



FNB Multi Manager Property Fund

Minimum Disclosure Document as at 28 February 2023



The MDD covers the purposes of providing a general investor report.

The fund is managed on a multi manager basis. Our multi management investment philosophy is based on the belief that the potential for alpha generation comes from selecting the finest managers, combining them in a way that optimises their skillsets, and adopting an active management approach.

Investment objectives

The objective of the FNB Multi Manager Property Fund is to provide investors with inflation beating capital growth with high income yield by investing primarily in real estate securities. The portfolio has an aggressive risk profile and volatility of capital values can happen over the short term.

Investment strategy

The portfolio gives exposure to actively managed mandates specialising in listed real estate securities. Being actively managed, although the portfolio's performance is compared against that of a listed property securities benchmark, its exposures to equity securities issued by any one concern may differ significantly to that security's weighting in the benchmark. This approach may thus lead to a high tracking error. This portfolio is exposed to foreign investments and is thereby susceptible to currency risk and potential macroeconomic and political risks brought about by investments across various regions.

Key facts

Risk profile



General Information

ASISA Classification	South Africa - Real Estate - General
Launch Date	1 November 2007
Benchmark	SA Listed Property (to July 2018), All Property Index (from August 2018)
Domicile	South Africa
Denomination	Rand
Liquidity	Daily
Fund size	341.53 million
NAV	1157.96 cents per unit
No. of participatory interests	99 369
Investment Manager	Ashburton Fund Managers (Pty) Ltd
Management Company	FNB CIS Manco (RF) Pty Ltd
JSE Code	FNBPA2
ISIN	ZAE000205977
Distribution Frequency	Bi-Annually (Jun, Dec)
Investment Horizon	5 years +
Availability of prices	Daily; Available on website
Trustee	Standard Chartered Bank 2nd Floor, 115 West Road, Sandton
Minimum Investment	R5000
Additional investment	R2000
Minimum debit order	R500pm

Fee Structure (%)

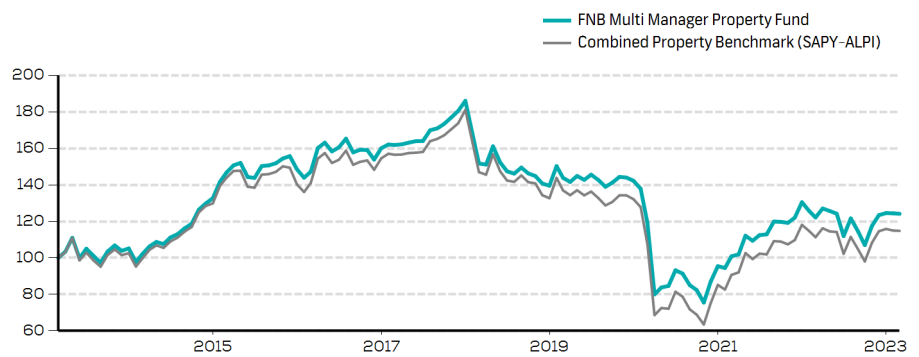
Annual Management fee	1.15%
TER	1.32%
Transactions Costs	0.18%
Total Investment Charges	1.50%

* No performance fees are charged.
 * All figures are INCLUSIVE of VAT, unless otherwise stated.
 * All TERs & TCs are as at 31 Dec 2022
 * The TER/TC are calculated over rolling three year periods coinciding with a calendar quarter end and annualised.

Please speak to your financial advisor or contact us for more information:

Client Service: 087 346 8378
 Email: cisqueries@fnb.co.za
 Website: www.investments.fnb.co.za

Cumulative return for 10 years



Source: Morningstar®

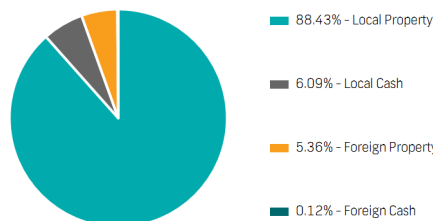
The performance numbers up until 31 July 2015 are for the B1 share class (capped) and are net of all fees and expenses. From 1 August 2015, the performance numbers are for the A2 share class (retail class) and are net of all fees and expenses. The above is purely for illustrative purposes. The above 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.

Return (%)	Fund	Benchmark	Fund statistics	Fund	Benchmark
YTD	-0.32	-0.93	Standard deviation	19.35%	21.65%
1 Mth	-0.22	-0.14	Sortino	-0.23	-0.26
3 Mths	0.59	0.19	Sharpe ratio	-0.19	-0.20
6 Mths	8.30	9.50	Max drawdown	-59.39%	-64.92%
1 Yr	1.66	3.11	Highest 12 mth	57.79%	69.15%
3 Yr	1.33	2.13	Lowest 12 mth	-47.68%	-52.7%
5 Yr	-3.92	-4.82			
10 Yr	2.19	1.39			

