

**REITWAY GLOBAL PROPERTY PRESCIENT ETF**  
**MINIMUM DISCLOSURE DOCUMENT &**  
**GENERAL INVESTOR REPORT**



Redefining Investment in Listed Property

**31 January 2024**

**Portfolio Objectives**

The primary objective of the ETF is to track and replicate a rule driven, market liquidity-based index, which aims to outperform traditional market cap weighted comparatives.

The ETF is designed to give investors rand-denominated exposure to a Portfolio of global listed property stocks selected from the America, Asia Pacific and EMEA regions. Stocks are selected based on pure property fundamentals, price momentum and trading volumes measured in USD over a twelve-month trading period.

The Index is created and maintained by Global Property Research (GPR), a registered Benchmark Administrator under the European Benchmarks Regulation (BMR) based in Amsterdam, The Netherlands.

The construction of the Reitway Global Property Index is based on the premise that the larger and more liquid property stocks tend to follow the General Equity sentiment as opposed to pure property fundamentals.

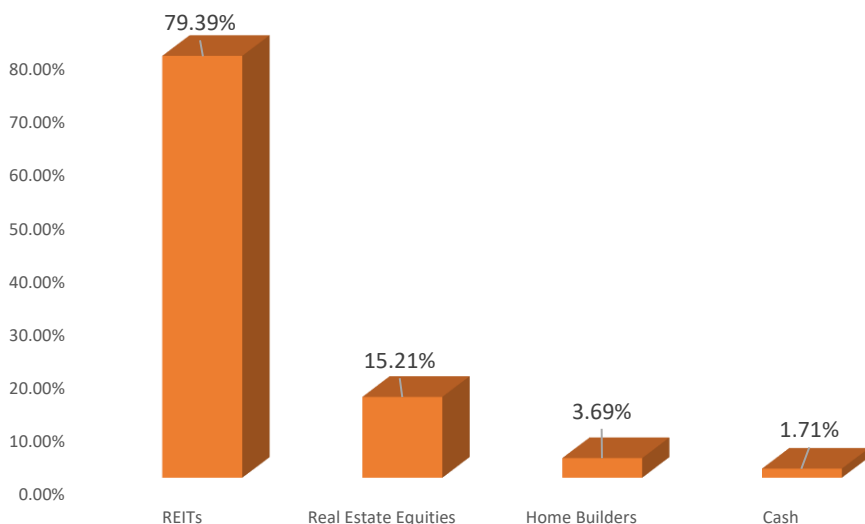
**Illustrative Performance**

Performance figures will be available 1 year after inception

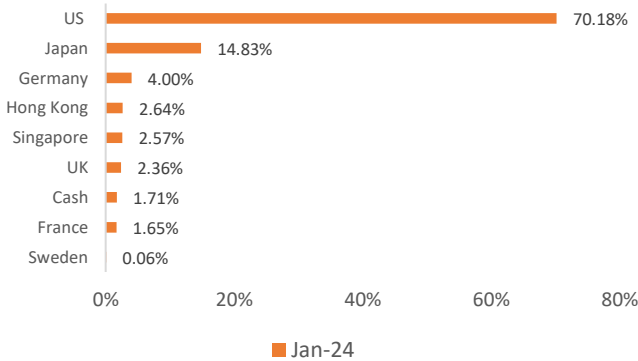
**Portfolio details**

Manager:	Prescient Management Company (RF) (Pty) Ltd
Originator:	Reitway Global (Pty) Ltd
Asset Administrator:	Prescient Fund Services (Pty) Ltd
Market Maker:	Jane Street Financial Limited
Trustees:	Standard Bank of South Africa Limited
Benchmark Index:	Reitway Global Property Index
Index Calculation Agent:	Global Property Research
ASISA Fund Category:	Global – Real Estate - General
Exchange:	JSE
JSE Code:	RWGPR
ISIN:	ZAE000328654
Base Currency:	ZAR
Listing Date:	3 November 2023
Net Asset Value:	58 615 907
NAV per Security:	10.4778
Securities Issued:	5 594 284
Trading Hours:	09:00 – 17:00
Trading cut off:	16:50
Dividend Frequency:	Quarterly (Mar, Jun, Sep, Dec)
Rebalance Frequency:	Bi-annually (March and September)
Management Fee:	0.60%
Total Expense Ratio:	Data available 1 year after inception
Transaction Charges:	Data available 1 year after inception
Total Investment Charges:	Data available 1 year after inception

