

# Amplify SCI Property Retail Hedge Fund

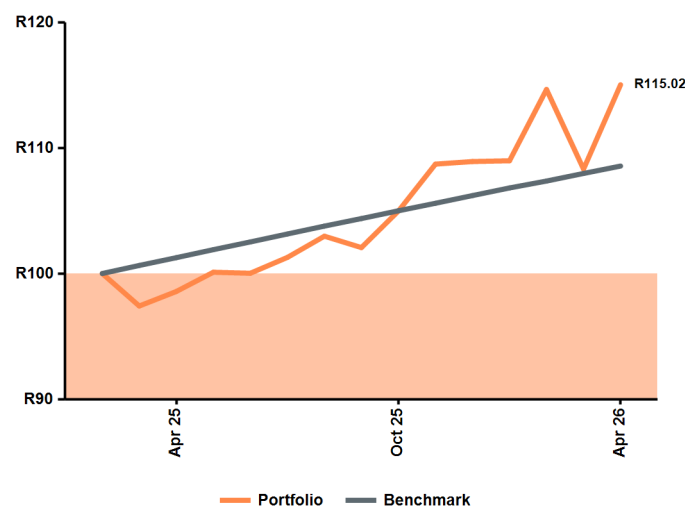
Minimum Disclosure Document | A1 Class

April 2026

## Why invest with this solution?

- Aims to maximizing returns from opportunities within the real estate sector
- Invests in diverse range of instruments including stocks, bonds, derivatives, and property-related securities
- Seeks to capitalise on all investment opportunities
- Utilizes hedging and leverage to manage risk
- A regulated Collective Investment Scheme (CIS)

## Investment growth since inception



Annualised returns (%)	Fund	Benchmark
Since inception	12.31	7.28
5 Year	N/A	N/A
3 Year	N/A	N/A
1 Year	16.69	7.20
Year to date	5.61	2.21
Highest annual return	16.69	7.44
Lowest annual return	11.18	7.20

An annualised rate of return is the average rate of return per year, measured over a period either longer or shorter than one year, such as a month, or two years, annualised for comparison with a one-year return. The highest and lowest 12 month returns are based on a 12 month rolling period over 10 years or since inception where the performance history does not exist for 10 years.

Risk statistics since inception (%)	Current	Maximum	Mandate*
One Month Value at Risk (VaR) at 99%	0%	0%	
Liquidity (Average Days to Trade)	0.2	0.2	30.0

Total exposure and leverage is calculated using the VaR approach. VAR represents the statistical loss that the Fund can experience given its current holdings over a one Month period with a 1% probability. Portfolio stress testing is performed by subjecting a portfolio through extreme market situations, and noting the portfolio profit and loss, value at risk and exposure movements. Risk Monitoring Specialist: Risk Café.

## Monthly fund performance (%)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	0.05	5.21	-5.53	6.20									5.61
2025		0.52	-2.59	1.19	1.56	-0.08	1.26	1.67	-0.88	2.85	3.56	0.19	N/A

## Fund objective

The fund aims to maximize total equity returns from opportunities related to the real estate sector through a long-term approach. The portfolio may utilize derivatives, hedging, and leveraging strategies to enhance exposure to specific return opportunities. The fund focuses on exploiting misvaluations and corporate events like IPOs, mergers, acquisitions, and share buybacks. It may invest in various securities, including equities, debentures, bonds, and property-related assets, both listed and unlisted, in accordance with prevailing legislation.

## Fund manager

Catalyst Fund Managers (Pty) Ltd

## Investment strategy

A real estate fund manager, Catalyst Fund Managers, specializes in bottom-up research and identifying and capitalizing on target market events like mergers, acquisitions, or restructurings to generate returns.

