



YOUR PROPERTY ALLOCATION REIMAGINED

REITWAY
GLOBAL®

Redefining Investment in Listed Property



OUR POSITION

Acknowledging Passive, Embracing Active

Courtesy: Andrew Vincent, Clucas Gray

AGENDA

1 | **Introduction to Prescient Fund Services**

Hayden Reinders, Head: BD and CRM, Prescient Fund Services

2 | **Introduction to Global Property Research (GPR)**

Jeroen Vreeker, Managing Director, GPR

3 | **Your property allocation reimaged**

Greg Rawlins, Chief Executive Officer, Reitway Global



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OUR PARTNERS

Prescient
FUND SERVICES

Prescient Fund Services

PRESCIENT ETF PLATFORM (CIS)

INTRODUCTION



- Prescient Fund Services is a global administrator based in Cape Town and Dublin with R1tn in AUA, serving over 130 Investment Managers of which R187bn are under Prescient Manco co-name platform
- The Prescient Manco consists of Traditional, Retail Hedge Funds and Qualified Hedge Fund schemes, and as of April 2023 a co-name platform for ETFs
- The ETF platform will support both index tracking and Actively Managed ETFs

PRESCIENT ETF PLATFORM (CIS) KEY SERVICES PERFORMED BY THE MANCO



- Platform arrangements using Prescient Manco licence
- Prescient will run the regulatory processes
- Prescient will coordinate the JSE requirements
- Prescient performs the valuation and reconciliation administrative processes
- Prescient performs the unitisation and daily NAV calculations
- Prescient monitors both mandate and regulatory compliance monitoring

PRESCIENT ETF PLATFORM (CIS) OUR PARTNERSHIP WITH REITWAY



- We are very excited to work with Reitway in the ETF space, having worked with them for a number of years servicing their Maltese Funds and their SA feeder.
- Prescient looks forward to performing a valuable CIS platform service and supporting white label clients like Reitway (the first to launch under the Prescient ETF Scheme).

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OUR PARTNERS



Global Property Research

*The benchmark specialist for investments in the
international real assets securities market*

WHO IS GPR

- A registered Benchmark Administrator under the European Benchmarks Regulation (BMR)
- Focusing on global real assets securities
- An independent, dedicated and experienced Index Team with hands-on service for clients

WHO IS GPR

- Specialising in customised and tailor-made index products
- Include the broadest global diversification, no bias towards specific regions
- Consistent in determining/maintaining benchmarks
- Widely used by international investors and asset managers for tracking portfolios and benchmarking purposes

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*There's no compromise on
Performance*

OUR PROPOSITION

We: -

- Are not in the business of telling people what **investment style** or **vehicle** they should use – for their property allocation.
- Provide an array of competitive products coupled with transparency & information thus affording investors **choice & flexibility**.