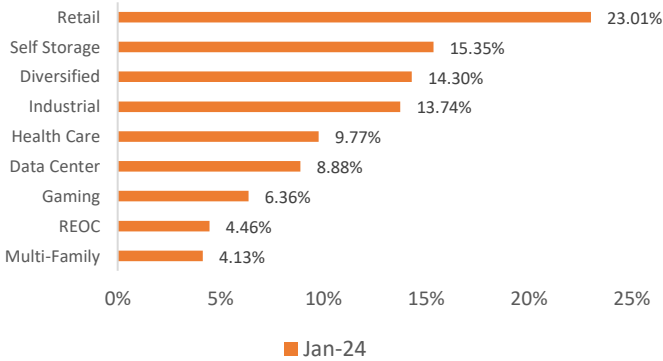
**Asset Allocation**



## Geographic/Currency Diversification



## Property Sector Diversification



## Contact us:

### Management Company

Prescient Management Company (RF) (Pty) Ltd  
 Prescient House, Westlake Business Park,  
 Otto Close  
 Westlake  
 Phone: +27 800 111 899  
 Email: [info@prescient.ie](mailto:info@prescient.ie)  
[www.prescient.co.za](http://www.prescient.co.za)

### Originator

Reitway Global (Pty) Ltd  
 1st Floor, Crystal Towers, Cnr of Century Boulevard and  
 Rialto Rd, Century City, Cape Town, 7441  
 Phone: +27 21 551 3688  
 Email: [info@reitwayglobal.com](mailto:info@reitwayglobal.com)  
[www.reitwayglobal.com](http://www.reitwayglobal.com)

### Trustee

Standard Bank of South Africa Limited  
 (Registration number 1962/000738/06)  
 Standard Bank Centre, 5 Simmonds Street  
 Johannesburg South Africa, 2001

## Top 10 Holdings

Share	Exchange	Weight
Welltower	NYSE	9.77%
Prologis	NYSE	9.62%
Public Storage	NYSE	9.16%
Simon Property Group	NYSE	9.15%
Digital Realty Trust	NYSE	8.88%
Realty Income	NYSE	8.13%
Vici Properties	NYSE	6.36%
Extra Space Storage	NYSE	6.19%
Mitsui Fudosan	TSE	4.58%
Vonovia	FRA	4.36%

