

Investec Wealth & Investment BCI Property Fund

Class A

SA REAL ESTATE GENERAL

FUND OVERVIEW

Portfolio Manager

Investec Wealth & Investment Management (Pty) Ltd - Authorised FSP 44897

Administered By

Boutique Collective Investments

Fund Information

Inception Date:	01 April 2020
Fund Size:	R 15.62 million
ISIN Number:	ZAE000283800
Fund Price (NAV):	90.89 cents
Issue Date:	26 July 2021

ASISA Category:	SA Real Estate General
Benchmark:	FTSE/JSE All Property Index TR

Minimum Investments

Initial:	R100 000
Redemption:	R1 000
Valuation:	Daily
Valuation time:	15h00
Transaction time cut-off:	14h00
Date of Income Declaration:	Monthly
Regulation 28 Compliant:	No

Fee Structure (all values incl. VAT)

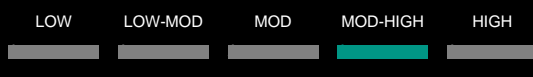
Annual Management Fee:	1.44%
Other:	0.00%
Total Expense Ratio (TER):	1.44% (PY: 1.44%) ¹
Portfolio Transaction Costs:	0.06% (PY: 0.06%) ¹
Total Investment Charge:	1.50% (PY: 1.50%) ¹

¹ The prior year ("PY") TER and Transaction cost calculations are based upon the portfolio's direct costs for the financial year ended 30 June 2020, whilst the underlying portfolios' ratio and cost calculations are based upon their most recent published figures, being 31 March 2021.

Distribution (cpu) - Monthly

Feb 2021	Mar 2021	Apr 2021	Jun 2021
0.00	0.16	0.69	0.10

Risk Profile



Investment Categories

DOMESTIC
OFFSHORE
MULTI-ASSET CLASS

For more information, please go to www.investec.com

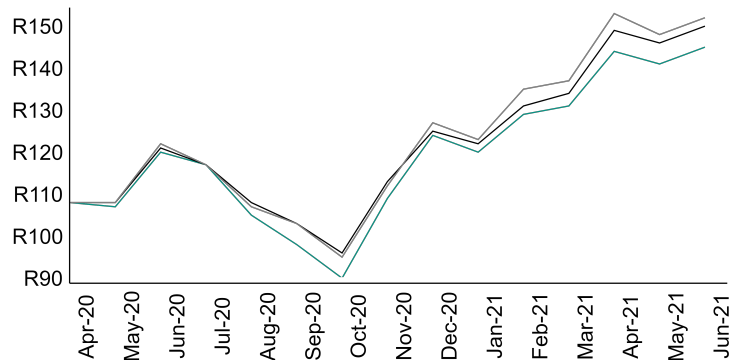
Fund Characteristics and Objectives

The investment objective of the Investec Wealth & Investment BCI Property Fund (the "Fund") is to provide investors with a growing income stream that can translate into capital growth over the medium to long term.

- The investable universe of the Fund will include equity and property securities, including companies that derive a material portion of their income from property investment, property collective investment schemes, property loan stock, fixed interest securities, preference shares, non equity securities and assets in liquid form.
- The Fund will invest at least 80% of the market value of the portfolio in shares listed in the FTSE / JSE Real Estate industry group or similar sector of an international stock exchange and may include other high yielding securities from time to time. Up to 10% of the Fund may be invested in shares outside the property sector in companies that conduct similar business activities.
- The Fund 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 Fund's investment policy. The Fund may from time to time invest in listed and unlisted financial instruments.

Performance (ZAR, Net of Fees)

- Investec Wealth & Investment BCI Property Fund - R144
- (ASISA) South African Real Estate General - R149
- FTSE/JSE All Property Index TR - R151



The chart represents the returns generated by a R100 investment made at inception. Investment performance is for illustrative purposes only and calculated by taking actual initial fees and ongoing fees into account for amount shown with income reinvested on reinvestment date. Source: Investec Wealth & Investment and Morningstar