We listen to you – and then create the appropriate investment vehicle

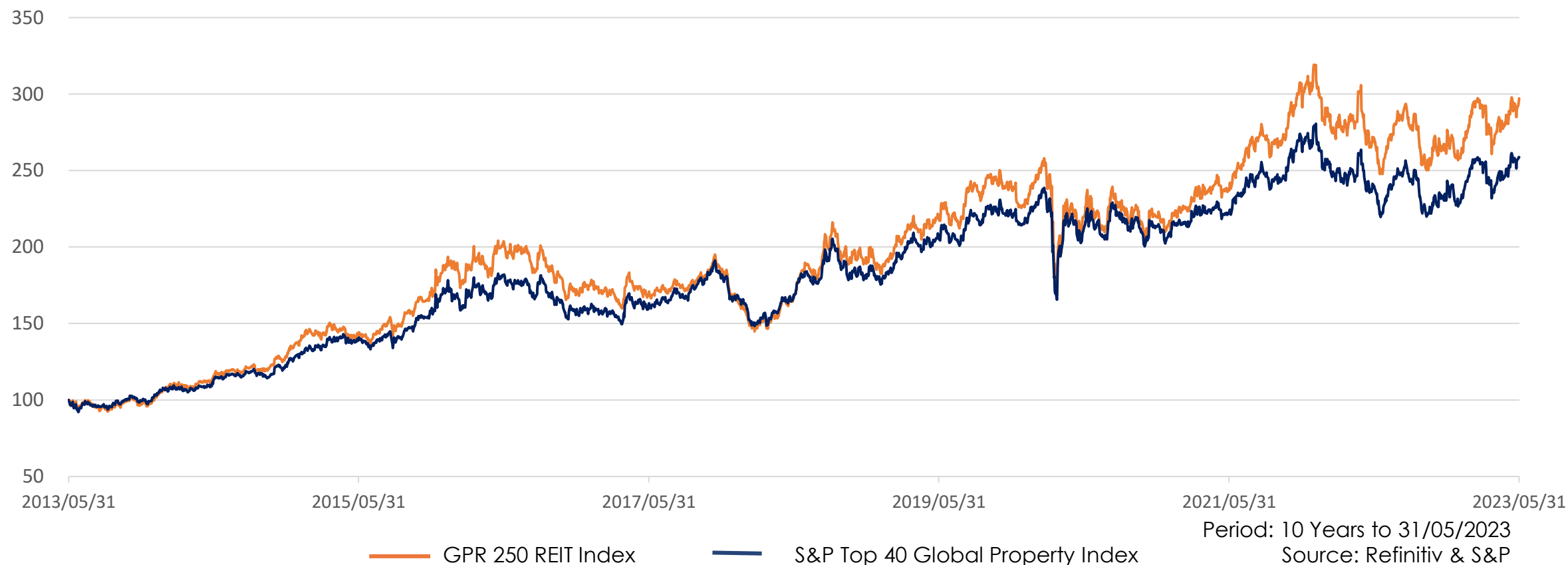
GLOBAL PROPERTY INDICES

Three Global Property Indices have been developed together with Global Property Research (GPR)

The starting point is their flagship liquidity based GPR 250 Index which outperforms the competitive indices.

GPR 250 REIT Index vs S&P Top 40 Global Property Index

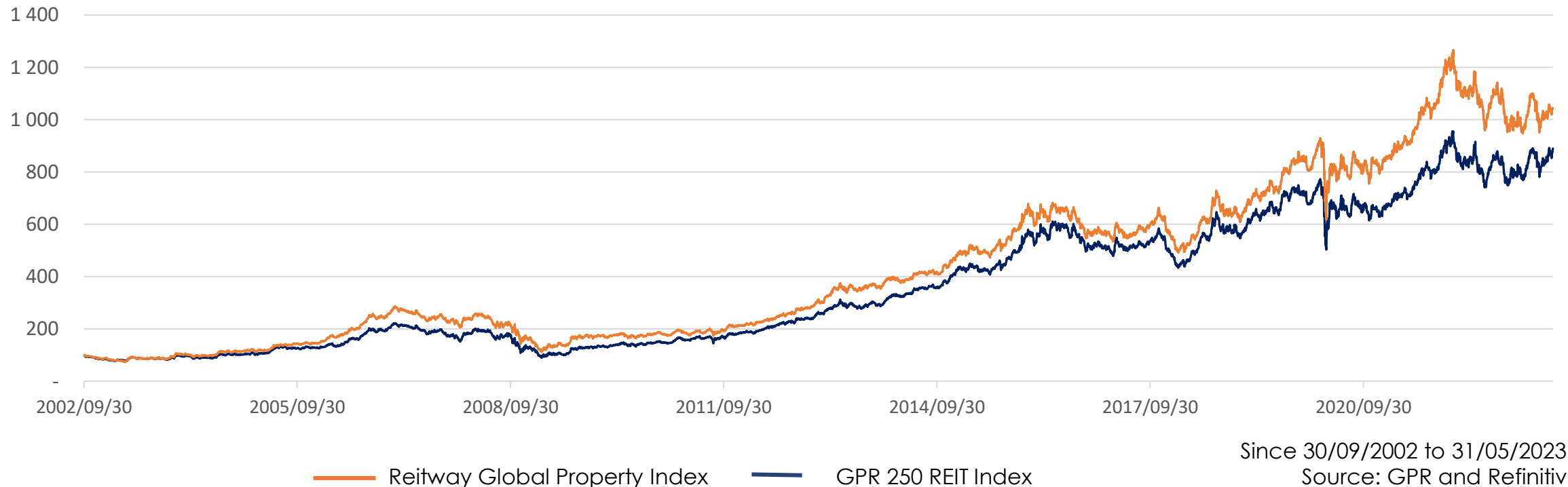
10 Years	GPR 250 R	S&P Top 40
Total Return (ZAR)	197.09%	158.71%



