

CLOUD ATLAS AMI REAL ESTATE ex-SA ETF MINIMUM DISCLOSURE DOCUMENT

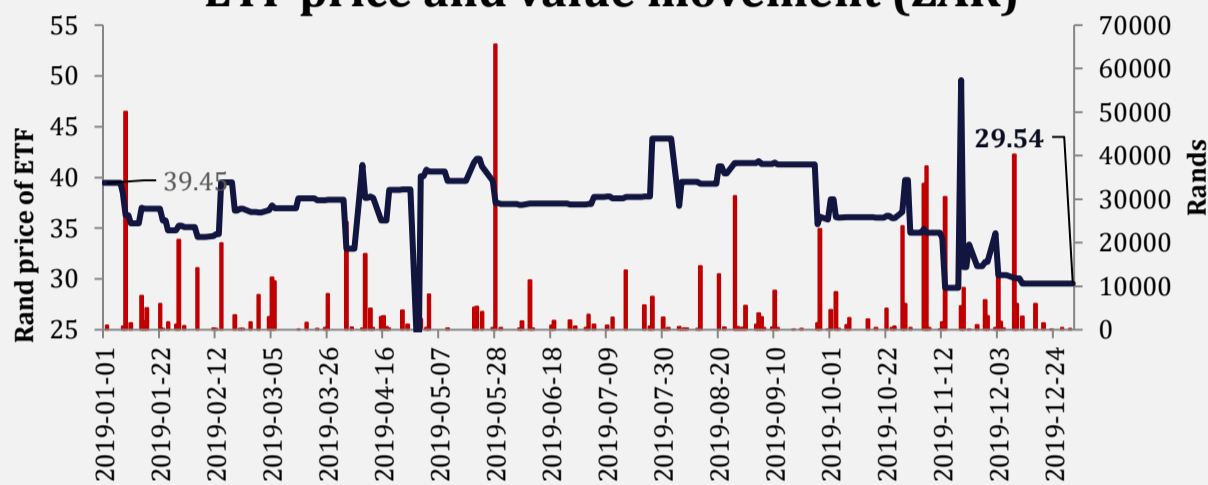
Commentary

The Africa property market has contracted as 2019 comes to an end, although property is usually regarded as a safe haven during economic uncertainty as risk – aversion from low yielding assets was experienced in 2019 leading to a decline in the performance of the portfolio. During December AMIRE peaked at R34.49c settling the year at R30.19c. Major weights in terms of constituents are GRIT REAL ESTATE INCOME GROUP LIMITED (Mauritius) and TALAAT MOUSTAFA GROUP (Egypt) collectively making up over 35% of the portfolio. With the fund size being what it is the manager is seeking to close or make dormant the portfolio.

The portfolio rebalanced in the month of December: New additions: N/A; Removals: New Africa Properties (12.99%)

1 year performance

ETF price and value movement (ZAR)



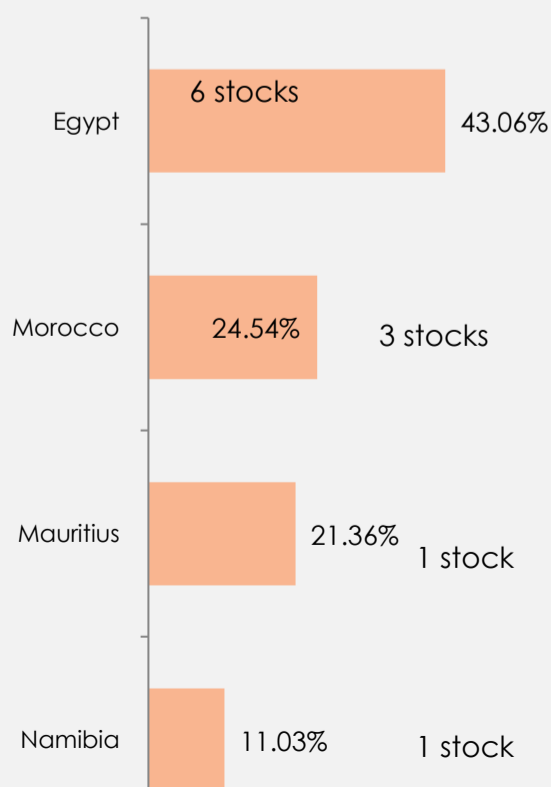
	Rands		US Dollars	
	NAV	Index	NAV	Index
Past month	0.21%	-2.43%	5.01%	2.24%
Six months	-20.34%	-7.59%	-19.67%	-6.81%
1 year	-30.09%	-10.23%	-28.15%	-7.74%

Note: Cumulative returns shown above. **Source:** Administrator and values are converted to US\$ using exchange rates from Refinitiv. **Comments:** The fund NAV published is effected by ongoing expenses which which given the fund size create a significant impact.

