METOPE PROPERTY PRESCIENT FUND

Minimum Disclosure Document (MDD)

31 March 2019

FUND INFORMATION

Investment Objective

The Metope Property Prescient Fund is an actively managed listed real estate portfolio that seeks to maximise income returns and long-term capital growth by investing in stocks in the Real Estate sector. Through active management and stock selection, the fund aims to provide superior returns to the FTSE/JSE SA Listed Property Index.

Investment Strategy

Metope's in-depth fundamental research underpins the funds objective to invest in real estate stocks with good quality assets, strong management teams and sustainable, cash-based distributions.

Investment Policy

In order to achieve the fund's objective, the fund will invest in property securities, property collective investment schemes, property loan stock, real estate equity shares, money market instruments, bonds, fixed deposits and other interest bearing securities, derivatives and assets in liquid form. The portfolio will invest at least 80% of the market value of the portfolio in securities listed in the FTSE/JSE Real Estate sector or similar sector of an international stock exchange. Up to 10% may be invested in securities outside the defined sectors in companies that conduct similar business activities as those in the defined sector.

Risks to Consider

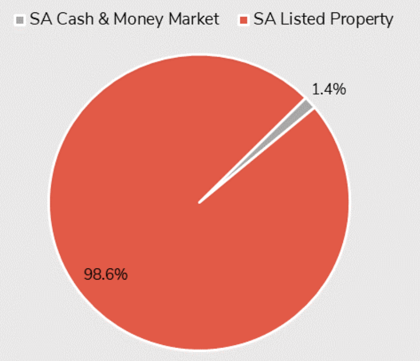
Investments in real estate securities can carry the same risks as investing directly in real estate itself. Real estate prices move in response to a variety of factors, including local, regional and national economic and political conditions, interest rates and tax considerations. As a result of these risks, the fund is classified as a moderate-high risk investment and the recommended investment term is 3-5 years.

ASISA Classification	SA Real Estate General
Benchmark	FTSE/JSE SA Listed Property Total Return Index
Portfolio Manager	Liliane Barnard
ISIN Number	ZAE000200879
JSE Code	MMPCA
Portfolio Size	R 95.5 m
Portfolio Inception	2 February 2015
Minimum Lumpsum	R1,000
Minimum Monthly	R250
Management Fee (Class A)	1.25% p.a. (excl VAT)
Performance Fee	15% p.a. above the benchmark over a 2-year rolling period
Cost ratios (see glossary for definitions) at 31 Dec 2018	Total Expense Ratio: 1.71% Transaction Costs Ratio: 0.07% Total Investment Charge: 1.78%
Distribution Declaration	Quarterly: 31 Mar; 30 Jun; 30 Sept; 31 Dec
Rolling Historic Income Yield	6.3% (Class A, net of all costs)
NAV at 31 January 2019	81.47 cents per unit (Class A)
Risk Indicator	Moderate-High
Issue Date	2 April 2019

TOP 10 HOLDINGS

TOP 10 HOLDINGS
Echo Poslka Properties
Equites Property Fund
Fortress REIT A
Fortress REIT B
Growthpoint Properties Ltd
MAS Real Estate
Nepi Rockcastle
Redefine Properties
Resilient REIT
Vukile Property Fund

ASSET ALLOCATION



Income Distributions Declaration Date:	Total Distribution (cents per unit)	NAV at Declaration Date (Clean)	Trailing Income Yield
30 June 2018	1.190	83.64	6.2%
30 September 2018	1.570	87.14	6.2%
31 December 2018	1.300	82.73	6.4%
31 March 2019	1.040	80.43	6.3%

Total Returns *	Fund	Benchmark	Alpha
1 Month	-3.4%	-1.5%	-1.9%
Year to Date	-1.6%	1.5%	-3.1%
3 Months	-1.6%	1.5%	-3.1%
6 Months	-5.1%	-2.6%	-2.5%
1 Year	2.9%	-5.7%	8.5%
2 Years	-16.0%	-12.4%	-3.6%
3 Years	-13.7%	-11.1%	-2.6%
Launch	-2.9%	-1.6%	-1.4%

Annualized Returns *	Fund	Benchmark	Alpha
1 Year	2.9%	-5.7%	8.5%
2 Years	-8.4%	-6.4%	-2.0%
3 Years	-4.8%	-3.8%	-0.9%
Launch	-0.7%	-0.4%	-0.3%

Highest & Lowest Return *	Rolling 12-month Return	Period
Highest Annual Return	28.4%	Dec 2016 - Nov 2017
Lowest Annual Return	-29.4%	Dec 2017 - Nov 2018

** Class A returns net of fees*

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Fund Commentary

Markets continue to trade cautiously given the uncertainty around upcoming local elections, and sign of global growth and inflation starting to slow. Uncertainty around the UK's exit from the EU and the looming deadline continues to hamper fixed investment in the country while markets await some direction. Locally, the SARB kept rates on hold as risks to the inflation outlook were seen to be balanced, with administered prices and a volatile petrol price posing upside risks, while weak demand and lower global inflation support a lower inflation outlook. Markets were jittery leading up to an expected announcement by Moody's on the country's credit rating, with severe financial woes at Eskom increasing the risk of a downgrade. However, no update was made, and the country's credit rating remains one notch about junk status with a stable outlook for now. Bond yields strengthened during the month, with the 10-year government bond ending the month at 8.6%, down from 8.7% in February. The SAPY trended down for most of the month before retracting most of its losses in the last few days and ending the month down 1.5%. The ALPI lost 1.9% during the month, while the SA REIT index, which includes only South African income producing stocks, lost 3.4%.

