

ASHBURTON MULTI MANAGER PROPERTY FUND

Minimum disclosure document (fund fact sheet) as at 30 November 2019



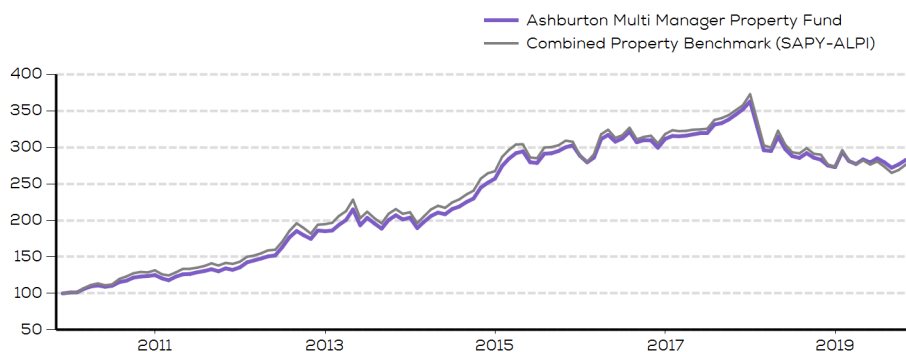
Investor profile

This fund is suited to investors: seeking a combination of long-term above inflation capital and income growth, able to endure market volatility; seeking a fund where the core is managed by a combination of leading South African property asset managers on a segregated managed basis, and seeking an investment of three years and longer.

Investment objectives and strategy

The portfolio invests in assets in liquid form, JSE listed property shares, collective investment schemes, listed and unlisted financial instruments, and may invest in offshore investments. Property investments are volatile by nature and are susceptible to changes in general market conditions and volatility, as well as economic, political and company specific risks. This fund is also exposed to foreign investment funds and is thereby susceptible to currency risk and potential macroeconomic and political risks brought about by funds invested across various regions.

Performance and statistics



Source: Morningstar®, Ashburton Investments

All performance numbers are for the B1 share class (capped) and are net of all fees and expenses. The above is purely for illustrative purposes. The above portfolio performance is calculated on a NAV to NAV basis and does not take any initial fees into account. For reinvesting funds, income is reinvested on reinvestment date. Actual investment performance will differ based on the initial fees applicable, the actual investment date, the date of reinvestment of income and dividend withholding tax. Past performance is not necessarily an indication of future performance.

Growth (%)	Fund	Benchmark	Fund statistics	Fund	Benchmark
YTD	3.40	1.19	Standard deviation	12.33	13.33
1 Mth	-0.23	-0.02	Sortino	0.55	0.48
3 Mths	3.70	4.29	Sharpe ratio	0.38	0.34
6 Mths	1.00	0.00	Max drawdown	-25.03	-28.90
1 Yr	2.56	-0.07	Highest 12 mth	45.00	46.43
3 Yr	-1.96	-3.25	Lowest 12 mth	-24.82	-26.72
5 Yr	2.33	0.89			
10 Yr	10.93	10.71			

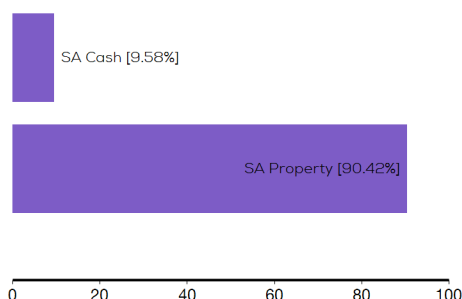
Source: Morningstar®, Ashburton Investments

Returns include the re-investment of distributions and are net of fees.

Returns over 12 months have been annualised.

Fund statistics are calculated for up to a maximum of 10 years of the fund or since the inception.

