Fairtree Fixed Income FR Retail Hedge Fund

Minimum Disclosure Document - Class 1

31 October 2026

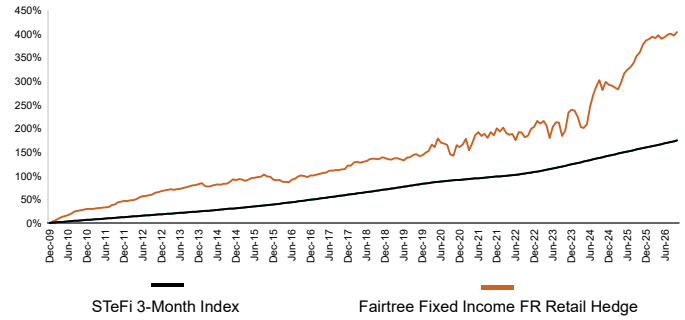
Investment Objective

The objective of the fund is to create medium to long-term wealth for investors by taking advantage of valuation discrepancies that emerge in the credit market.

Fund Profile

The portfolio is a long/short focused fixed income portfolio. The portfolio will predominately invest in South African markets but is permitted to include investments in offshore jurisdictions subject to the investment conditions determined by regulations from time to time. The portfolios returns are accessed through fundamental knowledge of financial instruments vis-à-vis economic growth and broad economic themes as well as medium and long-term relative valuation opportunities.

Cumulative Performance Since Inception



STeFi 3-Month Index Fairtree Fixed Income FR Retail Hedge

The investment performance is for illustrative purposes only; the investment performance is calculated by taking the actual initial fees and all ongoing fees into account for the amount shown; assuming income is reinvested on the reinvestment date.

The above benchmark(s) are for comparison purposes with the fund's performance. The fund does not follow the benchmark(s).

Return Analysis (Annualised)

	Fund	SteFi 3-Month Index
1 Year	9.37%	6.75%
3 Years	19.49%	7.49%
5 Years	11.53%	6.87%
10 Years	9.72%	6.42%
Since Inception	10.10%	6.19%

All performance figures are net of fees.

Risk Analysis

	Fund	SteFi 3-Month Index
Sharpe Ratio	0.42	n/a
Sortino Ratio	0.72	n/a
Standard Deviation	9.89	0.36
Best Month	12.85	0.72
Worst Month	-9.06%	0.26%
Highest Rolling 12 Months	41.40%	8.30%
Lowest Rolling 12 Months	-5.84%	3.48%
Largest Cumulative Drawdown	-13.09%	n/a
% Positive Months (SI.)	68.81%	n/a
Correlation (Monthly)	0.21	
Value at Risk (VaR) 95%	3.68%	

Fund Details

Risk Profile:	Medium - High
Portfolio Manager:	Ian Milard and Jacobus Lacock
Fund size:	R 146,23 m
NAV Price (as at month end):	4,251.93
Number of Units:	28,687.56
JSE Code:	FFISNR
ISIN Number:	ZAE000273892
Inception Date:	January 2010
CISCA Inception Date:	1 December 2016
ASISA Classification:	Retail Hedge Fund - South African - Fixed Income
Hurdle/Benchmark:	3 month STEFI
Minimum Investment:	R 50 000 Lump sum or R 1000 monthly
Additional Lump sum:	R 10 000
Service Fee:	1.59% (incl. VAT) **Includes Base fee/Investment Management Fee of 1.00% (excl.VAT)*
Performance fee (uncapped):	20% of the total performance above the high water mark, subject to a hurdle rate of 3 months STEFI (excl.VAT).

Cost Ratios (incl. VAT)

Total Expense Ratio (TER%):	5.51%
Performance Fee (PF) Included in TER:	3.87%
Transactions Costs Ratio (TC%):	0.09%
**** Total Investment Charges (TIC%):**	5.60%

** Total Investment Charges (TIC%) = TER (%) + TC (%)*
*** TIC Fees are calculated in respect of the 12 months up to and including September 2026*

