

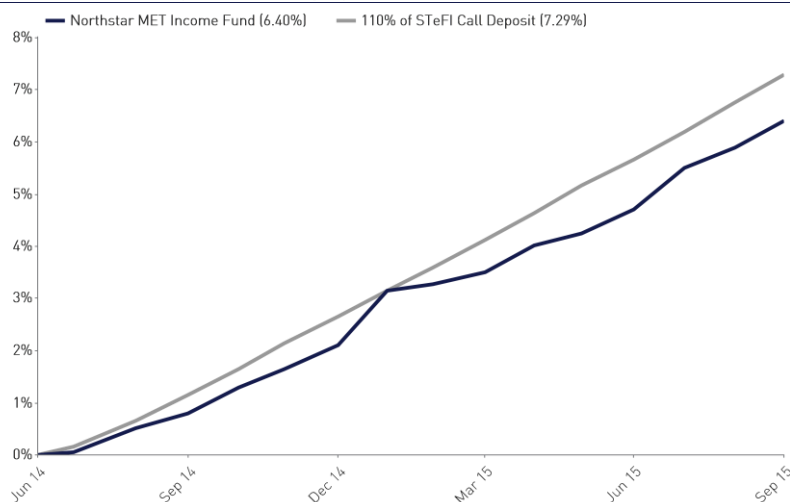
Northstar MET Income Fund

MET Collective Investment Scheme (CIS) portfolio
Class A | Minimum Disclosure Document (MDD) as at 30 September 2015
Assets managed by: Northstar Asset Management



Portfolio performance

Since launch cumulative performance graph



Monthly (%)	Oct'14	Nov'14	Dec'14	Jan'15	Feb'15	Mar'15	Apr'15	May'15	Jun'15	Jul'15	Aug'15	Sep'15
Fund	0.49	0.35	0.46	1.02	0.11	0.24	0.49	0.22	0.45	0.76	0.36	0.49
Benchmark	0.50	0.49	0.50	0.48	0.43	0.50	0.49	0.51	0.48	0.50	0.52	0.51

	Cumulative (%)				Annualised (%)			
	Fund	Benchmark	Cash	Inflation	Fund	Benchmark	Cash	Inflation
1 month	0.49	0.51	0.52	0.00	-	-	-	-
3 months	1.61	1.54	1.60	1.49	-	-	-	-
6 months	2.79	3.05	3.18	4.13	-	-	-	-
9 months	4.20	4.50	4.76	4.41	-	-	-	-
1 year	5.56	6.07	6.38	4.59	5.56	6.07	6.38	4.59
Launch	6.40	7.27	7.61	6.12	5.34	6.06	6.34	5.11

Portfolio holdings

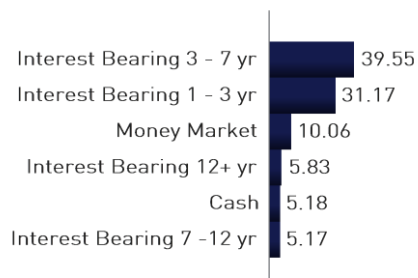
Asset allocation (%)

Top holdings (%)



ABSA F/R 14052020	5.01
ABSA F/R 09042019	4.90
Republic of South Africa 8.00% 31012030	4.18
Republic of South Africa 6.75% 31/03/2021	4.18
Capitec Bank Ltd F/R 29012017	4.16
Republic of South Africa 7.25% 15/01/2020	3.91
Investec Bank 7.335% 02042018	3.73
Barclays Africa Group Ltd F/R 19112019	3.53
Standard Bank 8.87% 24/05/2019	3.30
Investec Bank Ltd. F/R 02042017	2.97

Interest bearing allocation (%)



Portfolio profile

The Fund aims to provide regular and stable income that targets long term inflation beating returns, while managing the risk of capital loss in the short term. The recommended investment horizon for this fund is 1 year or more.

