

INVESTMENT OBJECTIVE

The IFM Income Fund is a multi-managed fund whose primary objective is to provide a higher level return than money market and other income funds by investing in bonds, fixed deposits, other money market instruments, listed debentures, preference shares of an income nature and listed property shares.

INVESTMENT PHILOSOPHY

In order to achieve its objective, the IFM Income Fund will invest in a diversified portfolio of income oriented assets. In addition to participation in portfolios of collective investment schemes, the portfolio's investment universe may consist of equity securities, exchange traded funds, preference shares, debentures, debenture bonds, money market instruments, property shares and property related securities listed on exchanges and assets in liquid form. The IFM Income Fund's equity exposure will never exceed 10% of the portfolio's net asset value.

RISK PROFILE: LOW



- This portfolio has relatively low equity exposure, resulting in relatively low volatility compared to higher risk portfolios.
- Where the asset allocation contained in this MDD reflects offshore exposure, the portfolio is exposed to currency risks.
- The portfolio is exposed to default and interest rate risks.
- The portfolio is suitable for medium term investment horizons.
- The potential long term investment returns are expected to be lower than higher risk portfolios.

INFORMATION AND DISCLOSURES

FUND NAME

IFM Income Fund

MINIMUM INVESTMENTS

Not Applicable

ISIN NUMBER

ZAE000259909

FUND CLASSIFICATION

SA Multi-Asset Income

INCEPTION DATE

1 August 2018

UNIT PRICE

R102.36

BENCHMARK

SteFI Composite Index

PORTFOLIO VALUE

R308.77 million

DISTRIBUTION

Quarterly declaration dates: 31 Dec, 31 Mar, 30 June and 30 Sept

DISTRIBUTION (RPU)

Dec '19: 1.47 | Mar '20: 1.93
Jun '20: 1.42 | Sep '20: 1.08

TOTAL EXPENSE RATIO

Jun 2020: 0.86%

INVESTMENT MANAGER

Nest Asset Management (Pty) Ltd, an authorized Financial Services Provider
FSP No: 46549
25 Culcross Road
Bryanston, Sandton
Gauteng
2191
Tel: +27 11 591 0677
E-mail: info@anchorfs.co.za

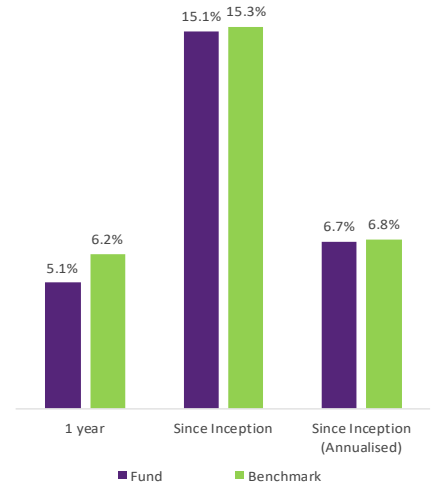
MANAGEMENT COMPANY

Itransact Fund Managers (RF) (Pty) Ltd
15 Philips Street
Ferndale, Randburg
2194
Tel: 0861 116 075
E-mail: admin@itransactfm.co.za

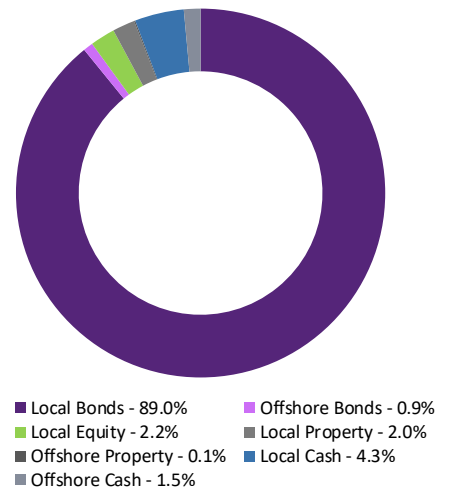
CUSTODIAN/TRUSTEE INFORMATION

FirstRand Bank Ltd acting as RMB Custody and Trustee Services
Mezzanine Floor, 3 First Place
Bank City, Corner Jeppe & Simmonds Street, Johannesburg, 2001
E-mail: DL-TrusteeServices-Custody@fnb.co.za
Tel: 011 282 8000

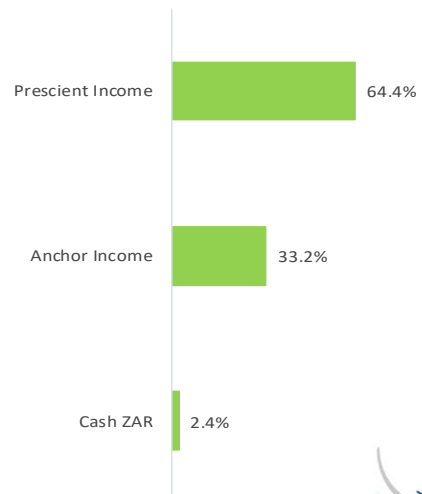
PERFORMANCE VS. BENCHMARK



ASSET ALLOCATION



TOP COUNTERPARTIES



FUND MANAGER COMMENTARY

Severe market anomalies continue to be presented in fixed income markets with an unprecedented yield curve slope. South Africa's yield curve continues to be the steepest yield curve of all emerging market peers and even close to the steepest its been relative to its own history perhaps pricing in ongoing negative credit events for South Africa with a major deterioration in public finances. The unemployment numbers released during September continued to fuel these fears with unemployment (according to the expanded definition) expanding beyond a very concerning 40%. In light of this, the medium-term budget policy update during October is going to be critical for the fiscal credibility of South Africa.