Reitway Global Property Index vs GPR 250 REIT Index

This Index is a concentrated high performance albeit a more volatile Index with the objective being to deliver a significantly higher performance than the GPR 250 REIT Index - over the medium term.

Since Inception	Reitway - Index	GPR 250 R
Total Return (ZAR)	942.6%	789.4%



REITWAY GLOBAL PROPERTY PRESCIENT ETF

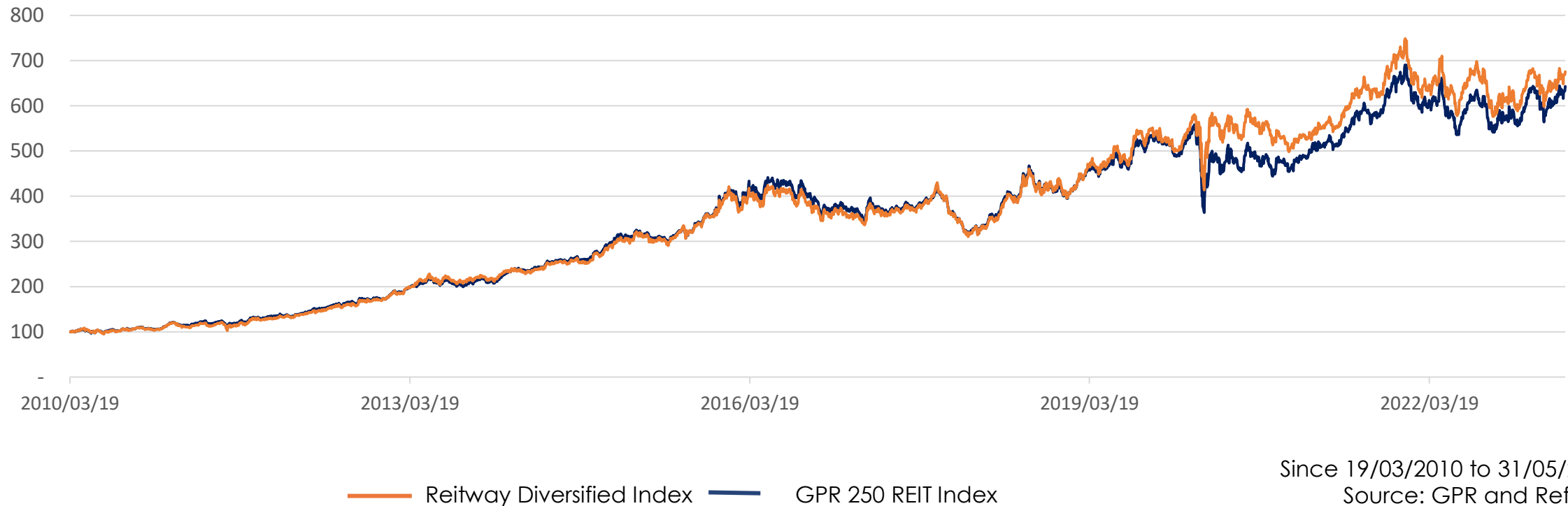
JSE Code: STXGPR

JSE Code: RWGPI

Reitway Diversified Global Property Index vs GPR 250 REIT Index

The objective of this Index is to track & ultimately outperform the GPR 250 REIT Index on a relatively consistent basis

