

Factsheet-31 January 2022

MSM PROPERTY 27four FUND B2

Investment summary: The fund invests in listed property equities listed on the JSE. Returns are likely to be volatile, especially over short- and medium-term periods. Suitable for those investors who seek exposure to JSE-listed property equities to provide long-term capital growth as well as a steady income stream. Typically have medium to long term investment horizon i.e. 1 year and more.

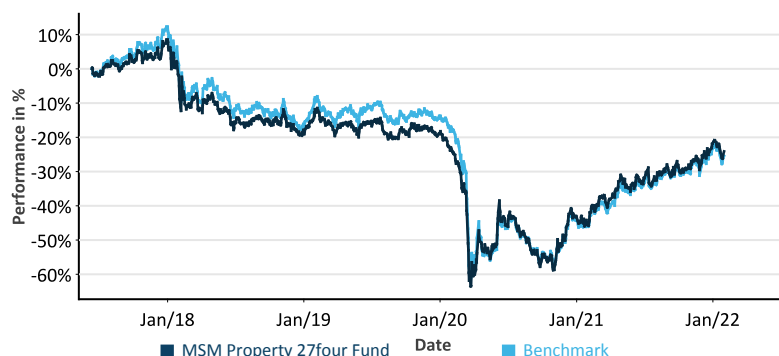
Investment Objective:

The fund is an actively managed fund that has a total return objective that is to grow income stream as well as capital growth. In order to achieve this investment objective the securities normally to be included in the portfolio will primarily consist of property shares, REITS, and cash.

Fund Portrait

| | |
|---|---|
| Fund Manager | Musi Skosana |
| Fund Inception | 1 June 2017 |
| Fund Size | R 142.11 Mn |
| NAV (per unit) | R 53.61 |
| Units issued | 92,542,097.00 |
| Fund Category | South African Real Estate General |
| Fund Benchmark | FTSE/JSE All Property Total Return Index (ALPI) |
| Management Company | 27four Collective Investments |
| Fund Trustees | Nedbank Investor Services |
| Fund Auditors | BDO |
| Fund Risk Profile | High |
| Minimum Lump Sum | R2000 |
| Minimum Monthly Deposit | R300 |
| Initial Fee | None |
| Annual Management Fee | 0.40% (Incl. VAT) |
| Performance Fee | None |
| Total Expense Ratio (Quarter End March 2021) | TER 0.62% (Incl. VAT) TC 0.26% (Incl. VAT) TIC 0.88% (Incl. VAT) |
| Income Distributions | Annually, last business day of March March 2021: 1.69 cents per unit |
| Contact Details | MSM Property Fund (Pty) Ltd 1st Floor, 3 Exchange Square, 87 Maude Street, Sandton 2196, Johannesburg, South Africa |
| Telephone | +2711 326 8214 |
| Website | www.msmpropertyfund.com |
| email | info@msmproperty.co.za |

Cumulative Returns Since Inception



The investment performance is for illustrative purposes only, is net of fees and assumes dividends and distributions are reinvested.

Fund Performance Class B2 (Net of Fees)

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|--------|---------|---------|--------|--------|--------|--------|---------|--------|--------|--------|--------|
| 2017 | | | | | | -2.10% | 2.93% | -0.66% | 2.06% | 0.91% | 1.42% | 3.76% |
| | | | | | | -1.96% | 3.70% | 0.76% | 1.19% | 1.99% | 1.92% | 4.21% |
| 2018 | -9.75% | -9.07% | -1.10% | 5.45% | -5.77% | -3.48% | -0.35% | 1.49% | -1.05% | -1.14% | -1.21% | -0.50% |
| | -9.91% | -9.90% | -0.96% | 7.68% | -5.92% | -3.45% | -0.50% | 2.15% | -2.60% | -1.69% | -1.29% | -1.06% |
| 2019 | 7.36% | -5.30% | -2.19% | 2.25% | -0.67% | 1.36% | -1.91% | -2.98% | 1.44% | 2.80% | -0.97% | -1.92% |
| | 9.18% | -5.70% | -1.46% | 3.17% | -0.87% | 2.20% | -1.20% | -3.57% | 0.30% | 1.89% | 0.81% | -2.07% |
| 2020 | -5.37% | -15.03% | -36.26% | 17.21% | -1.20% | 13.63% | -3.32% | -10.65% | -5.51% | -7.58% | 21.55% | 13.68% |
| | -3.06% | -15.69% | -36.57% | 7.00% | -0.76% | 13.41% | -3.19% | -8.59% | -2.97% | -8.50% | 17.47% | 13.68% |
| 2021 | -3.47% | 9.29% | 2.99% | 11.05% | -3.11% | 2.30% | -0.98% | 6.76% | -0.20% | -1.00% | 1.45% | 8.22% |
| | -3.21% | 8.60% | 1.23% | 11.68% | -2.88% | 3.37% | -0.64% | 7.46% | -0.78% | -1.69% | 2.16% | 7.88% |
| 2022 | -2.86% | | | | | | | | | | | |
| | -2.85% | | | | | | | | | | | |

| Return Period | Fund | Benchmark | Sector Allocation | |
|-----------------|---------|-----------|-------------------|--------|
| Since Inception | -24.11% | -25.46% | Retail | 71.73% |
| | -5.78%* | -6.14%* | Office | 16.99% |
| 12 Months | 38.00% | 37.44% | Industrial | 8.94% |
| 3 years | -13.95% | -18.64% | Diversified | 2.34% |
| | -4.88%* | -6.65%* | | |

