



GLOBAL

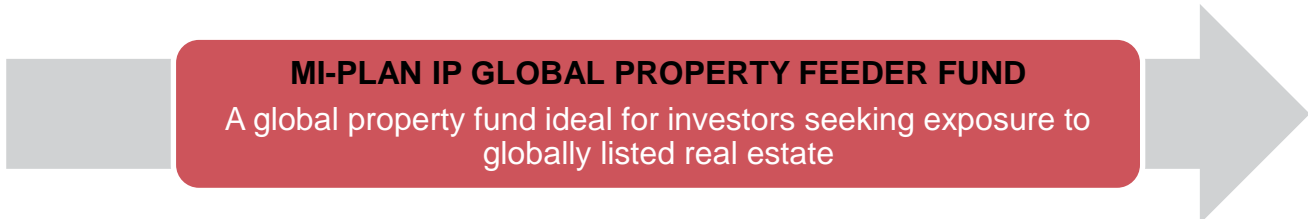
Equity Flexible Property

BALANCED

Conservative Moderate Aggressive

INCOME

Income



Who is the fund aimed at?

The Mi-Plan IP Global Property Feeder fund is suitable for investors with a long-term investment horizon who are comfortable with shorter term volatility as well as the risk associated with a fund mandated to achieve long term growth.

What are the investment objectives of the fund?

The objective of the Mi-Plan IP Global Property Feeder fund is to offer investors the opportunity for offshore diversification and exposure to global listed real estate. The investment objective of the underlying portfolio is to achieve long term capital growth.

What is a feeder fund?

A feeder fund invests directly into its underlying offshore fund. The client does not make use of their foreign exchange allowance.

What is the underlying fund?

The Sarasin IE Sustainable Global Real Estate Equity Fund.

What does the fund invest in?

The objective of the Mi-Plan IP Global Property Feeder Fund is to offer investors the opportunity for offshore diversification and exposure to global listed real estate. The investment objective of the underlying portfolio is to achieve long term capital growth.

How does the manager (Sarasin & Partners) select its stock?

Listed real estate is fully integrated into our investment process, benefiting from in-depth inhouse equity research and the expertise of our macro team. We also draw on the insight of Jones Lang LaSalle, one of the world's leading property consultants. We identify themes that are shaping the property landscape over the longer term, looking broadly across the property industry considering both macro and micro factors.

We invest across three key pillars:

1. Core

The core pillar of the portfolio (c.40-50%) gives exposure to the best real estate assets around the world managed by the best management teams. This provides a stable and growing dividend income stream.

2. Value-add

The value-add pillar (c.40-50%) gives exposure to the long-term themes that we believe will drive above industry growth rates (such as mobility of population, ageing population, ecommerce).

3. Opportunistic

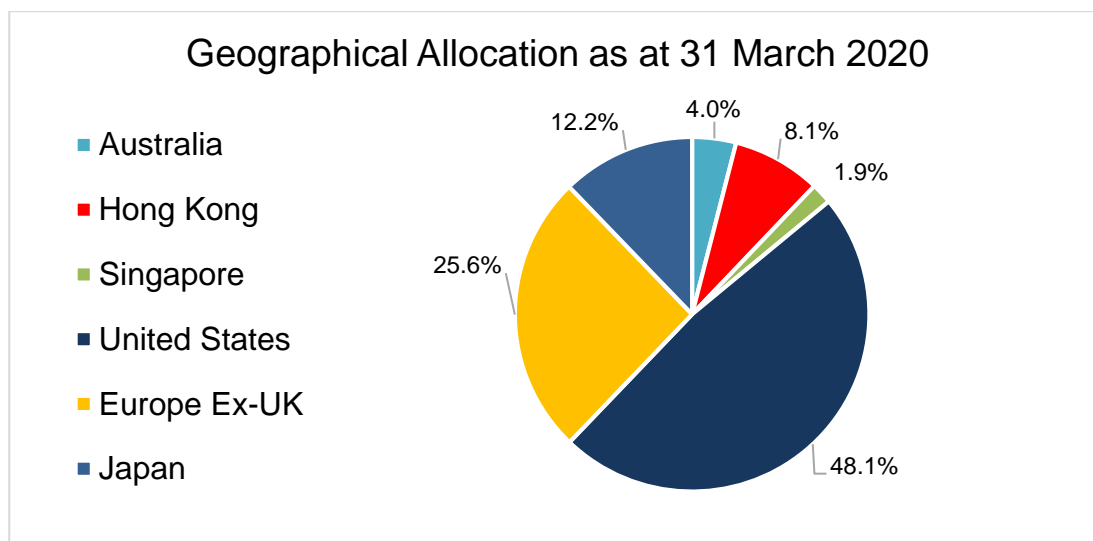
This pillar (c.0-20%) gives exposure to companies which have stock-specific issues that we believe are being - or are capable of being - resolved (e.g. special situations, turnaround stories).

