>2.04%</b>
	Benchmark*	-	-	-	-	-	-	-	2.33%	(6.44%)	7.55%	1.55%	0.67%	<b>5.26%</b>

Source: FundBPO, Global Property Research (GPR) & Reitway Global

\* Benchmark Total Return data is net of withholding tax

## Distributions (Cents per Unit)

	Retail			Institutional		
	Distributions*	Withholding tax offset**	Net cash receipts***	Distributions*	Withholding tax offset**	Net cash receipts***
June 2017	2.3894	0	2.3894	5.0022	0	5.0022
December 2016	0.5985	0.0124	0.5861	-	-	-
June 2016	1.8613	0.9120	0.9492	-	-	-
December 2015	0.4739	0.0102	0.4637	-	-	-
June 2015	2.7694	0.0454	2.7240	-	-	-

Source: FundBPO

### 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.

## 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.



**Olivia Teek**  
B.Comm(Hon), MBA  
Cape Town

[oliviati@reitwayglobal.com](mailto:oliviati@reitwayglobal.com)  
**+27 (0) 21 551 3688**  
**+27 (0) 82 676 6115**

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