Portfolio information

Portfolio inception:	22 July 2014
Portfolio size (30/09/2015):	R 202.62 million
Launch:	22 July 2014
NAV price (Launch):	100.00 (cpu)
NAV price (30/09/2015):	101.21 (cpu)
JSE code:	NMIF
ISIN number:	ZAE000193132
Classification:	SA - Multi Asset - Income
Benchmark:	110% of STeFI Call
Minimum lump sum:	R 10,000
Minimum monthly:	R 500
Valuation:	Daily
Valuation time:	15h00
Dealing cut-off time:	14h00

Portfolio income

Distribution cpu	Dividend	Interest	Total
Dec'14	0.000	0.170	0.170
Mar'15	0.000	1.350	1.350
Jun'15	0.000	1.490	1.490
Sep'15	0.020	1.600	1.620
Oct'14 - Sep'15	0.020	4.610	4.630

Declaration: 31 Mar/30 Jun/30 Sep/31 Dec
Payment: 2nd working day of Apr/Jul/Oct/Jan

Portfolio costs

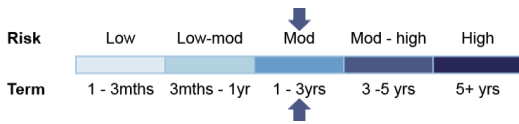
Initial fee - MetCI (incl. VAT):	0%
Initial fee - Adviser (incl. VAT):	0% - 3.42%
Annual management fee (incl. VAT):	1.14%
Performance fee:	No
Total expense ratio (TER) (incl. VAT):	N/A

Portfolio managers

Northstar Research Team

Northstar undertakes a rigorous and structured approach to analysing fixed income opportunities. We use proprietary systems to assess all instruments in our investment universe and manage our portfolios with an active bias. Our investment decision is based on detailed interest rate research (duration management and curve positioning), prudent fundamental credit analysis and vigorous liquidity management.

Portfolio risk and term



Regulation 28

Compliant:	Yes				
Portfolio intended maximum limits (IML's)					
Equity	Property	Equity and property	Foreign	Africa	
10.00%	15.00%	25.00%	20.00%	5.00%	

Portfolio mandate

Objective/investment policy

The Northstar MET Income Fund is an income portfolio with an objective to provide investors with a regular and stable income that targets inflation beating returns over the long term, while actively managing the risk of capital loss in the short term. Investments to be included in the portfolio may, apart from assets in liquid form, consist of equity and non-equity securities, fixed interest instruments (including, but not limited to, bonds, corporate bonds, inflation linked bonds, convertible bonds, cash deposits and money market instruments), debentures, preference shares and property securities as well as any other income enhancing securities which are considered consistent with the portfolio's primary objective and that the Act may allow from time to time. The portfolio's equity exposure will be limited to a maximum of 10% of the portfolio's asset value. The portfolio may from time to time invest in financial instruments in order to achieve the portfolio's investment objective. The manager may also include forward currency, interest rate and exchange rate swap transactions for efficient portfolio management purposes. The Manager may include participatory interests and other forms of participation of local and global collective investment schemes, or other similar schemes operated in territories with a regulatory environment which is of a sufficient standard to provide investor protection at least equivalent to that in South Africa and which is consistent with the portfolio's primary objective. The Fund will be managed within the requirements of retirement funds prudential investment guidelines to the extent allowed by the Act (CISCA). The Trustee shall ensure that the investment policy is carried out. For the purpose of this portfolio, the manager shall reserve the right to close the portfolio to new investors. This will be done in order to be able to manage the portfolio in accordance with its mandate.

Limits and constraints

- Maximum effective equity exposure (including international equity) of up to 10%.
- Maximum effective property exposure (including international property) of up to 25%.

Portfolio commentary

Exploring the two sides of the SARB's stagflationary bind: Part 2, Inflation.

Headline inflation has averaged 4.5% year-to-date. At first glance, this might indicate that worries regarding imminent inflationary conditions are overdone. The Reserve Bank's mandate, however, forces them to take into account inflation expectations from businesses and unions as well as its own forecasted inflation numbers. These factors highlight the SARB's complicated monetary policy environment.

Inflation expectations have, for now, remained at the upper end of the target band of 6%. If the SARB does not address this in a timely manner, these expectations could become unseated at a rapid pace and the only way to correct this would be a more aggressive hiking stance from the Reserve Bank. This could completely cripple the already fragile economy (see our August Commentary for more details).

The SARB's inflation forecast has consistently been seen as having risks to the upside, largely due to the weak currency. The currency has been beholden to emerging market bouts of risk-off sentiment, causing international investors to withdraw cash from South Africa and, in turn, resulting in the weakening of the currency. Year-to-date, the Rand has lost 15% of its value against the dollar, which has led to increases in the SARB's inflation profile. Other upside risks to the inflation forecast stem from likely higher electricity tariffs and the impact of the local drought on grain prices. Due to these factors, the Bank expects inflation to breach the target band twice in 2016 - in 1Q16 at 6.7% and 4Q16 at 6.2%.