Income Distribution

31 December 2025	12,206 cents per unit (cpu)

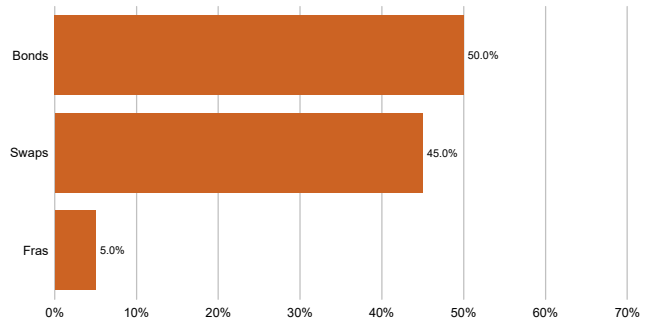
Investment Manager contact details

+27 86 176 0760

Sector Allocation

The Fairtree Fixed Income FR Retail Hedge Fund is 100% Government Bonds

Asset Allocation



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2010	3.62%	2.18%	3.96%	2.70%	1.38%	2.04%	2.75%	3.23%	1.40%	1.19%	0.95%	0.81%	**29.52%**
2011	0.05%	0.13%	1.14%	0.38%	0.61%	0.46%	0.72%	2.56%	1.14%	3.30%	1.02%	0.96%	**13.14%**
2012	-0.09%	1.04%	0.47%	1.54%	2.32%	1.47%	0.57%	0.64%	0.79%	2.73%	0.90%	1.25%	**14.48%**
2013	0.82%	0.59%	0.88%	-0.60%	0.44%	0.42%	1.45%	0.80%	1.06%	1.13%	0.28%	1.13%	**8.72%**
2014	1.17%	-3.28%	-0.82%	0.82%	1.03%	0.83%	-0.43%	1.17%	-0.06%	2.41%	2.63%	-1.08%	**4.33%**
2015	1.42%	-0.53%	-1.30%	1.34%	1.61%	0.53%	0.53%	0.54%	2.38%	-2.03%	-0.27%	-3.28%	**0.77%**
2016	-0.57%	0.14%	-1.81%	-0.01%	-0.61%	3.12%	0.96%	2.26%	1.05%	-0.44%	-1.06%	1.50%	**4.52%**
2017	0.01%	1.15%	0.66%	1.02%	0.27%	1.91%	0.16%	0.66%	-0.17%	0.77%	0.23%	3.50%	**10.58%**
2018	0.07%	2.88%	0.76%	-0.86%	0.92%	0.52%	1.73%	0.45%	-0.25%	-0.32%	1.89%	-0.70%	**7.26%**
2019	-1.10%	-0.12%	1.06%	-0.05%	-0.93%	-0.99%	2.43%	0.44%	1.83%	1.00%	-1.80%	0.57%	**2.27%**
2020	2.30%	1.53%	5.38%	-2.08%	7.13%	-3.21%	-0.73%	-0.98%	-7.75%	-0.97%	9.29%	-1.52%	**7.40%**
2021	1.86%	4.64%	-8.63%	5.29%	6.76%	2.43%	-2.90%	1.62%	-2.82%	4.20%	-2.39%	5.23%	**15.08%**
2022	-2.23%	2.88%	-3.97%	-0.98%	0.39%	-4.44%	6.09%	-0.24%	-3.38%	1.16%	5.25%	0.97%	**0.88%**
2023	4.26%	-1.66%	1.71%	-2.88%	-8.69%	8.52%	3.15%	-0.18%	-9.06%	3.90%	12.85%	1.87%	**12.23%**
2024	-0.43%	-4.08%	-6.62%	-0.71%	2.81%	11.94%	7.30%	4.45%	3.63%	-5.16%	4.48%	-1.42%	**15.64%**
2025	-0.62%	-0.89%	-1.13%	3.70%	4.86%	2.09%	1.13%	1.96%	3.60%	1.61%	3.64%	1.62%	**23.60%**
2026	0.69%	1.00%	-0.46%	1.24%	-1.53%	0.68%	1.11%	0.33%	-0.76%	1.52%			**3.84%**

The portfolio converted its valuation frequency from monthly to daily valuation effective 10 May 2019. The performance shown above includes historical performance of the fund prior to its conversion to daily valuation

*The inception date for the portfolio is 1 January 2010. The historical performance figures until the end of 30 November 2016 reflect performance achieved prior to CISCA regulation. The portfolio has been transitioned under CISCA regulations on 1 December 2016 and has since been managed as a regulated product. The annualized total return is the average return earned by an investment each year over a given time period, since date of the launch of the fund. Actual annual figures are available from the manager on request. The highest and lowest 1 year returns represent the highest and lowest actual returns achieved during a 12 month rolling period year since the original launch date of the portfolio. The performance figures given show the yield on a Net Asset value ("NAV") basis. The yield figure is not a forecast. Performance is not guaranteed and investors should not accept it as representing expected future performance. Individual investor performance may differ as a result of initial fees, time of entry/actual investment date, date of reinvestment, and dividends withholding tax. Performance is calculated for a lump sum investment on a Net Asset Value basis. The performance figures are reported net of fees with income reinvested.

