

ALL WEATHER BCI PROPERTY FUND (A1)

Minimum disclosure document
As at 31 August 2025

Issued: 16 September 2025

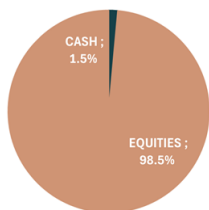
PORTFOLIO OBJECTIVE & STRATEGY

The All Weather BCI Property Fund is a property portfolio that aims to provide investors with moderate income and long-term capital growth. The investable universe of the portfolio includes equity and property securities, including companies that derive a material portion of their income from property investment, property collective investment schemes, notes, property loan stock, fixed interest securities, preference shares, non-equity securities and assets in liquid form.

INVESTMENT PROFILE

The portfolio will invest at least 80% of the market value of the portfolio in shares listed in the FTSE / JSE Real Estate industry group or similar sector of an international stock exchange and may include other high yielding securities from time to time. Up to 10% of the portfolio may be invested in shares outside the property sector in companies that conduct similar business activities. The portfolio may invest in participatory interests or any other form of participation in portfolios of collective investment schemes or other similar collective investment schemes as the Act may allow from time to time, and which are consistent with the portfolio's investment policy. Where the aforementioned schemes are operated in territories other than South Africa, participatory interests or any other form of participation in portfolios of these schemes will be included in the portfolio only where the regulatory environment is, to the satisfaction of the manager and the trustee, of sufficient standard to provide investor protection at least equivalent to that in South Africa. The portfolio may from time to time invest in listed and unlisted financial instruments, in accordance with the provisions of the Act, and the Regulations thereto, as amended from time to time, in order to achieve the portfolio's investment objective. The Trustee shall ensure that the investment policy set out in this Supplemental Deed is carried out. For the purpose of this portfolio, the manager shall reserve the right to close the portfolio to new investors on a date determined by the manager. This will be done in order to be able to manage the portfolio in accordance with its mandate. The manager may, once a portfolio has been closed, open that portfolio again to new investors on a date determined by the manager, please refer to www.allweather.co.za.

ASSET ALLOCATION



RISK PROFILE

Low

Medium

High

*High Risk:

This portfolio has a high exposure to equities in relation to other risk profiled portfolio and therefore tend to carry high volatility due to high exposure to equity markets. Expected potential long-term returns are moderate, and the fund is geared towards high performance in the long term. Where the asset allocation contained in this MDD reflect offshore exposure, the portfolio is exposed to currency risks, therefore, it is suitable for long term investment horizons.

PORTFOLIO FACTS

Benchmark	FTSE/JSE All Property Index (J803T)
Inception Date	26 August 2024
Portfolio size	R 258 988 892.6
Participatory interest	1 000
Legal structure	CIS Trust arrangement
NAV per unit	124.49 cents
Fee class	A, available to all investors
Annual service fee	0.90% p.a. (excluding VAT)
Minimum investment	None
Monthly Fixed Admin Fee	R15 excl. VAT on all direct investor accounts with balances of less than R100 000
Income declaration	31 March, 30 June, 30 Sept and 31 Dec
Distributions	2.51 cents per participatory interest as at 30 June 2025 0.93 cents per participatory interest as at 31 March 2025 3.22 cents per participatory interest as at 31 December 2024 0.76 cents per participatory interest as at 30 September 2024
Portfolio valuation	15h00 daily
Transaction cut-off time	14h00 daily, instructions received after this time will be processed the following day
Pricing Date	Daily
Fund manager	All Weather Capital T: 011-722-7382
Management company	Boutique Collective Investments (RF) (Pty) Limited T: 021 007 1500/1/2 F: 086 502 5319
JSE Code/ISIN	AWBPA1/ZAE000338174
Classification	SA Real Estate General



