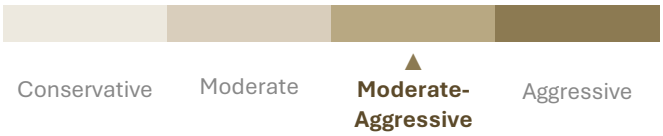
Meago Flexible Property Prescient Fund

Minimum Disclosure Document and General Investor Report

RISK PROFILE



Conservative | Moderate | **Moderate-Aggressive** | Aggressive

Generally, these portfolios hold more equity exposure than lower risk profiled portfolios. These 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.

GENERAL INFORMATION

Unit price	ZAR 94.80
ISIN	ZAE000362935 – A1 Class ZAE000362943 – F1 Class
JSE Code	MEFPA1 MEFPF1
Regulation 28	No
Fund classification	South African – Real Estate – General
Benchmark	60% FTSE/JSE All Property Index (J803T) 40% FTSE EPRA/NAREIT Developed Rental Index Net Total Return (RNGR Index)
Fund managers	Jay Padayatchi Anas Madhi Bongwa Mthembu
Inception date	31 July 2026
Issue date	30 October 2026
Minimum lump sum	R10 000.00
Monthly Debit Orders	R1 000.00
Income distribution	Bi-annually – March and September
Fund size	R 957 516
Number of units in issue	1 010 000
Annual management fee	1.4%
Total expense ratio (TER)	Not available – new fund
Fund administrators	Prescient Fund Services (Pty) Ltd
Fund auditors	Ernst and Young Incorporated
Trustees	Nedbank Investor Services
Contact	+27 11 646 2944

INVESTMENT OBJECTIVE

The fund is an actively managed listed property strategy with a total return objective and a medium- to long-term investment horizon. The portfolio has adhered to its policy objectives.

INVESTMENT STRATEGY

The Meago Flexible Property Prescient Fund is a Rand denominated property portfolio. The portfolio will follow an investment policy that will secure medium to long-term capital growth for investors. To achieve this objective as an actively managed portfolio, the portfolio will aim to deliver returns in excess of the benchmark. The portfolio will predominantly invest in real estate investment trusts (REITs), listed property shares, property loan stock, property unit trusts, assets in liquid form and non-equity securities which are considered consistent with the portfolio's primary objective and that legislation may allow from time to time.

PERFORMANCE (%) IN ZAR (NET OF FEES)

ANNUALISED	FUND	BENCHMARK
1 Year		
3 Years		
5 Years		
Since Inception		

CUMULATIVE	FUND	BENCHMARK
1 Year		
3 Years		
5 Years		
Since Inception		

ROLLING 12-MONTH RETURN SINCE INCEPTION

Best	
Worst	

Source: Prescient Fund Services. Fund performance to 30 September 2026. Fund performance will be available after 1 year.

Prescient

MEAGO asset managers

ASSET ALLOCATION — NET EXPOSURE

ASSET CLASS	SEPTERMBER 2026	JULY 2026
SA Cash	2.1%	
Foreign Cash	0.0%	
SA Property	59.5%	
Foreign Property	38.4%	

WORLD REGIONS

Africa	59.5%
Asia	6.7%
Europe	3.7%
North America	29.9%
South America	0.0%

TOP 10 HOLDINGS

Digital Realty
Fortress B
NEPI Rockcastle
Prologis
Redefine
Resilient
Simon Property
Vukile
Welltower

** The top 10 holdings are listed in alphabetical order*

FEES & CHARGES (AS OF 31 JULY 2026)

Management Fee	1.40%
Performance Fee	
Total Expense Ratio (TER)	
Transaction Costs (TC)	
Total Investment Charge (TIC)	

GENERAL INFORMATION

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. CIS's 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. Performance has been calculated using net NAV to NAV numbers with income reinvested. 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.

TOTAL EXPENSE RATIO (TER)

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)

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.

TOTAL INVESTMENT CHARGE

The sum of the TER and transaction costs is shown as the Total Investment Charge. Since Fund returns are quoted after the deduction of these expenses, the TER and Transaction Costs should not be deducted again from published returns.

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.

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 13:00 (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.

GLOSSARY SUMMARY

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.

Medium

The risk rating seen above is designed to give an indication of the level of risk, measured by volatility, associated with this specific portfolio. In order to arrive at the specific risk rating of the portfolio in question, Meago measures the volatility of the fund, in the form of standard deviation, over a three-year rolling period, and compares the result to internal risk parameters. Please note that these risk ratings are designed as a guide only.

ADDITIONAL INFORMATION

For any additional information such as fund prices, brochures and application forms please go to www.meago.co.za

CONTACT DETAILS

Management Company

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: 0800 111 899
E-mail: info@prescient.co.za
Website: www.prescient.co.za

Trustee

Nedbank Investor Services
Physical address: 2nd Floor, 16 Constantia Boulevard, Constantia Kloof, Roodepoort, 1709
Telephone: +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). Prescient is a member of the Association for Savings and Investments SA.

Investment Manager

Meago (Pty) Ltd
Registration number: 2004/033629/07
Authorised Financial Services Provider (FSP24919) under the Financial Advisory and Intermediary Services Act (No. 37 of 2002), to act in the capacity of investment manager.
Physical address: 32A Jellicoe Avenue, Rosebank, Johannesburg, 2196
Telephone: +27 11 646 2944
Website: www.meago.co.za

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.

Administration

Prescient Fund Services (Pty) Ltd
This portfolio operates as a white label fund under the Prescient Unit Trust Scheme, which is governed by the Collective Investment Schemes Control Act.

FUND SPECIFIC RISK

Foreign Investment risk

Foreign securities investments may be subject to risks pertaining to overseas jurisdictions and markets, including (but not limited to) local liquidity, macroeconomic, political, tax, settlement risks and currency fluctuations.

Currency exchange risk

Changes in the relative values of individual currencies may adversely affect the value of investments and any related income.

Equity investment risk

Value of equities (e.g., shares) and equity-related investments may vary according to company profits and future prospects as well as more general market factors. In the event of a company default (e.g., bankruptcy), the owners of their equity rank last in terms of any financial payment from that company.

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.

Geographic / Sector risk

For investments primarily concentrated in specific countries, geographical regions and/or industry sectors, their resulting value may decrease whilst portfolios more broadly invested might grow.