

# CATALYST ALPHA GLOBAL REAL ESTATE FUND

## MINIMUM DISCLOSURE DOCUMENT

JANUARY 2024

### ABOUT THE FUND

Fund Objective	The investment objective of the Fund is to maximise the extraction of total returns on equity from opportunities presented or related to the real estate sector, through a long term approach and the use of derivatives, hedging and leveraging strategies to maximise exposure to specific return opportunities. It is acknowledged that in order to maximise return, increased exposure to certain risks will occur. The portfolio has adhered to its policy objective.		
Benchmark	3 Month SOFR plus 3% <i>(The benchmark reference changed from LIBOR on 01 November 2022)</i>		
Primary Strategy	Variable Bias Equity Long / Short		
Launch Date	1 November 2015		
Minimum Investment	€ 100 000 (US Dollar equivalent)		
Maximum Investment	US\$ 10 000 000		
Fund Size	Capped at the discretion of the Investment Manager		
Trading Days	Last Business Day of Each Month with One Month Prior Notice		
Component Valuation	Monthly Valuations		
Adjusted Gross Exposure	Mark to Market Longs Plus Mark to Market Shorts less Cash Holdings		
Leverage Measure	Adjusted Gross Exposure : Net Asset Value		
Maximum Leverage Ratio	Mandate maximum 7:1 Historical fund average 1.08:1		
Exposure Restrictions	Single Security Exposure will be limited to 0.5 times NAV for Long Positions and Short Positions		
Risk Indicator	High		
TER Class A (as at 31 December 2023)	Transaction Costs (TC)	0.15%	
	Admin Fee	0.14%	
	Management Fee	1.50%	
	Performance Fee	0.00%	
	TER	1.80%	
Prime Broker	Cantor Fitzgerald		
Legal Advisors	Dillion Eustace Ireland		
Auditors	EY Ireland		
Administrator	Prescient Fund Services Ireland Ltd		
Investment Manager	Catalyst Fund Managers Alternative Investments (Pty) Ltd		
Fund Manager	Jamie Boyes CA (SA)		
Fund Domicile	Ireland		
Fund Type	Qualified Investor Alternative Investment Fund		
Annual Management Fee	1.50%		
Performance Fee	20% of outperformance in excess of benchmark		
Fund Size	\$ 26 730 566		
Units in Issue	23 465 887		
Unit price	1.3509		
Distributions	Distributions are accumulated		

### INVESTMENT APPROACH

Variable Bias Funds do not conform to a constant specific long or short market exposure but are focused on individual security selection based on the manager's view of opportunities in the market. Our hedge fund is for sophisticated investors who are looking for exceptional returns and who are willing to take on increased specific risk to achieve such return.

To maximise returns we focus on opportunities presented or related to the real estate sector. Through a long term approach and the use of derivatives, hedge and leveraging strategies we maximise exposure to specific return opportunities. The fund will exploit opportunities resulting from corporate events, such as vendor placements, initial public offerings, mergers and acquisitions, corporate restructuring, corporate announcements, share buybacks and proxy battles.

### ANNUALISED FUND PERFORMANCE (NET OF FEES) SINCE INCEPTION

	Fund	Benchmark	FTSE EPRA	MSCI WORLD
January 2024	-2.52%	0.69%	-4.23%	1.14%
2024 YTD	-2.52%	0.69%	-4.23%	1.14%
1 Year	-0.57%	8.57%	-3.93%	15.09%
3 Year Annualised	1.64%	5.91%	0.10%	6.39%
5 Year Annualised	3.30%	5.34%	0.11%	9.58%
Inception to date	35.07%	49.20%	18.09%	88.49%
Annualised Inception	3.73%	5.00%	2.05%	8.03%
Standard Deviation	12.44%	0.49%	18.04%	15.59%
Sharpe	0.14		0.00	0.39

### CURRENCY EXPOSURE % NAV

	LONG	SHORT	NET
USD	91.58%	-10.59%	<b>80.99%</b>
EUR	9.85%	-2.12%	<b>7.73%</b>
GBP	6.47%	-1.92%	<b>4.55%</b>
CAD	3.09%	0.00%	<b>3.09%</b>
HKD	1.11%	0.00%	<b>1.11%</b>
SGD	0.93%	-0.87%	<b>0.06%</b>
JPY	0.00%	0.00%	<b>0.00%</b>
CHF	0.00%	0.00%	<b>0.00%</b>
AUD	2.69%	0.00%	<b>2.69%</b>
SEK	2.83%	-3.05%	<b>-0.22%</b>
Total	118.56%	-18.56%	<b>100.00%</b>