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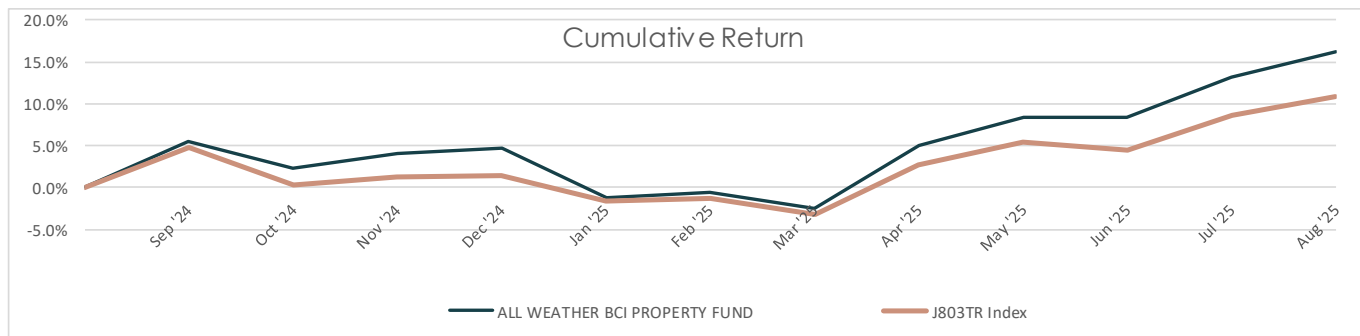
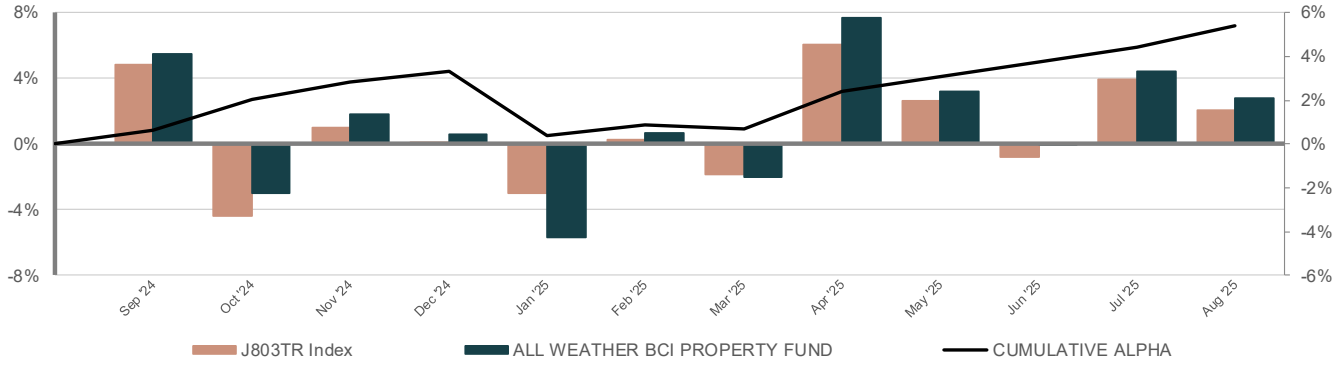
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PERFORMANCE INFORMATION Fund vs. Objective

FUND MONTHLY PERFORMANCE

Fund vs. Objective



Net Monthly Performance Since Inception*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2024									5.45%	-3.02%	1.79%	0.64%	4.76%
2025	-5.71%	0.72%	-2.00%	7.72%	3.23%	-0.09%	4.44%	2.79%					10.99%

Performance Calculations

The performance calculated and shown is that of the portfolio. Individual investor performances may differ as a result of initial fees (if applicable), the actual investment date, the date of reinvestment and dividend withholding tax. Where periods of longer than one year are used in calculating past performance, certain figures may be annualised. Annualisation is the conversion of a rate of any length of time into a rate that is reflected on an annual basis.

Total expense ratio – FSCA requirement:

One year, as at financial year-end, as per Board Notice 92 of 2014

Note: The All Weather BCI Property Fund TER data is not yet available.

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INFORMATION AND DISCLOSURE - CIS LONG ONLY PORTFOLIOS

General Long Only

Collective Investment Schemes (Unit Trusts) are generally medium to long-term investments. The value of participatory interests (units) or the investment may go down as well as up. Past performance is not necessarily a guide to future performance. Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending (i.e. borrowing and lending of assets). The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. The ability of the portfolio to repurchase, is dependent upon the liquidity of the securities and cash of the portfolio. A manager may suspend repurchases for a period, subject to regulatory approval, to await liquidity, and the manager must keep the investors informed about these circumstances. The manager does not provide any guarantee, either with respect to the capital or the return of a portfolio. Different classes of participatory interests apply to these portfolios and are subject to different fees and charges. A schedule of all fees and charges, inclusive of VAT and maximum commissions, is available on request from us or from your financial adviser. Forward pricing is used. For portfolios that include derivatives, there is no assurance that a portfolio's use of a derivative strategy will succeed. A portfolio's management may employ a sophisticated risk management process, to oversee and manage derivative exposures within a portfolio, but the use of derivative instruments may involve risks different from, and, in certain cases, greater than, the risks presented by the securities from which they are derived. Foreign securities within portfolios may have additional material risks, depending on the specific risks affecting that country, such as: 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. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. Investors are reminded that an investment in a currency other than their own may expose them to a foreign exchange risk.

Income Funds derive their income from interest-bearing instruments in accordance with Section 100(2) of the Act. The yield and is calculated daily.

Prices

The latest prices and TER are published daily in the Cape Times Business Report and are made available on our website www.allweather.co.za.

Performance fees

The portfolio does not charge performance fee.

Monthly fixed admin fee

R15 excl. VAT which will apply to all direct investor accounts with balances of less than R100 000 at month end, unless an investor transacts online, in which case no such fee will be levied.

Effective Annual Cost:

Boutique Collective Investments adopted the ASISA Standard on Effective Annual Cost ("EAC"). The EAC measure allows you to compare charges on your investments as well as their impact on your investment returns prior to investing. For further information regarding the ASISA Standard on Effective Annual Cost and access to the EAC calculator please visit our website at www.bcis.co.za. BCI calculates the EAC as per the ASISA standard for a period of 3 years up till the most recent TER reporting period.

