Investor acknowledgement that the minimum disclosures as contained herein per BN 92: Signature

MI-PLAN
IP GLOBAL PROPERTY FEEDER FUND
March 2018 (Quarterly)

MI-PLAN
Asset Management
Retirement Partners | Analytics

FUND INFORMATION

Fund Managers:	**Guy Mountain; & Geoffrey Armstrong (Sarasin); Tony Bell (Vunani)**
Inception date	31 May 2013
Underlying Fund	Sarasin IE Global Real Estate Equity Fund
Sector	Global - Real Estate - General
Risk profile	Aggressive *
Minimum investment	Lump sum: R10 000; Monthly: R500
Asset composition	Property, Equities and Cash
Income Payment	2nd day of the following month or the next business day if the 2nd does not fall on a business day.
Benchmark	5% Cash & 95% S&P Developed Property Net TR (USD)
Fund Size	R 70,641,527
Income declaration	Bi-annual (Mar / Sep)

Distributions (Class B5):	Sep 2017	0.00 (cpu)
	Mar 2018	0.00 (cpu)

** The fund is suitable for use by 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 real long term growth.*

FUND OBJECTIVE

The objective of the MIPLAN 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.

THE INVESTMENT CASE

- Exposure to the world's best real estate let to leading companies
- REIT's and property companies managed by the leading operators
- It is a way of diversifying risk exposure to 15+ countries and 8+ sub-sectors
- Switches between regions and sectors are easily achieved to take advantage of changes in local market fundamentals, which is not possible in a fund that invests directly in bricks and mortar.

BACKGROUND

- The Mi-Plan IP Global Property Feeder Fund invests in the Sarasin IE Real Estate Equity Fund. It invests in listed property companies and REIT's (real estate investment trusts). It seeks to achieve long-term capital growth through a diversified quality portfolio in this real estate asset class.
- The fund has no holding in direct property or any unlisted vehicle and trades only on leading exchanges: OECD countries plus Hong Kong and Singapore
- The fund offers accumulation units, daily liquidity and price transparancy - without penalties or lock-ins
- The Manager has access to research from c. 50 global and regional research teams.
- The fund is monitored by a risk team led by an independent person.

CONTACT DETAILS

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IP Management Company (RF) (Pty) Ltd (Reg. No 2007/017601/07)

FEES

Maximum initial fee	3.25%
Annual management fee (excluding VAT)	Class B1: 0.35% (Pension fund) Class B5: 0.50% (Retail and Clean class)
Underlying fund management institutional fee:	0.65%

	JSE Code	Annual mngmnt fee (excl. VAT)	TER (%)	TC (%)	TIC (%)	NAV	Units in Issue
Class B5: (Retail & Clean Class)	MISP	0.50%	1.4	0	1.4	1,385	2,241,711

* From 01 Jan 2015 to 31 Dec 2017 1.4% of the value of the MI-PLAN IP GLOBAL PROPERTY FEEDER FUND Class B5 was incurred as expenses relating to the administration of the financial product. 0% of the value of the financial product was incurred as costs relating to the buying and selling of the assets underlying the financial product. Therefore 1.4% (Total Investment Charge) of the value of the financial product was incurred as costs relating to the investment 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. Transaction Costs are a necessary cost in adminstering 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.

THE INVESTMENT PROCESS

- As over 90% of companies are purely focused on one region, we initially have a top down asset allocation process to decide on the geographic and sector tilts and that is done with the assistance of our in-house macro team and the Jones Lang LaSalle direct market supply and demand data.
- We check that valuations are not already pricing in our expectations which lead to our geographic and sector tilts.
- We have a focus on quality and tradability. We therefore apply a liquidity screening to eliminate poorly tradeable stocks.
- We research companies that are likely to benefit from long term trends such as the strength of global trade hubs, the growing problem of data obesity, valuable voids and the evolution and modernisation of retail.
- We do our fundamental analysis for each of the companies selected and look at corporate characteristics such as quality of assets, location, active and strong management with well defined strategy, solid balance sheet, scale advantage and resilient earnings.
- We end up with a "Buy" list of stocks in which we have high conviction, and construct a portfolio of around 50 stocks.
- We also have a risk management process, apply various risk controls and have a rigorous "sell" discipline.

FUND PERFORMANCE*	Fund	Benchmark
1Year	-6.7%	-6.6%
2Years	-7.9%	-6.8%
3Years	0.3%	1.4%
4Years	7.5%	8.6%
Highest return	2015	34.9%
Lowest return	2016	-12.8%

Returns are annualised *
*(*Annualised returns is the weighted average compound growth rate over the performance period measured.)*
Fund returns shown are based on NAV-NAV unit pricings calculated from INET for a lump-sum investment with income distribution reinvested (after fees and cost). Based on B5 class.

An analysis of factors affecting the adherence to the policy objective is contained in the fund manager commentary together with performance as reported. A detailed listing of changes from the previous quarter is available on request from info@miplan.co.za or clientservices@ipmc.co.za

Date of issue: 4/18/2018

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Underlying Fund: Sarasin IE Global Real Estate Equity Fund

FUND MANAGER COMMENTS

ECONOMIC AND FUND REVIEW:
A trifecta of events – US tax cuts, a volatility shock, and trade tariff skirmishes – provided a lacklustre Q1 for real estate investment trusts (REITs). Nonetheless, following a turbulent January and February (relative to global equities), REITs were stable in March and outperformed global equites by over4% in the final month of the quarter, narrowing their underperformance for 2018 so far as bond yields stabilised.