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### NET FUND MONTHLY RETURNS

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Return
2015											-0.41%	-0.25%	-0.66%
2016	-3.46%	-0.10%	7.72%	0.19%	-0.34%	0.24%	2.03%	-1.99%	-0.77%	-4.20%	-0.71%	2.77%	0.87%
2017	-0.60%	2.11%	-0.49%	1.26%	1.93%	0.69%	0.87%	-0.30%	0.18%	1.42%	3.73%	1.48%	12.90%
2018	1.72%	-6.10%	2.64%	2.22%	-0.86%	1.86%	2.15%	-0.19%	-0.11%	-2.77%	0.75%	-5.53%	-4.62%
2019	6.40%	1.52%	0.40%	1.04%	-1.19%	-0.35%	-1.26%	0.35%	1.78%	2.39%	0.62%	-0.08%	12.00%
2020	0.30%	-2.55%	-12.26%	6.20%	0.14%	3.78%	4.54%	1.18%	-2.98%	-1.44%	8.74%	3.09%	7.31%
2021	-0.82%	2.29%	2.80%	4.90%	1.44%	0.63%	4.47%	1.70%	-5.78%	6.12%	-2.58%	6.62%	23.24%
2022	-5.73%	-3.63%	4.53%	-3.65%	-4.47%	-5.86%	6.12%	-4.18%	-8.17%	2.33%	2.98%	-1.05%	-19.91%
2023	6.12%	-1.38%	0.07%	1.39%	-3.41%	1.86%	1.20%	-2.49%	-4.59%	-3.60%	7.54%	6.13%	8.24%
2024	-2.52%												-2.52%

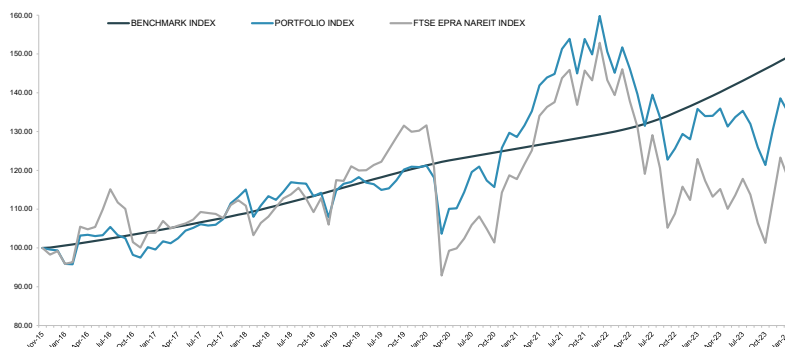
### SECTOR EXPOSURE % NAV

CATEGORY	LONG	SHORT	NET
Apartments	9.89%	-2.06%	<b>7.83%</b>
Student Housing	0.87%	0.00%	<b>0.87%</b>
Single Family Housing	6.51%	0.00%	<b>6.51%</b>
Manufactured Housing	2.28%	0.00%	<b>2.28%</b>
Industrial	18.07%	-2.54%	<b>15.53%</b>
Storage	5.86%	-1.02%	<b>4.83%</b>
Towers	3.01%	0.00%	<b>3.01%</b>
Data Centres	7.66%	0.00%	<b>7.66%</b>
Office	5.42%	-7.90%	<b>-2.48%</b>
Lab Space	0.00%	0.00%	<b>0.00%</b>
Health Care	2.49%	0.00%	<b>2.49%</b>
Diversified	0.00%	0.00%	<b>0.00%</b>
Hotels	0.00%	0.00%	<b>0.00%</b>
Malls	7.56%	-2.08%	<b>5.48%</b>
Strip Retail	8.35%	-1.87%	<b>6.48%</b>
Developers	0.00%	-0.28%	<b>-0.28%</b>
Net Lease	3.24%	-0.47%	<b>2.77%</b>
Gaming Net Lease	5.73%	0.00%	<b>5.73%</b>