Performance returns

Recurring investment performance returns are being quoted. Income distributions, prior to deduction of applicable taxes, are included in the performance calculations. NAV to NAV figures have been used for the performance calculations, as calculated by the Manager at the valuation point defined in the deed, over all reporting periods. Investment performance calculations are available for verification upon request by any person. Reinvestment of income is calculated on the actual amount distributed per participatory interest, using the ex-dividend date NAV price of the applicable class of the portfolio, irrespective of the actual reinvestment date. The performance is calculated for the fee class B2. The individual investor performance may differ, as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. The rate of return is calculated on a total return basis, and the following elements may involve a reduction of the investor's capital: interest rates, economic outlook, inflation, deflation, economic and political shocks or changes in economic policy. Annualised returns are period returns re-scaled to a period of one year. This allows investors to compare returns of different assets that they have owned for different lengths of time. All period returns greater than one year have been annualised. Returns for periods less than one year have not been annualised. A cumulative return is the aggregate amount an investment has gained or lost over time, independent of the period of time involved. Actual annual figures are available to the investor on request.

Benchmark amendment:

The All Weather BCI Best Ideas fund originally had a benchmark of "65% FTSE JSE Weighted Shareholders Index (J403T), 35% MSCI World All Country Index NR" and that this was amended to the "FTSE JSE All Share Index (J203T)" with effective date the 1st of May 2024.

Valuations and transaction cut-off times

The portfolio is valued daily at 15h00. The Pricing Date is daily. The daily cut-off for receipt of instructions is 14h00. No instruction will be processed unless all requirements have been met and supporting documentation has been provided. Instructions received before the cut-off will be processed the same day and will receive the same day's price. Instructions received after cut-off will be processed the next business day. Redemptions are paid out within five business days.

Additional information

For additional information on the portfolio, refer to the following documents, available on our website www.allweather.co.za, from your financial adviser, or on request from the Manager, free of charge.

- Application forms
- Annual report
- Fee schedule
- Performance fee FAQ
- Quarterly General Investor Report

FAIS Conflict of Interest Disclosure

Please note that your financial advisor may be a related party to the co-naming partner and/or BCI. It is your financial advisor's responsibility to disclose all fees he/she receives from any related party. The portfolio's TER includes all fees paid by portfolio to BCI, the trustees, the auditors, banks, the co-naming partner, underlying portfolios, and any other investment consultants/managers as well as distribution fees and LISP rebates, if applicable. The portfolio's performance numbers are calculated net of the TER expenses. The investment manager earns a portion of the service charge and performance fees where applicable. In some instance portfolios invest in other portfolios which forms part of the BCI Schemes. These investments will be detailed in this document, as applicable.

Closure of the portfolio

The manager has the right to close certain portfolios to new investors, in order to manage them more efficiently, in accordance with their mandates.

Third party named portfolios

For the third party named portfolios, the manager has entered into a co-named agreement with the third party. The manager retains full legal responsibility for the third party named portfolio. The assets of the portfolio are managed by an external financial services provider (FSP), being the investment manager. For co-named portfolios, the FSP has no intention of becoming a manager.

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Management Company Information

Boutique Collective Investments (RF) (Pty) Limited
is part of the Apex Group Ltd
Catnia Building,
Bella Rosa Village, Bella Rosa Street,
Bellville, 7530
Tel: 27 (0)21 007 1500/1/2
+ Email: clientservices@bcis.co.za + www.bcis.co.za
Access the BCI Privacy Policy and the BCI Terms and Conditions on the BCI website (www.bcis.co.za)

Custodian / Trustee Information

The Standard Bank of South Africa Limited
Tel: 021 441 4100



Investment Manager

All Weather Capital (Pty) Ltd, with registration No. 2007/008520/07 incorporated under the laws of South Africa, is the appointed investment manager. The investment manager is an authorised Financial Services Provider (FSP) with FSP number 36722, as a hedge fund FSP, in terms of Section 8 of the Financial Advisory and Intermediary Services Act (FAIS). This information is not advice, as defined in FAIS. Please be advised that there may be representatives acting under supervision.
Physical Address: 9th Floor Katherine Towers; 1 Park Lane; Wierda Valley, Sandton, 2196
Postal Address: 9th Floor Katherine Towers; 1 Park Lane; Wierda Valley, Sandton, 2196
E-mail Address: info@allweather.co.za
Website Address: www.allweather.co.za
Contact Details: +27 11 722 7382
Directors: J Oliphant, S Watkins, F Makwetla and B van Metzinger

Fund administrator

Maitland Fund Services Proprietary Limited with registration No. 2013/008687/07 is the appointed administrator of the portfolio.
Physical Address: Maitland House 1, River Park, Gloucester Road, Mowbray, 7700, South Africa
Postal Address: PO Box 3149, Cape Town, 8000, South Africa
E-mail Address: ClientServicesHF@maitlandgroup.co.za
Website Address: www.maitlandgroup.com
Contact Details: 021 681 8000