**Fund classification:** Retail Hedge Fund - South African Long Short - Variable-bias long/short equity Hedge Fund

**Benchmark:** STeFI

**Inception date:** 03 February 2025

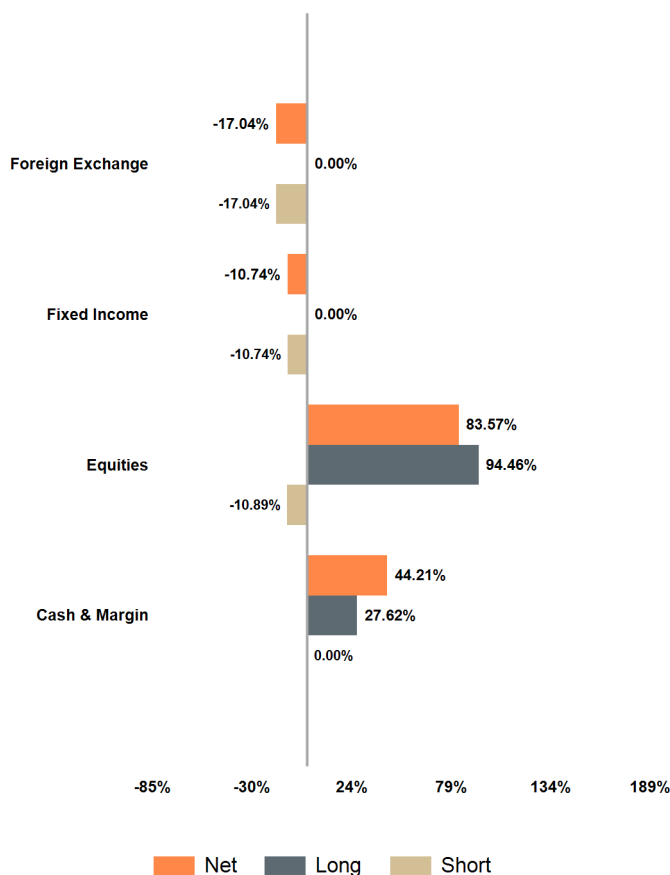
**Fee class inception date:** 03 February 2025

**Fund size:** R 69 million

**Minimum investment:** LISP minimums apply

## Investment Manager Disclaimer:

Sanlam Investment Management (Pty) Ltd, FSP 579, an Authorised Financial Services Provider under the Financial Advisory and Intermediary Services Act, 2002.

**Asset Allocation**


Fees	A1 Class %
Manager initial fee (max.)	0.00
Manager annual fee (excl. VAT)	1.30
Total Expense Ratio (TER)	3.75
Transaction Costs (TC)	1.09
Total Investment Charge (TIC)	4.84
Performance Fee	12% participation with a hurdle of STeFI A High Water Mark principle applies Performance fee capped at 5% (excl. VAT)

Period of TER calculation | 03 February 2025 to 31 December 2025

Total Expense Ratio (TER) | 3.75% of the value of the Financial Product was incurred as expenses relating to the administration of the Financial Product. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER may not necessarily be an accurate indication of future TER's. Inclusive of the TER of 3.75%, a performance fee of 1.49% of the net asset value of the class of participatory interest of the portfolio was recovered.

Transaction Cost (TC) | 1.09% of the value of the Financial Product was incurred as costs relating to the buying and selling of the assets underlying the Financial Product. Transaction Costs are a necessary cost in administering the Financial Product and impacts Financial Product 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 Financial Product, the investment decisions of the investment manager and the TER.

Total Investment Charges (TER + TC) | 4.84% of the value of the Financial Product was incurred as costs relating to the investment of the Financial Product.

Effective 1 April 2026, the administration fee applicable to retail clients with an investment balance below R 50,000 will increase from R23 to R57.50 (VAT inclusive). Clients with an active recurring monthly debit order will not be levied this fee.

This fund is also available via certain LISPS (Linked Investment Service Providers), which levy their own fees.