Moderate to high risk

- This portfolio has exposure to various asset classes but a bias towards equity exposure
- Where the asset allocation contained in this MDD reflects offshore exposure, the portfolio will be exposed to currency risks
- The portfolio is exposed to equity as well as credit, liquidity and interest rate risks
- The portfolio is suitable for medium to long term investment horizons
- The probability of losses is higher than that of a low risk portfolio, but less than a high risk portfolio, and return expectations are well above inflation over the medium to long term

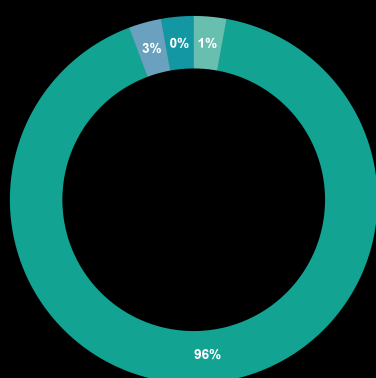
Investec Wealth & Investment BCI Property Fund

Class A

SA REAL ESTATE GENERAL

PORTFOLIO POSITIONING

Asset Allocation (%)³



■ Domestic Cash ■ Domestic Property
■ Offshore Property ■ Offshore Cash

³ May not sum to 100% due to rounding

Top 5 Holdings

1. Nepi Rockcastle Plc

2. Growthpoint Properties Ltd

3. Redefine Properties Limited

4. Resilient REIT Ltd

5. Sirius Real Estate Ltd

Source: Investec Wealth & Investment and Morningstar

Performance (Class A, net of fees)

	3 months	6 months	1 year	Since inception ²	Calendar High	Calendar Low
Investec Wealth & Investment BCI Property Fund	10.9%	16.7%	20.4%	33.8%		
(ASISA) South African Real Estate General	11.4%	19.6%	24.3%	37.4%		
FTSE/JSE All Property Index TR	11.1%	20.1%	25.6%	39.4%		

² Annualised
Method of calculation: NAV-NAV. Gross income reinvested
Source: Investec Wealth & Investment and Morningstar

Calendar Year Returns (Class A, net of fees)

	2020 ⁵
Investec Wealth & Investment BCI Property Fund	23.2%
(ASISA) South African Real Estate General	24.3%
FTSE/JSE All Property Index TR	26.0%

⁵ From 01 April 2020 to 31 December 2020
Method of calculation: NAV-NAV. Gross income reinvested
Source: Investec Wealth & Investment and Morningstar

FAIS Conflict of Interest

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.

Glossary Summary

Annualised return: Annualised return is the average return per year over the period.

The effective annual cost (EAC): 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.

Method of calculation: Unit prices are calculated on a net asset value basis by determining the total market value of all assets in the portfolio, including any income accruals, less any permissible deductions. The following costs may be deducted from the portfolio: brokerage fees, security services tax, auditor's fees, bank charges, trustee and custodian fees and the annual management fees of the manager.

NAV: The Net Asset Value (NAV) represents the value of the assets of a fund less its liabilities.

Total expense ratio (TER): The current TER cannot be regarded as an indication of future TER's. The TER and Transaction Costs cannot be determined accurately because of the short life span of the Fund. Includes the annual management fee, performance fee and administrative costs but excludes portfolio transaction costs (except in the case of an entry or exit charge paid by a fund when buying or selling units in another fund) expressed as a percentage of the average daily value of the Fund calculated over a rolling three years (or since inception where applicable) and annualised to the most recently completed quarter.

Transaction cost (TC): Transaction costs are a necessary cost in administering the Fund and impacts 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 financial product, the investment decisions of the investment manager and the TER Calculations are based on actual data where possible and best estimates where actual data is not available.

Total investment charge (TIC): This is the sum of the TER and TC.

Specific Fund Risks

Concentration risk: Investments may be primarily concentrated in specific areas (e.g. countries/geographical regions and/or industry sectors), in terms of investment style (e.g. income or growth), in individual holdings and/or in a number of other ways. This may mean the value of the Fund may decrease whilst more broadly invested funds might grow.

Country and political risk: Investments or underlying components of your Investments may be affected by their link or relationship to specific countries which could be exposed to political or economic events affecting companies, interest rates or currencies.

Currency exchange risk: Changes in the relative values of different currencies may adversely affect the value of the Fund's investments and any related income.