Japan was the strongest market for listed real estate throughout the quarter, and our overweight here made the region a significant contributor to portfolio performance.

The US, on the other hand, was the weakest region over the quarter by a reasonable margin. We used this weakness to bring our weighting up to neutral, selling Canadian REIT H&R and reinvesting the proceeds into a number of our favourite US names: Equinix, Prologis and Alexandria. Our stock selection in the US proved to be positive, and we benefited from the outperformance of our large-cap quality names and an underweight to the weak healthcare and shopping centre sectors. Pebblebrook Hotel Trust's approach to LaSalle Hotel Properties also helped our position in Marriott International.

Elsewhere, good stock selection in the UK, Europe and Hong Kong added to the portfolio's relative performance. We sold our holding in Land Securities in the middle of the quarter, reinvesting the proceeds from this sale into Grainger, where we see strong thematic investment potential regarding residential rental properties in the UK.

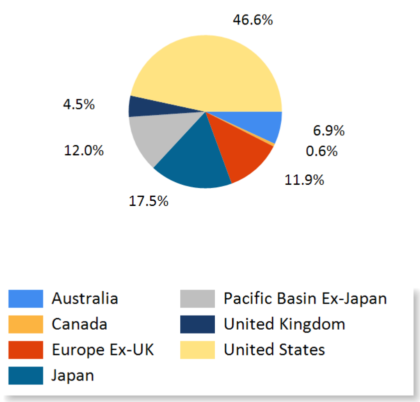
The portfolio also saw a number of other trades over the quarter, including exiting our position in Australian office REIT Dexus and moving the proceeds into Australian industrial property REIT Goodman Group. We also sold our holding in Eurocommercial and reinvested the proceeds into Unibail (a higher quality retail name with better growth potential) and German residential landlord Deutsche Wohnen. We also sold out of PSP Swiss Property, reinvesting the proceeds into Deutsche Wohnen, Vonovia and Unibail, favouring their higher quality, higher growth outlook.

OUTLOOK:
The recent steep market selloff leaves global listed real estate at an attractive discount of around15% to its underlying net asset value. However, the underlying fundamentals of this unique investment space remain solid, with a gross dividend of around 4% and estimated earnings growth of around 5.5%. As such, the 15% discount is akin to around a 75bp move out in real estate yields.

Expectations in January and February pushed 10-year US Treasury bond yields higher, but these stabilised as the quarter drew to a close. Future expectations remain moderate for the longer run. This is not a troubling outlook for listed real estate, which is well suited to a low yield environment.

Against this backdrop, we maintain that global listed real estate remains a good diversifier for a balanced portfolio. If we see stronger economic data leading to rate increases, this should (in the medium term) lead to accelerating rental growth which in turn would make listed real estate more attractive than bonds. Conversely, if economic data deteriorates and inflationary pressures wane (leading to an easing of rate expectations) then listed real estate could outperform global equities.

GEOGRAPHICAL EQUITY ALLOCATION



TOP TEN HOLDINGS	% of Fund
SIMON PROPERTY GROUP INC	6.6%
PROLOGIS INC	5.5%
DAIWA HOUSE INDUSTRY CO LTD	4.1%
MITSUI FUDOSAN CO LTD	4.0%
DEUTSCHE WOHNEN SE	3.8%
BOSTON PROPERTIES INC	3.6%
EQUINIX INC	3.5%
ESSEX PROPERTY TRUST INC	3.1%
AVALONBAY COMMUNITIES INC	3.0%
MITSUBISHI ESTATE CO LTD	2.8%

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IP management company

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 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.

Disclosure: MI-PLAN has a 37% ownership interest in IP Management Company (RF) (Pty) Ltd. IP Management is a registered Collective Investment Manager in terms of CISCA and performs administrative functions on co-branded MI-PLAN IP unit trusts for which it receives contracted fees. In terms of its licence, IP Management Company may not conduct any other business other than the business of running a Collective Investment scheme. Accordingly, all intermediary service and advice where applicable, is provided by MI-PLAN in terms of its licence for which remuneration is paid from the fees mandated in the supplemental deed and disclosed herein. MI-PLAN offers investors a unique liability matching offering that matches the client's portfolio to their unique needs as documented at www.miplan.co.za. The complexity and uniqueness of this process and variability of each client's needs, required that technology be used to embed MI-PLAN's intellectual property in the financial service offering. In delivering this financial service, software is provided by MI-PLAN to advisers that determines a liability matched asset allocation, constructed using MI-PLAN IP funds. While the MI-PLAN IP funds are specially designed to match this liability matched asset allocation, the advisor may select up to 75% of the portfolio in other funds. No fee is charged for the software and no obligation is placed on the advisor to offer, continue to offer, or offer to a minimum number of clients, this financial service. There are no other conditions placed on the advisors for the continued use of such technology that may influence the objective performance of the advisor. The advisor's obligations to render unbiased, fair advice in the best interests of you, the client, remains with your advisor. Your advisor's obligation is to compare this financial offering against all others and ensure it is the most appropriate for your needs.