Source: Morningstar®

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 Fund Managers

Note: Asset Allocations are as at 31 Dec 2022

Manager allocation %

Sesfikile Capital	58.68
Stanlib	41.11

Source: Ashburton Fund Managers



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Disclaimer

FNB CIS Manco (RF) (Pty) Ltd (Registration Number 2006/036970/07) ("FNB CIS Manco") is an approved Collective Investment Schemes Manager in terms of the Collective Investment Schemes Control Act, No. 45 of 2002. The FNB CIS Manco is regulated by the Financial Sector Conduct Authority ("the Authority") and is a full member of the Association for Savings and Investment South Africa ("ASISA"). This document and any other information supplied in connection with the FNB CIS Manco is not "advice" as defined and/or contemplated in terms of the Financial Advisory and Intermediary Services Act, 37 of 2002 ("the FAIS Act") and investors are encouraged to obtain their own independent advice prior to buying participatory interests in the collective investments scheme ("CIS") portfolios issued under the FNB CIS Manco. Any investment is speculative and involves significant risks and therefore, prior to investing, investors should fully understand the portfolios and any risks associated with them. Collective Investment schemes in Securities are generally medium to long term investments. If a potential investor requires material risks disclosures for the foreign securities included in a portfolio, the manager will upon request provide such potential investor with a document outlining: potential constraints on liquidity and repatriation of funds; macroeconomic risk; political risk; foreign exchange risk; tax risk; settlement risk; and potential limitations on the availability of market information. The value of participatory interests in collective investment schemes may go down as well as up and past performance is not necessarily a guide to the future. For all portfolios forward pricing is used and portfolio valuations take place at approximately 15h00 each business day (17h00 at month and quarter end) with an exception for Fund of Funds portfolio valuation take place at approximately 17h00 each business day using the underlying funds valuations of the previous day. Instructions to redeem or repurchase must reach the FNB CIS Manco before 14h00 to ensure same day value. Excessive withdrawals from the portfolio may place the portfolio under liquidity pressures. In such circumstances, a process of ring-fencing of withdrawal instructions and managed pay-outs over time may be followed. CIS portfolios are traded at ruling prices and can engage in borrowing and scrip lending. Fluctuations or movements in exchange rates may cause the value of underlying investments to go up or down. A CIS portfolio may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. Participatory interests in CIS portfolios are calculated on a net asset value (NAV) basis, which is the total market value of all assets in the portfolio including any income accruals and less any permissible deductions from the CIS portfolio divided by the number of participatory interests in issue. All fees quoted exclude VAT except where stated differently. The Total Expense Ratio (TER) is expressed as an annualised percentage of the charges, levies and fees incurred by the portfolio related to its management, for the period under review against the average NAV of the portfolio over this period. A higher TER does not necessarily imply a poor return, nor does a lower TER imply a good return. The current TER cannot be regarded as an indication of future TERs. A full detailed schedule of fees, charges and commissions is available from the FNB CIS Manco on request and incentives may be paid and if so, would be included in the overall costs. The manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The manager has a right to close the portfolio to new investors in order to manage the portfolio more efficiently in accordance with its mandate. A Fund of Funds is a portfolio that invests in portfolios of collective investment schemes, which levy their own charges, which could result in a higher fee structure. Additional information about this product, including brochures, application forms and annual or quarterly reports, can be obtained from the Manager, free of charge, and from the website: www.fnb.co.za. Ashburton Fund Managers (Pty) Ltd is an authorised Financial Services Provider.

[15/03/2023 12:36:53] Compliance No. [GM9KT77Z9B]

Monthly Performance History

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2023	-0.10	-0.22											-0.32
2022	-3.63	-2.88	4.04	-1.06	-1.19	-9.89	8.66	-5.75	-6.66	9.86	4.99	0.92	-4.55
2021	-1.06	6.78	1.00	10.07	-2.47	2.83	0.37	6.21	-0.12	-0.47	2.38	6.93	36.67
2020	-3.07	-13.45	-32.98	4.80	1.00	10.13	-1.97	-6.91	-3.14	-8.32	15.15	9.76	-32.87
2019	7.72	-4.30	-1.56	2.30	-1.48	1.99	-1.97	-2.65	1.64	2.23	-0.25	-1.23	1.92
2018	-9.77	-9.65	-0.35	6.62	-5.48	-3.22	-0.85	2.27	-2.14	-1.00	-2.82	-0.84	-24.99
2017	1.26	-0.15	0.24	0.56	0.50	0.05	3.59	0.60	1.43	2.04	2.03	3.06	16.21
2016	-3.12	2.30	8.83	1.82	-2.94	1.40	2.96	-4.52	0.89	-0.08	-3.29	4.04	7.78
2015	6.78	3.51	2.72	0.86	-5.06	-0.36	4.53	0.25	0.76	1.75	0.82	-4.63	11.91
2014	-7.07	4.42	4.15	2.28	-1.06	3.37	1.62	2.87	2.09	6.52	2.69	2.25	26.19
2013	0.48	4.09	3.47	7.28	-10.11	5.28	-3.76	-3.67	6.28	3.22	-2.77	1.26	10.03
2012	5.13	1.73	1.86	1.96	0.94	7.32	8.31	4.93	-3.11	-2.79	6.53	-0.48	36.54

Source: Morningstar®

Note: 10 years' performance history shown

Income distribution

Distribution date	Dividend Distribution (cpu)	Interest Distribution (cpu)	REIT Income (cpu)	Total distribution (cpu)
2022-12-30	7.40	0.76	32.37	40.53
2022-06-30	4.94	0.76	25.09	30.80
2021-12-31	7.20	4.61	41.68	53.50
2021-06-30	0.00	0.68	3.75	4.43

Source: Finswitch

Statement of changes of Manager Allocations

	Current Quarter (%) 31 Dec 2022	Previous Quarter (%) 30 Sep 2022	(%) Change from Previous to Current Quarter
Sesfikile Capital	56.64	56.02	0.61
Stanlib	43.18	43.76	-0.58
Total	99.82%	99.78%	

Source: Ashburton Fund Managers

The above meet the criteria for the display of a statement of changes in the composition of the portfolio.

The fund adhered to the policy objectives as stated in the Supplemental Deed in terms of it's allowed 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.
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 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 (tracking error is used where applicable).