

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

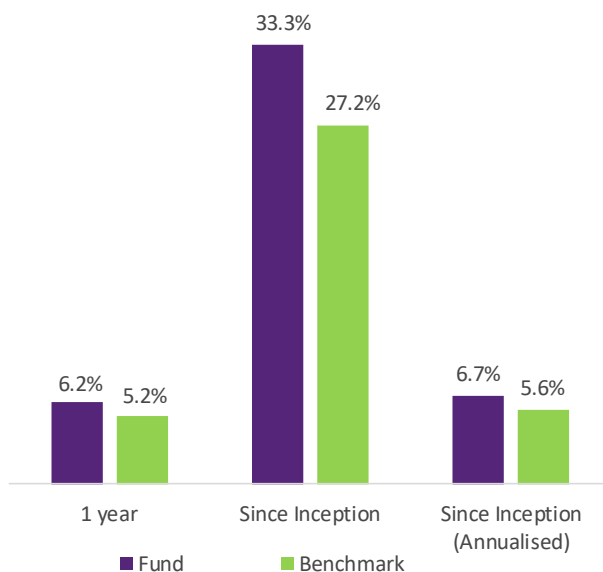
In order to achieve its objective, the IFM Income Fund will invest in a diversified portfolio of income oriented assets. In addition to participation in portfolios of collective investment schemes, the portfolio's investment universe may consist of equity securities, exchange traded funds, preference 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.

PERFORMANCE VS. BENCHMARK



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

R104.94

BENCHMARK

SteFI Composite Index

PORTFOLIO VALUE

R275.99 million

DISTRIBUTION

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

DISTRIBUTION (RPU)

Mar '22: 1.31 | Jun '22: 1.77
Sep '22: 1.80 | Dec '22: 1.46

TOTAL EXPENSE RATIO

Sep '22: 0.95%

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

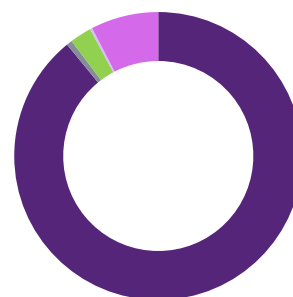
MANAGEMENT COMPANY

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

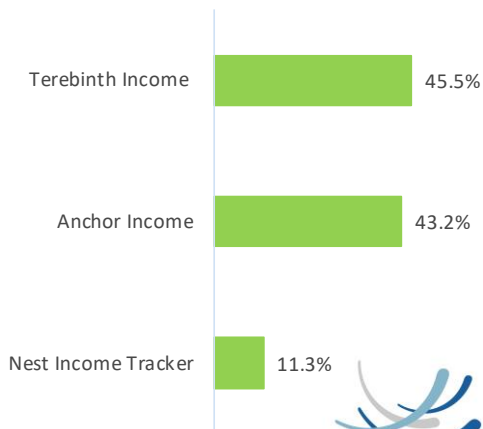
FirstRand Bank Ltd acting as RMB
Custody and Trustee Services
Mezzanine Floor, 3 First Place
Bank City, Corner Jeppe &
Simmonds Street, Johannesburg,
2001
E-mail: DL-TrusteeServices-Custody@fnb.co.za
Tel: 011 282 8000

ASSET ALLOCATION



- Local Bonds - 89.1%
- Local Property - 2.4%
- Local Cash - 7.6%
- Offshore Bonds - 0.6%
- Offshore Property - 0.3%

HOLDINGS



FUND MANAGER COMMENTARY

2022 was difficult for investors as both equity and fixed income asset classes ended the year firmly in the negative. Over the year markets continued to be influenced by inflation and the consequential aggressive interest rate increases by central banks, recessionary fears, and the Russian invasion of Ukraine.

In December, the Fed kept its hawkish stance despite signals that inflation was slowing down in the US (but remains well above central bank expectations). The bond market continued to indicate the likelihood of a recession in 2023 as a result of the inverted yield curve, slow consumer spending, and weak manufacturing orders. European inflation appeared to have peaked but also remains well above the European Central Bank's targets. The Eurozone remains in recession territory, however data indicating that the recession will not be as deep as initially envisaged began to abate some fears over December.

On the local economic front, politics was the dominant theme of the month with the ANC elective conference going ahead. There was much debate surrounding the likelihood of Cyril Ramaphosa gaining a second term as leader of the ANC due to the Phala Phala scandal. Despite this, Cyril Ramaphosa was elected for a second five-year term as ANC president relaxing many market participants' fears.

As we start 2023, markets will continue to try to ascertain whether we are heading for a hard or soft landing regarding a recession. A hard landing would suggest that central banks will struggle to bring inflation under control. In such case, interest rates will continue to rise, placing additional pressure on consumer spending, investment, and ultimately business earnings. If inflation declines to a tolerable level allowing central banks to stop raising rates, the soft-landing scenario is more likely to take place. Although GDP growth may drop to close to zero, economic growth rates would mostly likely rebound shortly thereafter.

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 management 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	0.95%
Portfolio Transaction Cost	0.00%
Total Investment Charge	0.95%

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 September 2022.

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@itranactfm.co.za