Risk Profile

Risk Level

Low	Low-Medium	Medium	**Medium-High**	High

The risk category shown is not guaranteed and may change over time. The lowest category does not mean the investment is risk free. There may be other special areas of risk relating to the investment including liquidity risk, credit risk, market risk, and settlement risk. FundRock Collective Investments (RF) (Pty) Ltd, ("the manager"), and the investment manager do not render financial advice. Our risk indicator does not imply that the portfolio is suitable for all types of investors. You are advised to consult your financial adviser.

Market Commentary

Global equity markets traded risk-off in October as the sell-off in semiconductor and AI-related stocks deepened and investors again questioned the returns on heavy AI capital expenditure. The MSCI World Index fell 0.8% (USD), while the MSCI Emerging Markets Index dropped 8.1% as the AI unwind hit Asia hardest. The S&P 500 slipped 0.9%, and the Nasdaq Composite fell 5.3%, its weakest month since March 2025, while the STOXX Europe 600 gained 1.9%. The Nikkei 225 and Hang Seng both lost 5.2%. Developed market bond yields fell from their highs on safe-haven demand, Brent rose 13.6% on renewed US-Iran tensions, and gold fell 6.8%.

US equities set fresh records early in the month before a sell-off in technology erased the gains. Losses were concentrated in the largest names, with the Magnificent Seven down 4.7% and the Philadelphia Semiconductor Index down 15.4%. Breadth improved beneath the headline, with the equal-weighted S&P 500 and the Dow Jones rising and nine of eleven sectors ending higher, led by energy. Third-quarter GDP grew 3.4% q/q (saar), ahead of the 3.2% consensus, while September CPI surprised to the upside at 3.7% y/y on higher energy prices. The 10-year yield touched 5.35% early in the month, its highest since 2002, before the AI sell-off sparked a strong Treasury rally that left it 36bps lower at 4.93%. The Fed held rates at 3.75%-4.00%, with two members dissenting in favour of a hike, while Chair Warsh offered no forward guidance.

European equities overcame a shaky start to post their best month since June, with healthcare, food and beverages and oil and gas outperforming as investors sought alternatives to AI-heavy indices, while banks were a weak spot on margin concerns. France remained the pressure point, as fiscal stress and violent cost-of-living protests pushed the 10-year OAT yield above 5% for the first time since 2002 and the French-German spread to its widest since 2011, before Moody's affirmation of France's rating offered some late relief. Elsewhere, the global bond rally took the 10-year Bund yield from 3.59% to 3.32%. With European gas prices above €100/MWh for the first time since 2022, the ECB held its deposit rate at 2.50% but signalled that a December hike remains the base case.

South African equities edged lower, with the All-Share Index returning -0.39%, though leadership reversed beneath the surface. Resources fell 8.58% as precious metals sold off, while financials gained 2.86% and industrials 1.29%. MSCI South Africa fell 3.8% (USD), well ahead of emerging markets. The Medium-Term Budget Policy Statement was the defining event, with Treasury raising its revenue estimates by R17.1 billion, reporting that debt had stabilised at 78.4% of GDP and cutting weekly fixed-rate bond issuance from R2.55bn to R1.95bn, while lowering its 2026 growth forecast to 1.2%. Bonds rallied, with the ALBI returning 2.10% as the 10-year yield fell to 8.73% from 8.96%, and cash returned 0.57%. Headline inflation rose to 4.5% y/y in September from 4.4%, below the 4.7% consensus, with core easing to 4.0%, and the repo rate remains at 7.25%. Growth stayed weak, with the manufacturing PMI falling to 49.0, while the rand weakened 2.07% to R16.71/USD.

Chinese equities pulled back sharply as the AI and semiconductor trade unwound. Onshore and offshore markets, which had moved in opposite directions for much of the year, both came under pressure, though Hong Kong was more resilient than the mainland. Earnings added to the anxiety, with companies that have reported so far missing estimates by an average of 9.0%. The official manufacturing PMI slipped back into contraction at 49.3 from 50.1, with export orders also contracting, and the non-manufacturing PMI fell to 49.7 from 50.2. Weak domestic demand and a constrained property sector continue to weigh on growth.