Who are the fund managers?

Vunani Fund Managers: Tony Bell

Feeder fund: Raymond Lahaut and Phil Collins

What is the fund's geographic allocation?



Can I invest in Rands or must I apply for foreign exchange allowance?

The fund is priced in Rands even though the investments in the fund are made on offshore markets.

Why should I invest now?

The fund allow investors to get exposure to foreign markets while investing in Rands. It should be noted that the South African Reserve bank limits collective investment scheme providers to invest no more than 40% of their retail assets under management in offshore markets. This may result in the fund closing for new investments in the future.

What are the fees?

The annual management fee is 0.50% (excl. VAT).

For more details regarding the fees of this fund, please view the factsheets here: <https://www.miplan.co.za/choosing-a-fund/#miplan-sarasin-global-property-feeder-fund>

How can I access the fund?

The Mi-Plan IP Global Property Feeder Fund is available on the Allan Gray, Glacier, Investec, Momentum and, Stanlib platforms.

Furthermore, to invest directly, follow the link: <https://www.miplan.co.za/invest-with-us/>

For discretionary investments, the fund has a minimum investment requirement of R10 000 lump sum or a minimum monthly payment of R1000.

For Tax Free Savings Accounts (TFSA), the fund has a minimum lump sum investment requirement of R10 000; maximum lump sum investment of R36 000 lump sum, or a minimum monthly payment of R500; maximum monthly payment of R3000.

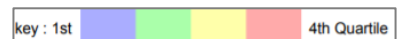
Where can I get a factsheet or a minimum disclosure document?

The factsheet can be obtained from the MiPlan website at:

<https://www.miplan.co.za/choosing-a-fund/#miplan-sarasin-global-property-feeder-fund>

How good is the performance?

	1 Year Annualised Return		2 Year Annualised Return		3 Year Annualised Return		4 Year Annualised Return		5 Year Annualised Return		Since Inception Annualised Return**	
	%	Rank	%	Rank	%	Rank	%	Rank	%	Rank	%	Rank
Mi-Plan IP Global Property Feeder Fund B5	5.59	15 / 20	13.19	16 / 20	7.55	13 / 16	4.06	7 / 10	6.60	5 / 7	9.57	4 / 7
Global Real Estate sector average	10.50		16.64		9.34		4.70		7.47		9.63	



	Year	Performance
Highest Return	2015	34.90%
Lowest Return	2016	-12.80%

Source: Profile Data and FE fundinfo; Performance as at 30 April 2020

* Returns are annualised if period is longer than 12 months. Based on B5 class

** The fund was launched on 31 May 2013

*** Actual annual figures are available to the investor on request

Annualised returns is the weighted average compound growth rate over the performance period measured.

Fund returns shown are based on NAV-NAV unit pricings (after fees and costs) calculated from Profile Data through Financial Express for a lump-sum investment with income distribution reinvested (distributions are calculated on an index value).

For updated figures, please review the fund factsheet.

How do I contact Mi-Plan about the fund?

You can call us on 021 657 5960 or email info@miplan.co.za

Collective Investment Schemes are generally medium to long term investments. The value of participatory interests or the investment may go down as well as up. Past performance is not necessarily a guide to future performance. Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending. A schedule of fees and charges and maximum commissions is available on request from the manager. Fund invest in portfolios of other Collective Investment Schemes that levy their own charges, which could result in a higher fee structure for the fund. The Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The Manager retains full legal responsibility for the Fund, regardless of Co-Naming arrangements. Transaction cut-off time is 14:30 daily. Each portfolio may be closed for new investments. Valuation time is 15:00 (17h00 at quarter end). Prices are published daily and available newspapers countrywide, as well as on request from the Manager. IP Management Company (RF) Pty Ltd is the authorised Manager of the Scheme – contact 021 673 1340 or clientservices@ipmc.co.za. Standard Bank is the trustee / custodian – contact compliance-IP@standardbank.co.za. Additional information including application forms, the annual report of the Manager and detailed holdings of the portfolio as at the last quarter end are available, free of charge, from clientservices@ipmc.co.za. IP Management Company is a member of ASISA. A statement of changes in the composition of the portfolio during the reporting period is available on request. The portfolio may include foreign investments and the following additional risks may apply: liquidity constraints when selling foreign investments and risk of non-settlement of trades; macroeconomic and political risks associated with the country in which the investment is made; risk of loss on foreign exchange transactions and investment valuation due to fluctuating exchange rates; risk



www.miplan.co.za

Tel: 021 657 5960 | Fax: 021 657 5970 | info@miplan.co.za
1st Floor, Mariendahl House, Newlands-On-Main,
Newlands 7700
PO Box 23271, Claremont 7735, Cape Town, South Africa

of foreign tax being applicable; potential limitations on availability of market information which could affect the valuation and liquidity of an investment. All of these risks could affect the valuation of an investment in the fund.

For all disclosures please go to www.mi-plan.co.za