Despite the Reserve Bank maintaining interest rates at their current levels, historically low rates have kept reference rates for corporate credit very subdued and hence we continue to see a number of risks building in the corporate credit market. We continue to monitor positions very closely here and have reacted accordingly by taking some risk off the table. Conversely, we continue to see significant opportunity within the preference share space as yield spreads relative to JIBAR are by far the highest they have been in over a decade and select companies continue to announce a buy-back programme that will drive prices from deep discounts closer to par value and thus unlocking further capital gains driven returns. Volatility remains elevated though and position sizes remain small for risk management purposes.

After yet another disappointing month from domestic listed property (ending down 3%), the asset class is now the worst performing major one over all discrete time periods up to 3 years. From a company perspective, market updates from the Investec Property Fund as well as Hyprop over the course of September continued to highlight a pervasive trend across the sector: materially impaired distributable income as a result of the lockdown, increasing loan to values and balance sheet strain and ongoing asset impairments as heightened vacancies bite. In summary, the asset class continues to trade on historically the most attractive yields relative to bonds, but risks remain obvious with income funds remaining somewhat underweight.

ACCESS TO INFORMATION

- Additional information, including application forms, annual or quarterly reports can be obtained from IFM, free of charge or can be accessed on our website (www.itransactfm.co.za).
- Valuation takes place daily and prices can be viewed in the daily newspaper.
- Upon request the Manager will provide the investor with quarterly portfolio investment holdings reports.

FAIS CONFLICT OF INTEREST DISCLOSURE

Please note that your financial advisor may be a related party to IFM. 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 the portfolio to IFM, 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.

DISCLAIMER

Itransact Fund Managers (RF) (Pty) Ltd ("IFM") is a registered Manager of the IFM Unit Trust Scheme, approved in terms of the Collective Investments Schemes Control Act, No 45 of 2002. Collective Investment Schemes in securities are generally medium to long term investments. The value of the participatory interests (units) may go down as well as up and past performance is not necessarily a guide to future performance. Performance is calculated for the portfolio. Forward pricing is used. Individual investor performance may differ as a result of the actual investment date, the date of re-investment and withholding taxes. The Manager does not guarantee the capital or the return of a portfolio. Collective Investments are traded at ruling prices and can engage in borrowing and scrip lending, however IFM does not currently engage in scrip lending. A schedule of fees, charges and maximum commissions is available on request. IFM reserves the right to close the portfolio to new investors and reopen certain portfolios from time to time in order to manage them more efficiently in accordance with its mandate. Performance figures quoted for the portfolio are from Morningstar and the Fund Administrator, as at the date of this document for a lump sum investment, using NAV-NAV with income reinvested and do not take any upfront manager's charge into account. Income distributions are declared on the ex-dividend date and may be subject to mandatory withholding taxes. Actual investment performance will differ based on the initial fee charge applicable, the actual investment date, the date of reinvestment and dividend withholding tax. Investments in foreign securities may include additional risks such as potential constraints on liquidity and repatriation of funds, macroeconomic risk, political risk, foreign exchange risk, tax risk, settlement risk as well as potential limitations on the availability of market information. This fund may invest into other Collective Investment Schemes, which may levy their own charges, which could result in a higher fee structure for these portfolios.

Certain investments, including those involving futures, options, equity swaps, and other derivatives may give rise to substantial risk and might not be suitable for all investors. Although reasonable steps have been taken to ensure the validity and accuracy of the information in this document, IFM does not accept any responsibility for any claim, damages, loss or expense, however it arises, out of or in connection with the information in this document, whether by a client, investor or intermediary. This document should not be seen as an offer to purchase any specific product and is not to be construed as advice or guidance in any form whatsoever. Investors are encouraged to obtain independent professional investment and taxation advice before investing with or in any of the Manager's products.

FEES AND FAIS DISCLOSURE

Initial Fees (IFM) (Incl VAT)	0.00%
Initial Advisory Fee (Max) (Incl VAT)	3.45%
Ongoing Advisory Fee (Max) (Incl VAT)	1.15%

Annual Management Fees (Incl VAT)	0.86%
Performance Fee	None

TOTAL EXPENSE RATIO (TER) & TRANSACTION COST

Total Expense Ratio	0.86%
Portfolio Transaction Cost	0.00%
Total Investment Charge	0.86%

A Total Expense Ratio (TER) is a measure of a portfolio's annual expenses, fees and charges, expressed as a percentage of the average daily value of the portfolio. These expenses include the annual management fees, VAT, audit fees, bank charges and costs incurred in any underlying funds. A higher TER ratio does not necessarily imply a poor return, nor does a low TER ratio imply a good return. The current TER ratio cannot be regarded as an indication of future TER ratios. Performance return information and prices are always stated net of the expenses, fees and charges included in the TER ratio.

The TER and transaction costs calculations are based on the portfolio's direct costs for the period ended 30 June 2020.

FUND MANAGER



Simon du Plooy has a MSc Financial Mathematics degree. He spent five years in the banking industry, at Absa and RMB, where he conducted risk analysis for trading desks and hedge funds. He joined Corion in 2009 as part of the investment team and in 2013 took on the role as Portfolio Manager.

SUBSCRIPTIONS

Valuation time	17h00
Transaction cut-off time	15h00
Payment reference	Initials & Surname / Account Number

Please send proof of deposit to fax (011) 561 6812 or e-mail: admin@itransactfm.co.za