

REITWAY GLOBAL PROPERTY FUND (MLT) (\$)
Retail Class
MINIMUM DISCLOSURE DOCUMENT

31 August 2025

The Investment Opportunity

The Reitway Global Property Fund, which has been approved by the Malta Financial Services Authority, offers a seamless exposure to a portfolio of distribution-producing global real estate securities. The fund is a Malta domiciled, US dollar-denominated collective investment scheme investing in REITs and property-related securities. The fund is priced daily, and can be entered using USD, GBP and EUR.

While the securities are largely located in the developed markets of North America, Europe, Australia and Asia, the fund does not exclude exposure to developing economies where compelling investment opportunities present themselves.

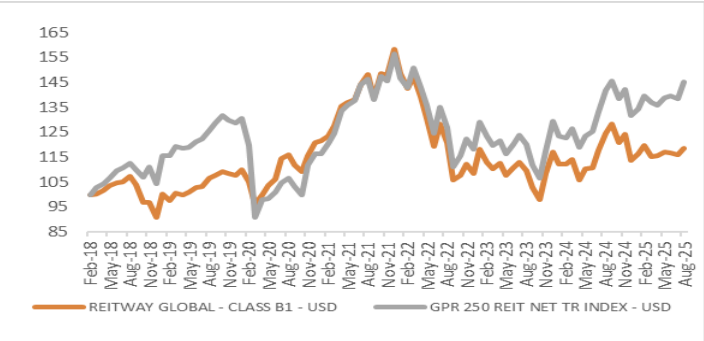
Fund Objectives

The primary objective of the Fund is to provide investors with exposure to the listed global property market. The Fund will focus on selecting investments that have an ability to provide both high levels of income and long-term capital growth.

Mandate Compliance

The fund remains within the reporting fund regime as at the date of this report.

Performance



Monthly Returns

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	Fund %	2.02	3.17	(3.73)	0.12	1.43	(0.24)	(0.78)	2.16					4.06
	Benchmark %	2.14	3.83	(1.79)	(0.89)	2.13	0.56	(0.68)	4.71					10.25
2024	Fund %	(4.34)	(0.04)	1.93	(7.29)	4.09	0.36	6.50	5.85	2.90	(5.69)	2.56	(8.27)	(2.84)
	Benchmark %	(4.56)	(0.66)	3.12	(5.92)	3.84	1.27	6.32	6.50	2.72	(4.91)	2.64	(7.46)	1.61
2023	Fund %	9.00	(4.66)	(2.07)	1.89	(4.41)	2.81	2.05	(2.90)	(6.34)	(4.45)	10.55	8.05	7.95
	Benchmark %	9.17	(4.24)	(3.21)	1.64	(4.31)	3.18	3.24	(3.20)	(6.62)	(5.01)	10.43	10.19	9.52
2022	Fund %	(6.00)	(4.21)	3.57	(5.66)	(6.34)	(8.43)	7.61	(6.00)	(12.51)	2.00	4.25	(3.43)	(31.42)
	Benchmark %	(6.18)	(2.75)	5.71	(5.21)	(5.14)	(8.14)	8.45	(6.23)	(12.26)	3.87	5.70	(3.22)	(24.48)

*Past performance is not a reliable indicator of future performance. Performance is net of fees, before taxes, including imputation credits.

The full table of historical returns since inception can be viewed on our website: reitwayglobal.com

Risks

All investments carry risk. Different strategies may carry different levels of risk depending on the assets that make up the strategy. Assets with the highest long-term returns may also carry the highest level of short-term risk.

Neither returns nor the money you invest in the Fund is guaranteed. Where foreign securities are included in the Fund there may be 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. 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.

Risk Profile*

Medium Risk/Medium - High Risk (Property Funds)

- This Fund carries exposure to mainly property securities.
- Property by nature is a moderate risk/moderate - high risk investment
- Where the asset allocation contained in this MDD reflects offshore exposure, the Fund is exposed to currency risks.
- The Fund is exposed to interest rate risks and is sensitive to inflation and interest rate cycles.
- The Fund is suitable for medium term investment horizons.

Fund Facts

Scheme Name:	Reitway Global Property Fund (MLT) SICAV plc
Fund Domicile:	Malta
Fund Administrator:	Prescient Fund Services (Ireland) Limited
Fund Auditor:	Deloitte Audit Limited
Custodian:	Sparkasse Bank (Malta)
Investment Manager:	Reitway Global (Pty) Ltd
Inception Date:	26 February 2018
Fund Size (All Classes):	\$32.899 million
NAV Price: Retail (Inception):	1.1386
NAV Price: Retail (Month end):	1.3325
Fund Units:	23 086 741
Currency:	USD
Minimum Investment:	\$ 10 000
ISIN:	MT7000021325
Subscription Frequency:	Daily
Redemption Notice:	Daily before 12:00 (Guernsey)
Redemption Frequency:	Daily
Management Fee (Retail):	0.95% pa
Performance Fee:	None