Since Inception	Reitway Diversified - Index	GPR 250 R
Total Return (ZAR)	575.2%	542.6%



REITWAY GLOBAL PROPERTY DIVERSIFIED PRESCIENT ETF

JSE Code: RWDVF

ENVIRONMENTAL, SOCIAL, GOVERNANCE (ESG)

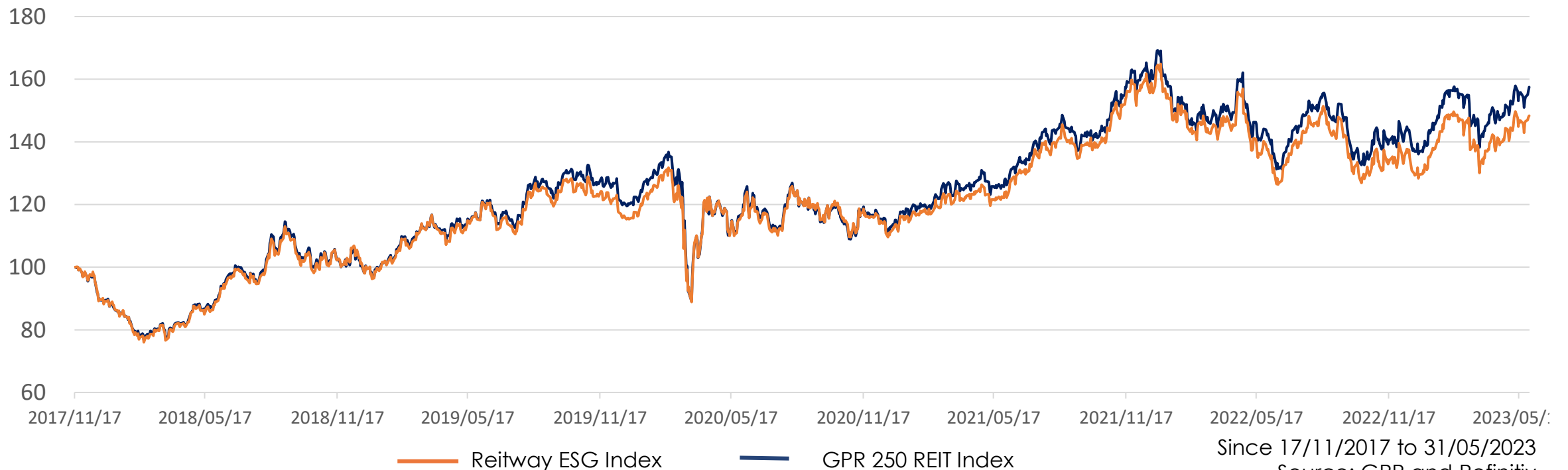
A REIT ESG ranking consisting of these **5 broad categories** computed and maintained by an accredited Ranking Agency:

- Disclosure Methods
- Governance of Sustainability
- Implementation
- Operational Performance
- Stakeholder Engagement