Asset allocation %



Source: Ashburton Investments

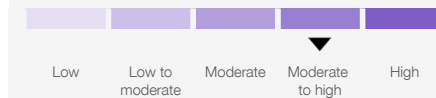
Note: Asset Allocations are as at 30 September 2019

Manager allocation %

Sesfikile Capital	50.95
Stanlib	48.58

Key facts

Risk profile



General information

Fund classification	South Africa - Real Estate - General
Launch date	1 November 2007
Fund size	574.32 million
Net asset value (NAV)	1639.45 cents per unit
Units in issue	7 056 371
Minimum investment	R5000
Additional investment	R2000
Minimum debit order	R500pm
Benchmark	SA Listed Property (to July 2018), All Property Index (from August 2018)
Domicile	South Africa
Reporting currency	Rand
Pricing	Daily Available on website
Income distributions	Bi-Annually (Jun, Dec)
JSE code	ASMPB1
ISIN	ZAE000106472
Management company	Ashburton Management Company (RF) (PTY) LTD
Investment manager	Ashburton Fund Managers (Proprietary) Limited
Trustee and address	Standard Bank The Towers Tower North 8th Floor 2 Heerengracht Street Cnr Hertzog Boulevard Foreshore Cape Town 8001 Contact No (021) 401-2010 Email: Trustee-Ashburton@standardbank.co.za

Note: TERs & TCs are as at 30 September 2019

Fee structure (%) Highest fee cls(A1)

Annual management fee	1.20% (excl. VAT)
Total expense ratio (TER)	1.44%
Transaction charges (TC)	0.22%
Total investment charges (TIC)	1.66%

Contact us

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Monthly performance history %

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2019	7.74	-4.28	-1.54	2.32	-1.46	2.01	-1.94	-2.63	1.66	2.24	-0.23		3.40
2018	-9.75	-9.63	-0.33	6.64	-5.46	-3.20	-0.83	2.29	-2.12	-0.98	-2.81	-0.82	-24.82
2017	1.28	-0.13	0.26	0.57	0.52	0.07	3.61	0.62	1.45	2.06	2.05	3.08	16.47
2016	-3.10	2.32	8.85	1.84	-2.92	1.42	2.98	-4.50	0.91	-0.06	-3.27	4.06	8.02
2015	6.78	3.51	2.72	0.86	-5.06	-0.36	4.53	0.25	1.05	1.76	0.84	-4.72	12.17

Source: Morningstar®

Income distribution

Declaration date	Dividend distribution (cpu)	Interest distribution (cpu)	Reit income (cpu)	Total distribution (cpu)
2019-06-28	5.40	3.08	42.54	51.02
2018-12-31	12.60	2.68	50.02	65.30
2018-06-29	9.80	2.37	45.44	57.61
2017-12-29	5.07	1.78	48.91	55.76

Source: Finswitch, Ashburton Investments

Definitions

Total return:	Total return accounts for two categories of return: income and capital appreciation. Income includes interest paid by fixed income investments, distributions or dividends. Capital appreciation represents the change in the market price of an asset.
NAV (net asset value):	This is the total value of assets in the portfolio less any liabilities, divided by the number of shares outstanding.
TER (total expense ratio):	This is a measure of the total costs associated with managing and operating an investment fund. These costs consist primarily of management fees and additional expenses such as trustee and custody fees, auditor fees and other operational expenses. The total cost of the fund is divided by the fund's total assets to arrive at a percentage, which represents the TER.
Index:	In the case of financial markets, an index is a theoretical portfolio of assets representing a particular market or a portion of it. Each index has its own calculation methodology and is usually expressed in terms of a change from a base value. Thus, the percentage change is more important than the actual numeric value.
Transaction costs:	Total costs incurred by the investor in buying and selling the underlying assets of a financial product and is expressed as a percentage of the daily NAV calculated on an annualised basis. These costs include brokerage, VAT, and trading costs.
Annualised cost:	Is the cost per year of investing in the assets of a financial product.
Annualised return:	This is the average rate earned by the investment over a year in the period measured.
Tracking error:	A measure of the amount of risk that is being taken in excess of the benchmark.

Disclaimer

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