* Annualized Returns

Fund Allocation

| Asset Allocation | | Top 5 Holdings | | Weight |
|-------------------------------|--------|-----------------------------|--|--------|
| REIT | 69.49% | Growthpoint Properties Ltd | | 16.02% |
| Real Estate Operating Company | 23.42% | Nepi Rockcastle PLC | | 13.51% |
| Property Investment Company | 3.11% | Redefine Properties Limited | | 9.23% |
| Real Estate Development | 2.92% | Vukile Property Fund Ltd | | 8.67% |
| Diversified REIT | 1.05% | Resilient REIT Limited | | 6.11% |

Monthly Commentary

Global markets were unsettled with prospects that the Fed would increase interest rates by 5 times as inflation (7.5%) beat expectations. Cryptocurrencies and Technology firms collapsed as managers took a cautious stance, seeing the MSCI World end down -5.3%. Tensions between Russia and Ukraine rose, pushing oil prices up and adding volatility whilst China sold off due to regulatory concerns, causing it fair worse than Europe and America. South Africa bucked the global trend ending up 2.3% (SWIX) and the Rand strengthened by 3.8%. The listed property sector suffered a loss with -2.87% (ALPI) with our fund outperforming marginally.

High / Low since Inception

| | |
|--|---------|
| Highest annualized return (09/27/2021) | 72.90% |
| Lowest annualized return (03/23/2020) | -55.55% |

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Disclaimer

Collective Investment Schemes in Securities (CIS) should be considered as medium to long-term investments. The value may go up as well as down and past performance is not necessarily a guide to future performance. CISs are traded at the ruling price and can engage in scrip lending and borrowing. The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. A schedule of fees, charges and maximum commissions is available on request from the management company. There is no guarantee in respect of capital or returns in a portfolio. A CIS may be closed to new investors in order for it to be managed more efficiently in accordance with its mandate. CIS prices are calculated on a net asset basis, which is the total value of all the assets in the portfolio including any income accruals and less any permissible deductions (brokerage, STT, VAT, auditor's fees, bank charges, trustee and custodian fees and the annual management fee) from the portfolio divided by the number of participatory interests (units) in issue. Forward pricing is used. The Fund's Total Expense Ratio (TER) reflects the percentage of the average Net Asset Value (NAV) of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio. A higher TER 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 TERs. During the phase in period TERs do not include information gathered over a full year. 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. 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, investment decisions of the investment manager and the TER. The TER can be based on the management fee (including VAT) of 0.40% and projected audit fees, trustee fees, custody fees and other administration costs for the next 12 months. TCs can be based on costs incurred to date, annualised for the year, including STT and brokerage fees, VAT inclusive.

The management company retains full legal responsibility for any third-party-named portfolio. Where foreign securities are included in a portfolio there may be potential constraints on liquidity and the repatriation of funds, macroeconomic risks, political risks, foreign exchange risks, tax risks, settlement risks; and potential limitations on the availability of market information. The investor acknowledges the inherent risk associated with the selected investments and that there are no guarantees. Please note that all documents, notifications of deposit, investment, redemption and switch applications must be received by 27four Collective Investments by or before 2pm (SA), to be transacted at the net asset value price for that day. Where all required documentation is not received before the stated cut off time 27four Collective Investments shall not be obliged to transact at the net asset value price as agreed to. Funds are priced at either 3pm or 5pm depending on the nature of the Fund. Prices are published daily and are available on the 27four Collective Investments website. The management company is a member of the Association for Savings and Investment SA (ASISA). A schedule of fees, charges and maximum commissions is available on request from the management company.

Portfolio performance figures are calculated for the relevant class of the portfolio. Performance has been calculated using net NAV to NAV numbers with income reinvested. The performance for each period shown reflects the return for investors who have been fully invested for that period. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestments and dividend withholding tax. Full performance calculations are available from the management company on request. For any additional information such as fund prices, brochures and application forms please visit www.msmpropertyfund.com.

Risk Guidance

High: Generally these portfolios hold more equity exposure than any other risk profiled portfolios, therefore tend to carry more volatility. Expected potential long term returns could be higher than other risk profiles, in turn potential losses of capital could be higher.

Property risk: 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.

Liquidity risk: If there are insufficient buyers or sellers of particular investments, the result may lead to delays in trading and being able to make settlements, and/or large fluctuations in value. This may lead to larger financial losses than expected.

Glossary Summary

Volatility: Volatility refers to the amount of uncertainty or risk related to the size of changes in a security's value. A higher volatility means that a security's value can potentially be spread out over a larger range of values.

Max Drawdown: The maximum peak to trough loss suffered by the Fund since inception.

Sharpe Ratio: The Sharpe ratio is used to indicate the excess return the portfolio delivers over the risk-free rate per unit of risk adopted by the fund.

Annualised performance: Annualised performance shows 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.

Highest & Lowest return: The highest and lowest returns for any 1 year over the period since inception have been shown.

NAV: The net asset value represents the assets of a Fund less its liabilities.

Management Company: 27four Collective Investments (RF)(Pty)Ltd Physical address: Building 2, Ground Floor, Cavendish Links , 1 Cavendish Street Claremont, Cape Town, 7708, Postal address: P O Box 44467, Claremont, 7735. Telephone number: +27 11 442 2464 E-mail address: info@27four.com.

Trustee: Nedbank Investor Services Physical address: 2nd Floor, 16 Constantia Boulevard, Constantia Kloof, Roodepoort, 1709 Telephone number: +27 11 534 6557

Website: www.nedbank.co.za The Management Company and Trustee are registered and approved under the Collective Investment Schemes Control Act (No.45 of 2002).

Investment Management Company: MSM Property Fund (Pty) Ltd, Registration number: 2012/126574/07 is an authorised Financial Services Provider (FSP 45939) 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 (No.37 of 2002). Please be advised that there may be representatives acting under supervision.

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All performance returns are based on data sourced from Prescient and are as at 31 January 2022.