Reitway ESG Global Property Index vs GPR 250 REIT Index

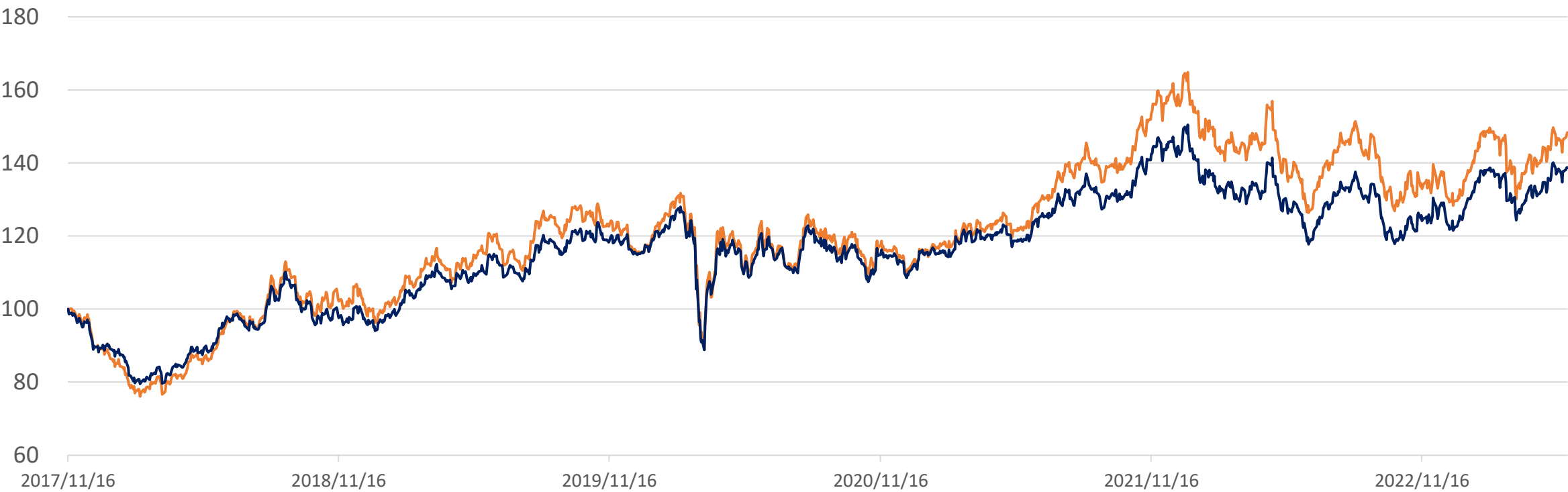
The objective of this Index is to deliver a credible performance relative to the GPR 250 REIT Index whilst maintaining a minimum ESG ranking of 90%.

Since Inception	Reitway ESG - Index	GPR 250 R
Total Return (ZAR)	48.3%	57.5%



Reitway ESG Global Property Index vs S&P Top 40 Global Property Index

Since Inception	Reitway Diversified Index	S&P Top 40
Total Return (ZAR)	48.3%	38.7%



Reitway ESG Index

S&P Top 40 Global Property Index

Since 17/11/2017 to 31/05/2023
Source: GPR and Refinitiv

REITWAY GLOBAL PROPERTY ESG PRESCIENT ETF

JSE Code: RWESG

OUR ACTIVELY MANAGED PERFORMANCE



Best (SA Domiciled) Global Real Estate Fund on Straight Performance over 3 years
Reitway BCI Global Property Feeder Fund



Best (SA Domiciled) Global Real Estate Fund on a Risk-Adjusted Basis over 5 years
Reitway BCI Global Property Feeder Fund



Best (FSCA Approved) Offshore Real Estate Global General Fund on Straight Performance over 3 years
Reitway Enhanced Global Property Fund

Best (SA Domiciled) Global Real Estate Fund on a Risk-Adjusted Basis over 5 years
Reitway BCI Global Property Feeder Fund



Best (SA Domiciled) Global Real Estate Fund on a Risk-Adjusted Basis over 5 years
Reitway BCI Global Property Feeder Fund

Note: The full details and the basis of these awards are available from Reitway Global (Pty) Ltd

OUR PRODUCTS



Malta

- Reitway Global Property Fund (MLT) (USD, GBP and EUR)
- Reitway Enhanced Global Property Fund (MLT) (USD, GBP and EUR)