### ASSET ALLOCATION

Asset Class	Long	Short	Net
<b>Real Estate</b>	<b>86.94%</b>	<b>-18.23%</b>	<b>68.72%</b>
Bonds	0.00%	0.00%	<b>0.00%</b>
Cash	31.61%	-0.33%	<b>31.28%</b>
<b>Total</b>	<b>118.56%</b>	<b>-18.56%</b>	<b>100.00%</b>

### INDEXED PERFORMANCE SINCE INCEPTION



The investment performance is for illustrative purposes only. The investment performance is calculated by taking the actual initial fees and all ongoing fees into account for the amount shown and income is reinvested on the reinvestment date.

### CONTACT DETAILS

#### PORTFOLIO MANAGER:

Catalyst Fund Managers Alternative Investments (Pty) Ltd  
 4th Floor Protea Place,  
 Protea Road, Claremont,  
 Cape Town, South Africa

PO Box 44845, Claremont, 7735 Cape Town  
 Website: [www.catalyst.co.za](http://www.catalyst.co.za)  
 Email: [mail@catalyst.co.za](mailto:mail@catalyst.co.za)  
 Financial Services Provider  
 License 47363 (Category 2A approved)

#### CUSTODIAN BANK/DEPOSITARY:

Northern Trust Ireland  
 Georges Court, 54 - 62 Townsend Street, Dublin 2, Ireland

#### REPRESENTATIVE OFFICE:

Prescient Management Company (RF) (Pty) Ltd, Registration number: 2002/022560/07  
 Physical address: Prescient House, Westlake Business  
 Park, Otto Close, Westlake, 7945  
 Postal address: PO Box 31142, Tokai, 7966. Telephone number: 0800 111 899  
 E-mail address: [info@prescient.co.za](mailto:info@prescient.co.za) Website: [www.prescient.co.za](http://www.prescient.co.za)

ISSUE DATE: 8 February 2024

### IMPORTANT INFORMATION

#### ALTERNATIVE INVESTMENT FUND MANAGER

##### Management Company:

Prescient Global Qualified Investor Fund ICAV, Physical address: 35 Merrion Square East, Dublin 2, D02 KH30  
 Postal address: 33 Sir John Rogerson's Quay, Dublin 2, Ireland  
 Telephone number: 00 353 1 676 6959 E-mail: [info@prescient.ie](mailto:info@prescient.ie) Website: [www.prescient.ie](http://www.prescient.ie)

##### Administrator:

Prescient Fund Services (Ireland)Ltd. 35 Merrion Square East, Dublin 2, D02 KH30, Postal address: 33 Sir John Rogerson's Quay, Dublin 2, Ireland Telephone number: 00 353 1 676 6959 E-mail: [info@prescient.ie](mailto:info@prescient.ie) Website: [www.prescient.ie](http://www.prescient.ie)