Commodity markets were mixed. Brent crude rose 13.6% to around $118/bbl, close to its year-to-date highs, on fears of renewed US-Iran escalation after the US midterms. Precious metals fell sharply as elevated yields and Fed tightening expectations raised the opportunity cost of holding them, with gold down 6.8% to $3,875/oz, its first monthly close below $4,000 since September 2025. Silver fell 19.0%, platinum 19.0% and palladium 16.4%. Industrial metals weakened, with copper down 2.0% on subdued Chinese demand, while corn and wheat fell 11.0% after the USDA raised its crop forecasts.

Please Note: The above commentary is based on reasonable assumptions and is not guaranteed to occur.

Glossary

Net Asset Value (NAV) : Means net asset value, which is the total market value of all assets in a portfolio including any income accruals and less and deductible expenses such as audit fees, brokerage and service fees.

Annualised Return : Is the weighted average compound growth rate over the performance period measured.

Highest & Lowest Return : The highest and lowest rolling twelve-month performance of the portfolio since inception.

Total Expense Ratio (TER) : Reflects the percentage of the average Net Asset Value (NAV) of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TER's.

Transaction Costs (TC) : Is the percentage of the value of the Fund incurred as costs relating to the buying and selling of the Fund's underlying assets. Transaction costs are a necessary cost in administering the Fund and impacts Fund returns.

Total Investment Charges (TIC) : Should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of Fund, investment decisions of the investment manager.

Total Investment Charges (TIC%) : = TER (%) + TC (%): The Total Investment Charges (TIC), the TER + the TC, is the percentage of the net asset value of the class of the Financial Product incurred as costs relating to the investment of the Financial Product. It should be noted that a TIC is the sum of two calculated ratios (TER+TC).

Standard Deviation : The deviation of the return of the portfolio relative to its average.

Drawdown : The greatest peak to trough loss until a new peak is reached.

Sharpe Ratio : The ratio of excess return over the risk-free rate divided by the total volatility of the portfolio.

Sortino Ratio : The ratio of excess return over the risk-free rate divided by the downside deviation of the portfolio.

Correlation : A number between -1 and 1 indicating the similarity of the dispersion of returns between the portfolio and another asset or index with 1 being highly correlated, -1 highly negatively correlated and 0 uncorrelated.

Value at Risk (VaR) : Value at risk is the minimum loss percentage that can be expected over a specified time period at a predetermined confidence level.

Leverage/Gearing : The use of securities, including derivative instruments, short positions or borrowed capital to increase the exposure beyond the capital employed to an investment.

Fund Risk

Leverage Risk : The Fund borrows additional funds, trades on margin or performs short sale trades to amplify investment decisions. This means that the volatility of a hedge fund portfolio can be many times that of the underlying investments due to leverage on a fund.

Derivative Risk : Derivative positions are financial instruments that derive their value from an underlying asset. Derivatives are exposed to implicit leverage which could result in magnified gains and/or losses on the portfolio.

Counterparty Credit Risk : Counterparty risk is a type of credit risk and is the risk of default by the counterparty associated with trading derivative contracts. An example of counterparty credit risk is margin or collateral held with a prime broker.

Volatility Risk : Volatility refers to uncertainty and risk related to size of change of an instrument or portfolio. It is a statistical measure of the dispersion of returns for a given security or market index. Volatility is proportional to the directional exposure of a portfolio and is measured by Value at risk (VaR) which is a statistical technique used to measure and quantify the level of volatility.

Concentration and Sector Risk : A large proportion of total assets invested in specific assets, sectors or regions. Concentrated positions or concentrated sectors in a portfolio will material impact the returns of the portfolio more so than diversified portfolios.

Correlation Risk : A measure that determines how assets move in relation to each other. Correlation risk arises when the correlation between asset-classes change. Correlation risk also arises when the correlation within an asset-class changes. Examples of correlation within asset classes include equity pairs trading, fixed income curve trading and commodities pairs trading.

Equity Risk : Applies to investment in shares or derivatives based on shares. The market price of shares varies depending on supply and demand of the shares. Equity risk is the risk of loss due to the drop in the market price of shares. Equity risk can either be systematic risk which is risk to the entire market based on political and economic indicators or unsystematic risk which is company specific and includes risk relating to company profits, future prospects and general consensus on the company or sector.

Portfolio Valuation & Transaction Cut - Off

Portfolios are valued daily. The cut off time for processing investment subscriptions is 14:00pm on a business day.

Total Expense Ratio

A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER may not necessarily be an accurate indication of future TER's. Transaction Costs are a necessary cost in administering the financial product and impacts financial product returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of financial product, the investment decisions of the investment manager and the TER.

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