March saw further earnings results from the December reporting period. Among these was Growthpoint, the SAPY index's largest and most liquid counter. Growthpoint grew its interim dividend by 4.5% year-on-year, in line with their guidance, and maintained guidance for the full year at the same level. The company's offshore operations (including Growthpoint Australia (GOZ) and Globalworth in Central Eastern Europe) were the main drivers of this, contributing 4% of the 4.5% growth, while only accounting for some 22% of EBIT. A decrease in dividend withholding tax on the GOZ investment propelled earnings, while the growth in its CEE assets was as a result of accretive acquisitions, as well as currency exchange hedges above the current spot. Growthpoint, along with the majority of the listed property sector, has seen marked pressure on its share price, resulting in the counter trading at a 5% discount to latest reported NAV of R25.70. Growthpoint has opted not to offer a dividend reinvestment option for the period due to the dilutionary effect of issuing shares at a discount.

SA Corporate posted their annual results to December 2018, delivering a negative year-on-year distribution growth of -6.0%. This was largely as a result of increasing bad debt provisions, and disappointing rental renewal growth from the industrial sector (-13.5%). The like-for-like net property income growth of 1% for the year is the lowest achieved by the company since 2011, and is indicative of the weak economy faced by listed property companies. Guidance is for flat growth for 2019, which will make for the third consecutive year of distribution growth below inflation.

In offshore results, EPP (previously Echo Polska Properties) reported DPS growth of 6.7% to €11.60 for the year to December 2018, in line with their guidance. The group is expecting 2019 growth to be "flat or better". During the period, the first tranche of the M1 portfolio was transferred, resulting in increasing debt levels. EPP is operating a highly geared platform, with a loan to value of 52% at FY18, and average cost of debt at 2.33%. Galeria Młonciny, one of EPP's flagship developments in the city of Warsaw, is due to open in May 2019. Despite the rolling out of a country-wide ban on Sunday trading, the fund grew retail net rental income by 4.2% like-for-like, and is anticipating growth of 2-3% for 2019. Redefine Properties holds 44% of EPP.

Towards the end of March, Delta Property Fund announced the long-awaited signing of a number of lease agreements with the Department of Public Works. Although the quantum of renewed space is relatively low in relation to Delta's bulk lease renewal proposal of 227 000m², the Company anticipates additional and larger renewals to be concluded in the short-term and will continue to update the market in this regard. While the signed leases represent a negative reversion from the rental levels currently achieved, the lease tenure of five years will assist the fund in rolling over bank debt and securing additional funding, potentially eliminating the need for a recapitalisation.

The SA Listed Property Index (SAPY) is now trading at a forward yield of 9.3% and we expect the sector to achieve growth in distributions of 6-7%p.a. over the next 3 years, ahead of inflation. The ALPI, which has a higher weighting to offshore stocks is trading at a forward yield of 9.2%, significantly ahead of a country-weighted bond yield, while the SA REIT index is trading a yield of 10.2%. fundamentals remain challenging for the local property sector, however a number of stocks are offering significant upside at current valuations for patient investors who remain invested through the cycle.

GLOSSARY OF TERMS

Annualised performance	Annualised performance show longer term performance rescaled to a 1 year period. Annualised performance is the average return per year over the period. Actual annual figures are available to the investor on request.
NAV	The net asset value represents the assets of a Fund less its liabilities.
Highest & Lowest Return	The highest and lowest returns for any 1 year over the period since inception have been shown
Total Expense Ratio (TER)	Total Expense Ratio (TER) is the percentage of the average NAV of the fund that was incurred as charges, levies and fees related to the management of the portfolio
Transaction Costs (TC)	Transaction Costs (TC) is the percentage of the value of the fund incurred as costs relating to the buying and selling of the Fund's underlying assets
Total Investment Charge (TIC)	The Total Investment Charge (TER + TC) is the percentage of the NAV of the fund incurred as costs relating to the investment of the portfolio.
Performance fee	The Fund charges a base and performance fee. Performance fees are payable on outperformance of the benchmark using a participation rate of 15%. A permanent high watermark is applied, which ensure that performance fees will only be charged on new performance. There is no cap on the performance fee.

DISCLAIMER

CONTACT DETAILS

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The Management Company and Trustee are registered and approved under the Collective Investment Schemes Control Act (No.45 of 2002). Prescient is a member of the Association for Savings and Investments SA.

Investment Manager:
Metope Investment Managers (Pty) Ltd, Registration number: 2004/035077/07, is an authorised Financial Services Provider (License no: 21999) under the Financial Advisory and Intermediary Services Act (No.37 of 2002), to act in the capacity as investment manager. This information is not advice, as defined in the Financial Advisory and Intermediary Services Act (N0.37 of 2002). Please be advised that there may be representatives acting under supervision.

Prescient Management Company (RF) (Pty) Ltd. This portfolio operates as a white label fund under the Prescient Unit Trust Scheme, which is governed by the Collective Investment Schemes Control Act.

PRESCIENT
MANAGEMENT COMPANY