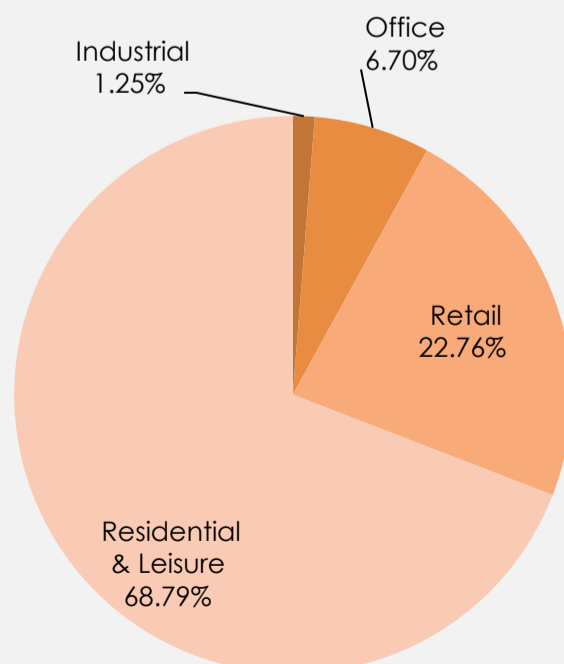
	12M Forward PE	12M Forward DY
Botswana	0.0x	7.67%
Egypt	9.2x	2.23%
Mauritius	0.0x	4.71%
Morocco	4.4x	2.57%
Namibia	0.0x	8.10%

Source: Thomson Reuters, where 12month forward data is not available, historic 12 month figures are used.

Country exposure in ETF



Property portfolio



* Based on index rebalance 2017 Q4.

* Based on properties counted as at end of 2017



Cloud Atlas
INVESTING

As at end of December 2019

Objective

To closely track the Cloud Atlas AMI Real Estate ex-SA index. Classified as African property.

Fund information

Launch Date	01-Jun-18	
Exchange	Johannesburg Stock Exchange	
ISIN	ZAE000254595	
Share Code	AMIRE	
Trading Hours	9am - 5pm (CAT)	
Year End	December	
NAV Publication	Daily on website	
Fund Size (000's)	R	811.06
	\$	58.00
Compliance	Africa allocation under Regulation 28 of 2011	
Currency	ZAR	
Closing NAV per unit	R	28.01
Closing NAV per unit	\$	2.00
Units in issue	28,960	

Dividend Yield Annualised	0.00%	
No dividend declared.		
Rebalance	Quarterly	

Number of Constituents	20	
Tracking Error (Alpha)	2.39%	
Measured as a standard deviation of active returns over one month.		

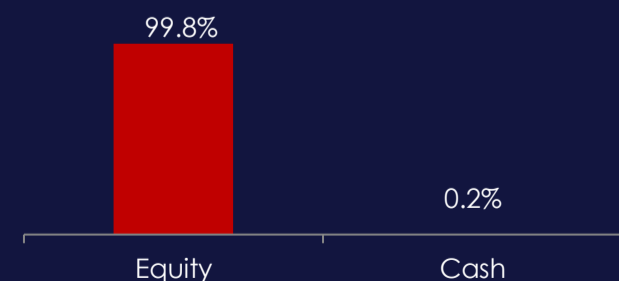
Risk Profile

Moderate

ETF Cost Structure

Management Fee	0.50%
Custody Fee	0.35%
Total charges	0.85%
See Note for additional costs	

Asset allocation



Note: Excess cash due to unit creation ahead of month-end.