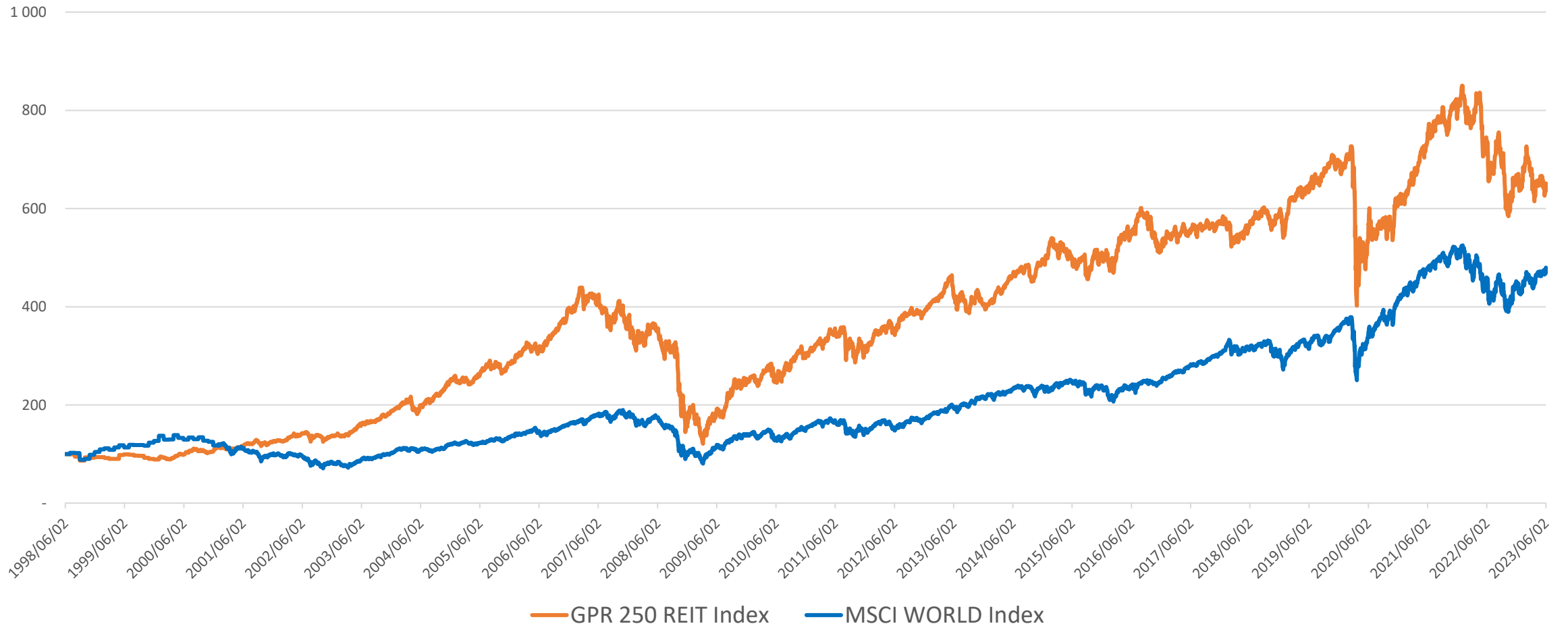
South Africa

- Reitway BCI Global Property Feeder Fund (ZAR)
- Reitway Enhanced Global Property Prescient QI Hedge Feeder Fund (ZAR)

REITS VS EQUITIES

25 YEARS TO 31 MAY 2023 (USD)

Total Return	379.90%	551.31%
Annualised Return	6.48%	7.78%



Source: Thomson Reuters

THE LISTED REAL ESTATE OPPORTUNITY

ARE REITs READY TO RISE?

Global REIT and broad asset class performance
following greater than 20% discounts to NAV