Less than 1 Yr

1 - 3 Yrs

3+ Yrs

3 - 5+ Yrs

5+ Yrs

RISK = LOW

RISK = L - M

RISK = MED

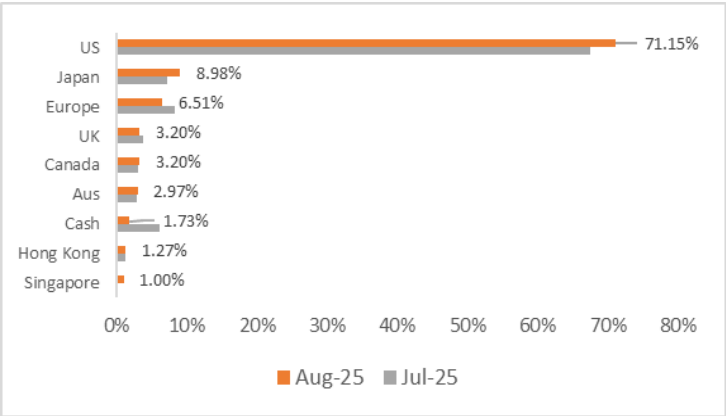
RISK = M - H

RISK = HIGH

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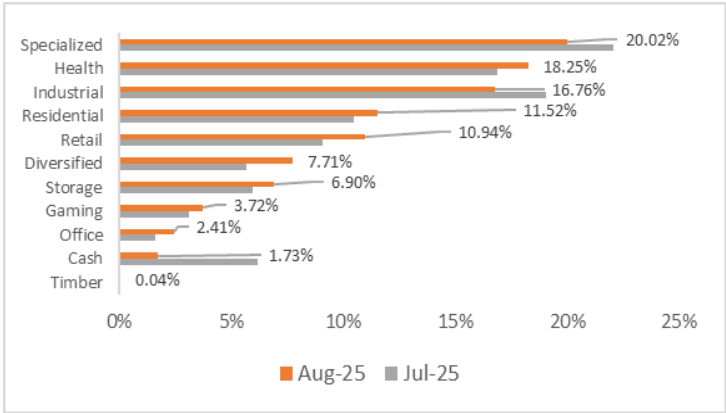
Geographic/Currency Diversification



Top 10 Holdings

Share	Exchange
American Tower Corporation	NYSE
Digital Realty Trust	NYSE
Equinix	NASDAQ
Goodman Group	ASX
Mitsui Fudosan	TSE
Prologis	NYSE
Realty Income	NYSE
Simon Property Group	NYSE
Vici Properties	NYSE
Welltower Inc	NYSE

Property Sector Diversification



Fund Contact Details

Administrator | Registry enquiries:
Prescient Fund Services (Ireland) Limited
49 Mount Street Upper, Dublin 2
Ireland
Phone: +353 1 676 6959
Email: TA@prescient.ie
www.prescient.ie

Custodian:
Sparkasse Bank Malta p.l.c
101 Townsquare, Ix-Xatt ta’
Qui-si-Sana Sliema SLM3112, Malta
Phone: +356 2133 5705
Email: info@sparkasse-bank-malta.com
www.sparkasse-bank-malta.com

Investment Manager | Investor relations| SA Representative Office
The Business Exchange, 3 Bridgeway, Bridgeway Precinct,
Century City, Cape Town, South Africa, 7441
Phone: +27 21 551 3688
Email: info@reitwayglobal.com
www.reitwayglobal.com

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Collective Investment Schemes are generally medium to long term investments. The value of participatory interests may go down as well as up. The investment manager does not provide any guarantee either with respect to the capital or the return of a Fund. Different classes of units apply to the Fund and are subject to different fees and charges. The fees and charges for each class are available in the Offering Memorandum. The investment manager has a right to close Funds to new investors in order to manage them more efficiently in accordance with their mandates. Commission and incentives may be paid and if so, will be included in overall costs. Income is re-invested on the re-investment date. Actual investment performance will differ based on the initial fees applicable, the actual investment date and the date of reinvestment of income. Dealing prices are calculated on a net asset value and auditor's fees, bank charges and trustee fees are levied against the Funds. The fund is traded at ruling prices. Performance is calculated for the Fund. The individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. Income distributions are included in the performance calculations prior to deduction of applicable taxes. Performance numbers and graphs are sourced from information provided by JTC Fund Solutions (Guernsey) Ltd. Performance figures are calculated on a NAV to NAV basis over all reporting periods. The investment performance is for illustrative purposes only. The investment performance is calculated after taking the actual initial fees and all ongoing fees into account. The reinvestment of income is calculated on the actual amount distributed per participatory interest by using the ex-dividend date NAV price of the applicable class of the Fund, irrespective of the actual reinvestment date. Prices are published on Bloomberg daily. The Reitway Global Property Fund is a professional investor fund that has been approved by the Malta Financial Services Authority. None of the information or opinions expressed in this document constitute an offer to sell or the solicitation of an offer to buy securities. This material is for information purposes only. The Reitway Global Property Fund has been approved by the Financial Sector Conduct Authority under section 65 of CISCA for distribution in South Africa.