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RISKS	MEANING
Leverage Risk	This means that the Fund borrows additional funds, or trades on margin, to amplify investment decisions. This means that the volatility of the hedge fund portfolio can be many times that of the underlying investments. The degree to which leverage may be employed in any given hedge fund portfolio will be limited by the mandate the client has with the Fund.
Custodian Risk	It is possible that the assets of a fund that are held in custody may be lost as a result of insolvency, negligence or fraud on the part of the Custodian or any Sub-Custodian.
Concentration Risk	Certain funds may invest a large proportion of total assets in specific assets or in specific markets. This means that the performance of those assets or markets will have a substantial impact on the value of the fund's portfolio. The greater the diversification of the fund's portfolio, the smaller the concentration risk. Concentration risk will also be higher in more specialised markets (e.g., a specific region, sector or theme) than in widely diversified markets (e.g., a worldwide allocation).
Performance Risk	The risk of lower returns in a fund may vary depending on the choices made by the Manager or any Investment Manager, as well as the existence or non-existence of, or restrictions upon, any third-party security. The risk depends in part on the market risk and on how active the Manager is in the management of the Fund.
Interest Rate Risk	The values of bonds and other debt securities usually rise and fall in response to changes in interest rates. Declining interest rates generally raise the value of existing debt instruments, and rising interest rates generally lower the value of existing debt instruments. Changes in a debt instrument's value usually will not affect the amount of income the fund receives from it but will affect the value of the fund's units. Interest rate risk is generally greater for investments with longer maturities.
Liquidity Risk	Not all securities or instruments (including derivatives and sub-investment grade bonds) invested in by the funds will be listed or rated and consequently liquidity may be low. Moreover, the accumulation and disposal of holdings in some investments may be time consuming and may need to be conducted at unfavourable prices. The funds may also encounter difficulties in disposing of assets at their fair price due to adverse market conditions leading to limited liquidity.
Currency Risk	Assets of a fund may be denominated in a currency other than the Base Currency of the fund and changes in the exchange rate between the Base Currency and the currency of the asset may lead to a depreciation of the value of the fund's assets as expressed in the Base Currency. It may not be possible or practical to hedge against such exchange rate risk. The fund's Investment Manager may, but is not obliged to, mitigate this risk by using financial instruments.
Derivatives Risk	The use of derivatives could increase overall risk by magnifying the effect of both gains and losses in a Fund. As such, large changes in value and potentially large financial losses could result.
Credit Risk	There can be no assurance that issuers of the securities or other instruments in which a Fund invests will not be subject to credit difficulties leading to the loss of some or all of the sums invested in such securities or instruments or payments due on such securities or instruments. Funds will also be exposed to a credit risk in relation to the counterparties with whom they transact or place margin or collateral in respect of transactions in financial derivative instruments and may bear the risk of counterparty default.
Foreign Exchange risk	Where a fund utilises derivatives, which alter the currency exposure characteristics of transferable securities held by the fund the performance of the fund may be strongly influenced by movements in foreign exchange rates because currency positions held by the fund may not correspond with the securities positions held.
Counterparty risk	Each fund will have credit exposure to counterparties by virtue of positions in swaps, repurchase transactions, forward exchange rate and other financial or derivative contracts held by the fund. To the extent that a counterparty defaults on its obligation and the fund is delayed or prevented from exercising its rights with respect to the investments in its portfolio, it may experience a decline in the value of its position, lose income and incur costs associated with asserting its rights.
Derivative Trading is Speculative and Volatile	Substantial risks are involved in trading futures, forward and option contracts and various other instruments in which the fund intends to trade. Certain of the instruments in which the fund may invest are interest and foreign exchange rate sensitive, which means that their value and, consequently, the Net Asset Value, will fluctuate as interest and/or foreign exchange rates fluctuate. The fund's performance, therefore, will depend in part on its ability to anticipate and respond to such fluctuations in market interest rates, and to utilise

TERM	MEANING
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.
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.
Co-named Collective Investment Scheme	A portfolio approved and branded in the name of both the manager (Prescient Management Company) and the financial services provider (Catalyst Fund Managers) and where the financial services provider undertakes the function of discretionary financial services in relation to the assets of the portfolio.
Income Distribution	The interest and/or dividend income that is generated by the underlying investments in the Fund and that is declared and distributed to investors in the Fund periodically.
Commitment Method	"Commitment approach" means a methodology for calculating exposure that considers the effective exposure of derivatives to, and takes an aggregate view of, securities with the same or similar underlying exposure, where the total commitment is considered to be the sum of the absolute value of the commitment of each individual position, including derivatives after taking into account netting and hedging.
Performance Fee	The Fund charges a base and performance fee. Performance fees are payable on outperformance of the benchmark using a participation rate of 20%. 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

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 have leverage of a ratio of 7:1. A schedule of fees, charges and maximum commissions is available on request from the Manager. 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 service charge) 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. Where a current yield has been included for Funds that derive its income primarily from interest bearing income, the yield is a weighted average yield of all underlying interest bearing instruments as at the last day of the month. This yield is subject to change as market rates and underlying investments change. 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 Prescient by or before close of the second last day of the preceding month, for dealing the first of the month, to be transacted at the net asset value price for that month's dealing day. Where all required documentation is not received before the stated cut off time Prescient 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 monthly and are available on the Prescient website. 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 manager on request. For any additional information such as fund prices, brochures and application forms please go to [www.catalyst.co.za](http://www.catalyst.co.za). The FSCA approved the Catalyst Alpha Global Real Estate Fund under section 65 of the Collective Investment Schemes Control Act 45 of 2002. The fund is approved as a sub-fund on the Prescient Global Qualified Investor Fund ICAV scheme.