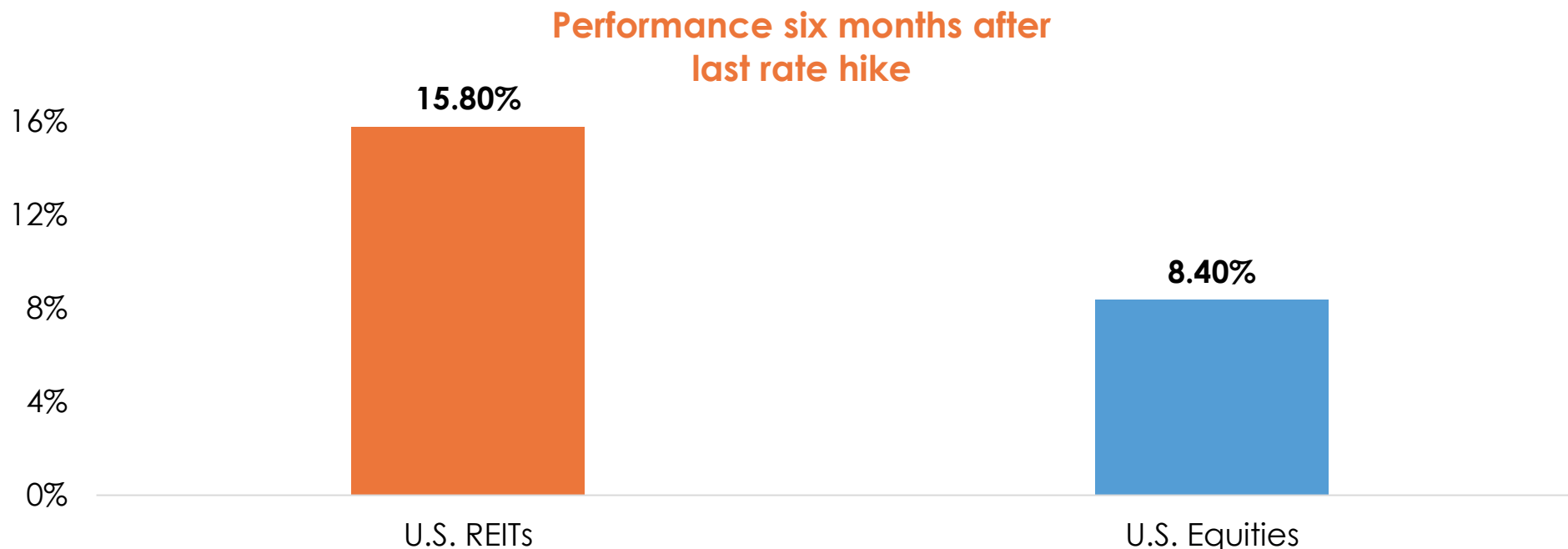


Source: FTSE EPRA Nareit Developed Index, MSCI World Equity Index, Bloomberg Barclays Global Aggregate Bond Index, NFI-ODCE Value Weighted Index and CBRE Investment Management as of 31/03/2023. Past performance is no guarantee of future results, which will vary. An index is unmanaged and not available for direct investment. Forecasts and any factors discussed are not a guarantee of future results. Returns are shown for the periods shown from 01/31/1997-12/31/2020.

THE LISTED REAL ESTATE OPPORTUNITY

WHAT HAPPENS WHEN THE RATE-HIKING CYCLE ENDS?

REITs have performed remarkably well when rate-hiking cycles have ended.



The FED ceasing rate hikes has historically been a critical inflection point

The information presented above does not reflect the performance of any fund or account managed or serviced by Reitway Global, and there is no guarantee that investors will experience the type of performance reflected above. There is no guarantee that any historical trend illustrated above will be repeated in the future, and there is no way to predict precisely when such a trend might begin. Returns represent average of hiking period cycles covering February 1994-March 1995, July 1999-June 2000, July 2004-August 2006, and December 2016-February 2019. U.S. REITs are represented by the FTSE Nareit All Equity REITs Index. (c) U.S. equities are represented by the S&P 500 Index.

REITS RELATIVE TO EQUITIES

AT 31 MAY 2023

Relative Price Ratio	S&P 500	US REITs
Historic 10Y Mean	20.37 P/E	18.15 P/FFO
Current	19.99 P/E (-1.87%)	13.36 P/FFO* (-26.4%)

Source: Bloomberg

*Price to estimated forward FFO. Subject to revisions



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Q&A

THANK YOU

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The full details and basis of the awards are available from the manager