Default risk: There is a risk that the issuers of fixed income investments (e.g. bonds) may not be able to meet interest payments nor repay the money they have borrowed. The worse the credit quality of the issuer, the greater the risk of default and therefore investment loss.

Developing market risk: Some of the countries in which the Fund invests may have less developed legal, political, economic and/or other systems. These markets carry a higher risk of financial loss than those in countries generally regarded as being more developed.

Equity investment risk: The value of equities and equity-related investments may vary according to company profits and future prospects as well as more general market factors. In the event of a company default, the owners of their equity rank last in terms of any financial payment from that company.

Interest rate risk: The value of fixed income investments (e.g. bonds) tends to decrease when interest rates and/or inflation rises.

Liquidity risk: The risk that a given security or asset cannot be traded quickly enough in the market to prevent a loss (or make the required profit).

Macroeconomic risk: Refers to the risk that conditions such as exchange rates, growth rate, gross domestic product, inflation, price levels, national income, changes in employment, government regulation or political stability, will affect an investment usually in a foreign country.

Multi-asset investment risk: The Fund is subject to possible financial losses in multiple markets and may underperform more focused funds.

Return on capital: Neither capital preservation nor returns are guaranteed.

Settlement risk: The risk that a counterparty does not deliver a security or its value in cash as per agreement when the security was traded after the other counterparty or counterparties have already delivered security or cash value as per the trade agreement.

Taxation risk: The tax treatment of any Investment is determined by the specific circumstance of each client. Taxation may change during the lifetime of an Investment. This may result in unanticipated tax liabilities. You should obtain tax advice in order to be aware of the potential liability before making an Investment. If your circumstances change or you are uncertain of how an Investment might affect your own tax position you should seek professional advice.

Third-party operational risk: The Fund's operations depend on third parties. Investors in the Fund may suffer disruption or financial loss in the event of third-party operational failure. Third-party operational risk: The Fund's operations depend on third parties. Investors in the Fund may suffer disruption or financial loss in the event of third-party operational failure.

Important information that should be considered prior to investing

Boutique Collective investment schemes in securities (CISs) are generally medium to long term investments and the manager gives no guarantee with respect to the capital or the return of the Fund. CISs are traded at ruling prices and can engage in borrowing, up to 10% of fund net asset value to bridge insufficient liquidity, and scrip lending. A schedule of charges, fees and advisor fees is available on request from the Investec Wealth & Investment Management (Pty) Ltd. Additional advisor fees may be paid and if so, are subject to the relevant FAIS disclosure requirements. Performance shown is that of the Fund and individual investor performance may differ as a result of initial fees, actual investment date, date of any subsequent reinvestment and any dividend withholding tax and past performance is not necessarily a guide to the future. Performance figures above are based on lump sum investments, using NAV to NAV figures net of fees with gross income reinvested, in South African Rands. The value of participatory interests or the investment may go up or down. Different classes of units apply to the Fund and the information presented is for the most expensive class. Fund valuation occurs at 15h00 and transaction cut-off time is 14h00 SA time each business day. This fund may be closed to new investors in order to be managed in accordance with the mandate. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. A higher Total Expense Ratio (TER) does not necessarily imply a poor return, nor does a low TER imply a good return. Where funds invest in the participatory interests of foreign collective investment schemes these may levy additional charges which are included in the relevant TER. The ratio does not include transaction costs. The current TER cannot be regarded as an indication of the future TERs. Fund prices are published each business day in selected media. Additional information on the Fund, including information on the EAC can be obtained, free of charge, at https://www.investec.com/en_za/investment/unit-trusts.html?1-5.

Disclaimer:

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Access the BCI Privacy Policy and the BCI Terms and Conditions on the BCI website (www.bcis.co.za).

Statutory legal information:

Investment Manager: Investec Wealth & Investment Management (Pty) Ltd is an authorised Financial Service Provider FSP 44897. 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. Valuation takes place daily and prices can be viewed on our website (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 Villiage, Bella Rosa Street, Bellville, 7530. Tel: 021 007 1500/1/2 | 021 914 1880 + Fax: 086 502 5319 + Email: clientservices@bcis.co.za + www.bcis.co.za.

Custodian / Trustee Information: The Standard Bank of South African Limited. Tel: 021 441 4100.