Portfolio Valuation time:	17:00
Transaction cut off time:	14:00
Daily price information:	<a href="http://www.sanlamunitrusts.co.za">www.sanlamunitrusts.co.za</a>
Repurchase period:	3 working days

Distribution date	Distribution per unit
31 December	0.36 cents
31 March	0.00 cents

Counterparty Exposure	Gross Exposure
JSE Listed Physicals	61.34%
Firstrand Bank Limited	44.95%
New York Stock Exchange	23.69%

In some circumstances asset hypothecation exists and is limited within the contracting arrangements with the different counter parties. The level of counterparty exposure is restricted to funds that are administered by Sanlam Collective Investments and the respective prime brokers of the underlying portfolio. Independent Prime Brokers: RMB Morgan Stanley.

**Contact details**

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**Manager Contact details**

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**Trustee Information**

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 Email: [compliance-sanlam@standardbank.co.za](mailto:compliance-sanlam@standardbank.co.za)

**Portfolio manager:**

Marcus Erlank

**Disclaimer:**

Sanlam Collective Investments (RF) Pty Ltd ("SCI") is a registered and approved Manager in Collective Investment Schemes in Securities and is a member company of the Sanlam Group. The Sanlam Group is a full member of the Association for Savings and Investment SA. The information contained in this MDD does not constitute financial advice as contemplated in terms of the Financial Advisory and Intermediary Services Act, and should be read in conjunction with the Upfront Disclosure Document. Use of or reliance on this information is at own risk. Independent professional financial advice should be sought before making an investment decision. Collective investment schemes are generally medium-to-long-term investments. The portfolio may invest in other unit trust portfolios which levy their own fees, and may result in a higher fee structure for our portfolio. This fund has no Initial Fees. All the portfolio options presented are approved collective investment schemes in terms of Collective Investment Schemes Control Act, No 45 of 2002 ("CISCA"). The fund may from time to time invest in foreign instruments which could be accompanied by additional risks as well as potential limitations on the availability of market information. The Manager has the right to close any portfolios to new investors to manage the fund more efficiently in accordance with their mandates. The Manager retains full legal responsibility for the third-party named portfolio. The portfolio management of all the portfolios is out sourced to financial services providers authorized in terms of the Financial Advisory and Intermediary Services Act, 2002. Collective investments are traded at ruling prices and can engage in borrowing and scrip lending. Collective investments 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 deductible expenses such as audit fees, brokerage and service fees. Actual investment performance of the portfolio and the investor will differ depending on the initial fees applicable, the actual investment date, and the date of reinvestment of income as well as dividend withholding tax. Forward pricing is used. The Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The performance of the portfolio depends on the underlying assets and variable market factors. Performance is based on NAV to NAV calculations with income reinvestments done on the ex-div date. Lump sum investment performances are quoted. Please note that past performance is not necessarily a guide to future performance, and that the value of participatory interests / units in investments / unit trusts may go down as well as up.

While CIS in hedge funds differ from CIS in securities (long-only portfolios) the two may appear similar, as both are structured in the same way and are subject to the same regulatory requirements. The ability of a portfolio to repurchase is dependent upon the liquidity of the securities and cash of the portfolio. A manager may, in exceptional circumstances, suspend repurchases for a period, subject to regulatory approval, to await liquidity and the manager must keep the investors informed about these circumstances. Further risks associated with hedge funds include: investment strategies may be inherently risky; leverage usually means higher volatility; short-selling can lead to significant losses; unlisted instruments might be valued incorrectly; fixed income instruments may be low-grade; exchange rates could turn against the fund; other complex investments might be misunderstood; the client may be caught in a liquidity squeeze; the prime broker or custodian may default; regulations could change; past performance might be theoretical; or the manager may be conflicted. A schedule of fees and charges and maximum commissions is available from the Manager, SCI. Additional information of the proposed investment, including brochures, application forms and annual or quarterly reports, can be obtained from the Manager, free of charge on the SCI website ([www.sanlamcollectiveinvestments.com](http://www.sanlamcollectiveinvestments.com)).

Performance figures sourced from Morningstar.

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This monthly Minimum Disclosure Document should be viewed in conjunction with the Glossary of Terms.