## Distributions

Not Available - New fund

## Glossary

- **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.
- **Market cap weighted index** - A market cap weighted index is created by giving weightings to shares according to the company's size (or capitalisation). The larger the company's market capitalisation, the larger its weighting in the index
- **Market capitalisation (or market cap)** - Market capitalisation (or market cap) is the total value of the issued shares of a publicly traded company; it is calculated by multiplying the current share price by the number of shares outstanding. This value is an indication of a company's size (or capitalisation).
- **Passive investment** - Passive investment is a style of investing where a fund replicates the performance a particular market index. Passive investment vehicles include Exchange Traded Funds (ETF's) and index tracking unit trusts. They are so called because the portfolio manager doesn't choose the underlying portfolio. They simply replicate the index they have chosen to track.
- **Total Expense Ratio (TER)** - This is the total costs associated with managing and operating an investment (excluding administration, financial planning and servicing fees). These costs consist primarily of management fees and additional expenses such as auditor fees, legal fees and other expenses. The total cost of the fund is divided by the fund's total assets under management to arrive at a percentage amount on a monthly basis. The annual average of these monthly values represents the TER.
- **Volatility** - Volatility is a measure of 'risk', and refers to the extent to which the price of an investment or fund fluctuates over a certain period of time. Funds with a high volatility usually offer the potential for higher returns over the longer term than low volatility funds but also the potential for significant downside.
- **Basket** - A portfolio of securities comprising all the component securities of the relevant index in the same weighting as they are held on that index.
- **Constituent** - A constituent is a stock which is part of a larger portfolio
- **Central Securities Depository Participant (CSDP)** - Institution established to hold securities and to affect transfer under section 32 of the Securities Services Act, No 36 of 2004 between accounts, typically by book-entry.
- **Distribution Yield** - Accrued income less portfolio expenses, which is distributed to investors
- **Liquidity** - Liquidity is the ease of buying and selling a financial instrument for cash without causing any significant change in its price..
- **Market makers** - The market makers will attempt to maintain a high degree of liquidity through continuously offering to buy and sell participatory interests at prices around the NAV, thereby ensuring tight buy and sell spreads.
- **Net Asset Value (NAV)** - The NAV is the total assets of the portfolio less the liabilities. The NAV is given per ETF share that is outstanding by dividing the total value of the fund by the number of securities that are issued.
- **Rebalancing** - Rebalancing is when the asset manager buys and/or sells constituents in a portfolio in order to bring the portfolio in line with the index being tracked.
- **Scrip lending** - The lending of securities from one party (being the holder of the securities) to another party (the borrower). The borrower provides collateral for the securities borrowed.
- **Securities** - An instrument representing ownership (stocks), a debt agreement (bonds) or the rights to ownership (derivatives).
- **Spread** - The difference between the price at which a market maker is willing to buy a security and the price at which the seller is willing to sell it (the difference between the bid and ask for a given security).
- **Stockbrokers** - A stockbroker can execute your purchase or sale order through the JSE's trading system (stockbrokers need to be registered members of the JSE). As with any share transaction, your broker will attempt to find a sell order for your securities in the market that match against your buy order.
- **Strate** - The electronic settlement system utilised by the JSE and administered by Strate, which facilitates the electronic clearing and settlement for all transactions concluded on the JSE.
- **Exchange Traded Funds (ETF) vs Unit Trust** - In both ETF's and Unit Trusts the investor essentially owns a "proportionate share" (in proportion to the participatory interest held in the fund/portfolio) of the underlying investments held by the fund. With Unit Trusts, the investor holds participatory units issued by the fund while in the case of an ETF, the participatory interest, while issued by the fund, comprises a listed security or share and traded on a Johannesburg stock exchange. ETF shares can be traded by any stockbroker on the exchange or via an administration platform.
- **Tax Free Investing** - This ETF qualifies as a tax-free investment according to section 12T of the Income Tax Act, with effect from 1 March 2015. South African individuals qualify for the associated tax benefits namely no tax on dividends, income or capital gains whilst still enjoying all the benefits of an ETF. Note contributions to tax free investments are limited to R36 000 per tax year, with a lifetime limit of R500 000. Amounts invested in excess of these permissible thresholds are subject to tax penalties.

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 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 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 TER's. During the phase in period TER's 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. Exchange traded funds are listed on an exchange and may incur additional costs

The Manager 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 Prescient by or before 16:50 (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 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 daily 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.prescient.co.za](http://www.prescient.co.za). Exchange Traded Funds vs Unit Trusts : Whilst both unit trusts and ETFs are regulated and registered under the Collective Investment Scheme Control Act, ETFs trade on stock exchanges just like any other listed, tradable security. Unlike a unit trust, which can be bought or sold only at the end of the trading day, an ETF can be traded intraday, during exchange trading hours.. None of the information or opinions expressed in this document constitute an offer to sell or the solicitation of an offer to buy securities. This material is for information purposes only. Reitway Global is an authorised Financial Services Provider FSP 43747. Prescient Securities (Pty) Ltd is an authorised Financial Services Provider FSP 44074