Conventional economics have shown us that central banks have little tools to deal with increased inflation stemming from administered prices (or supply side factors). The available monetary policy tools, via higher or lower interest rates, affect the demand side of the economy with an 18 to 24 month lag. If one takes into account expectations for core inflation (which would be a more accurate representation of demand side inflation as it excludes electricity prices, food prices, non-alcoholic beverages and petrol) at 5.4% across 2016 and 2017, it is clear that higher inflation is not being caused by pent-up demand in the economy.

Here-in lays the dilemma that highlights the Reserve Bank's stagflationary bind: An economy that is struggling to grow beyond 1.5%, coupled with expected headline inflation remaining at the upper end of the target band and even breach in two quarters. Aggressively hiking rates will impact first on domestic GDP demand, likely pushing the economy into a recession, but do little to supply side inflation factors over the short- to medium-term.

It is for this reason that we believe the SARB's hiking cycle will remain subdued as their dual-mandate of price stability, as well as growth stability, will stay their hand off an aggressive hiking cycle. We are, therefore, positioned in the shorter end of the nominal bond curve and have used opportunities where the market has priced in more hikes than we believe will materialise, to add to our positioning.

Disclosures

MET Collective Investments (RF) (Pty) Ltd (the "Manager"), registration number 1991/003741/07, is authorised in terms of the Collective Investment Schemes Control Act (CISCA) to administer Collective Investment Schemes (CIS) in Securities. The Manager is the manager of the MET Collective Investments Scheme, and MMI Holdings Ltd is a full member of the Association for Savings and Investment SA. Standard Bank of South Africa Limited (+27 (0)21 441 4100 PO Box 54, Cape Town, 8000) is the trustee of the scheme. Northstar MET Income Fund is a portfolio of the MET Collective Investments Scheme and Northstar Asset Management (Pty) Ltd, registration number: 1996/001423/07, an approved financial services provider (FSP number: 601), is responsible for managing the assets of this portfolio. CIS are generally medium to long-term investments. The value of participatory interests may go down as well as up and past performance is not necessarily a guide to the future. CIS are traded at ruling prices and can engage in borrowing and scrip lending. The CIS may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. Different classes of units apply to portfolios, which are subject to different fees and charges. A schedule of fees and charges and maximum commissions is available on request from the Manager. The Manager reserves the right to close and reopen certain portfolios from time to time in order to manage them more efficiently in accordance with their mandate. Portfolios are valued daily at approx. 15h00, latest prices can be viewed at www.metci.co.za. Forward pricing is used. Instructions must reach the Manager before 14h00 to ensure same-day value. The Manager does not provide any guarantee, either with respect to the capital or the return of this portfolio. Additional information on the proposed investment can be obtained, free of charge, at www.metci.co.za or may be requested from the Manager.

Northstar MET Income Fund is a third party named CIS portfolio, the assets of which are administered by Northstar Asset Management (Pty) Ltd, registration number: 1996/001423/07, a registered financial services provider, FSP number: 601. The Manager retains full legal responsibility for all third party named CIS portfolios under the MET Collective Investments Scheme.

No Total Expense Ratio (TER) for this portfolio/class of participatory interest is disclosed; due to the length of time that this portfolio/class has been in existence the TER cannot be accurately determined. The TER of this portfolio/class of participatory interest will be higher than the quoted annual service charge.

Performance is calculated for a portfolio/portfolio class. Individual investor returns may differ as a result of fees, actual date(s) of investment, date(s) of reinvestment of income and withholding tax. Annualised returns, also known as Compound Annualised Growth Rates (CAGR), are calculated from cumulative returns; they provide an indication of the average annual return achieved from an investment that was held for the stated time period. Actual annual figures are available from the Manager on request. Performance figures quoted are from Morningstar, as at 30/09/2015, for a lump sum investment, using NAV-NAV prices with income distributions reinvested on the ex-dividend date. CPI/Inflation figures, where present, are lagged by one month.

This document should not be seen as an offer to purchase any specific product and is not to be construed as advice. Investors are encouraged to obtain independent professional investment and taxation advice before investing with or in any of the Manager's products.

Contact and other information

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