Constituent analyst recommendations

Buy	Hold	Sell
14%	71%	14%

Holdings

Name	Name
Grit Real Estate Income Group 21.4%	Res Dar Saada 5.7%
Talaat Moustafa Group 14.7%	Palm Hills Devs.Sae 5.0%
Douja Prom Addoha 13.1%	Emaar Misr For Development 3.5%
Oryx Properties 11.0%	
Medinet Nasr Housing 8.2%	
Heliopolis Housing 6.0%	
Alnc.Dvppt.Immobilier 5.8%	
Six Of Oct.Dev.& Inv. 5.7%	
Res Dar Saada 5.7%	
Palm Hills Devs.Sae 5.0%	

Service Providers

Product Issuer	Cloud Atlas (RF) Pty Ltd
Address	Ground Floor Cradock Heights 21 Cradock Avenue Rosebank, 2196
Website Enquiries	www.cloudatlasinvesting.com 011 268 1852
Trustee	Rand Merchant Bank
Address	Think Precinct, 1 Merchant Place Cnr Fredman Drive & Rivonia Road Sandton, South Africa, 2196
Contact	011 282 8000
Fax	011 282 8008
Website	www.rmb.co.za
Administration	Maitland Group
Address	Maitland House 1, River Park Gloucester Road, Mowbray 7700
Contact	021 681 8000
Fax	021 681 8100
Website	www.maitlandgroup.com
Index Calculation Agent	Refinitiv (Thomson Reuters)
Address	The Chelsea Building 138 West Street Sandton, Johannesburg
Contact	011 775 3000
Website	www.thomsonreuters.com

Advantages of Trading the ETF

Diversification: By buying one unit, you buy into several stocks in Africa at once, spreading your risk.

Cloud Atlas ETFs are listed on the JSE, and operate as a Collective Investment Scheme. Creating a safe and regulated environment for you investment to flourish.

The ETF is Inward listed, meaning a local individual investor can gain exposure into the fund without needing the Reserve Bank approval. Institutional investors can invest in this fund and it falls into the Regulation 28 Africa allocation.

Applying passive management helps save time and work on the part of the investor.

Risks associated with trading this ETF

The ETF provider is not responsible for price movements in the stock market.

Because the fund invests outside South Africa but calculated in Rands, exchange rates movements may adversely affect its value and performance.

Cloud Atlas works with service providers whose actions may also affect the fund's operations.

When a client sells ETF units and it is greater than, or equal to a basket size, Cloud Atlas will sell, in accordance to the index weightings, and repatriate the proceeds back to South Africa to pay the investor and cancel the ETF units. Where repatriation is delayed due to FX restrictions in a particular market, Cloud Atlas will move the sale proceeds of the underlying market to a separate Trust account for the care of the investor. The funds will, by default, be held in this account until they are able to be repatriated to South Africa.

How to buy

The AMI Real Estate ex-SA ETF has the following Ticker code: AMIRE and ISIN code: ZAE000254595.

On market trade

Client places order to purchase ETF units, in the market, at a price close to the trading price on the screen.

The market maker will then match the investors order, prices on the screen can differ to NAV.

Description	%
Costs as a function of running the ETF will reduce as the fund size increases. From time to time the Manco provide a rebate.	
Management subsidy	0.12%
Custody fees	4.01%
Listing fees	8.39%
Administration and audit fees less 2019 subsidy	13.23%
2019 subsidy	-9.86%
Total Expenses Ratio	15.88%

Disclaimer

Cloud Atlas (RF) (Registration number 2013/078096/07) is a registered Collective Investment Scheme, supervised by the Financial Services Board. Collective investment schemes (CIS) are generally medium to long-term investments. The value of participatory interests 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. The Manager does not provide any guarantee, either with respect to the capital or with respect to the return of a portfolio. Prices will be published daily on the Johannesburg Stock Exchange and are made available on our website. The portfolios are valued, in the primary market, at 17h00 (CAT) on the pricing date (business days), and with the Trustee's consent, valuations may take place more frequently, and the transaction cut-off time is 10h00 on each pricing date (business days). 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. Investors are reminded that an investment in a currency other than their own may expose them to a foreign exchange risk. The exchange traded fund is listed on an exchange and may incur additional costs. The ETF is more publicly tradable and information on the performance of the portfolio is easily obtained. An investor can view the index and its performance, as tracked by the exchange traded fund, on our website.. The tracking error of the exchange traded funds cannot exceed 2.5% p.a. You can obtain additional information on the proposed investment, free of charge, from brochures, application forms and the annual report and any half-yearly report, which are available on our website: <https://www.cloudatlasinvesting.com/ami-real-estate-ex-sa-etf>. Associates of the Manager may be invested within certain portfolios, and the details thereof are available from the Manager. Any other information regarding the portfolio is available at the offices of the Manager.