

Cornerstone Capital Private Equity Fund

Fund Fact Sheet
September 2022



ifsaprivateequity.com

About The Fund

Description

- The Cornerstone Capital Private Equity Fund invests primarily in unlisted/ private companies, commercial properties and debentures.
- The Fund is invested primarily within the borders of South Africa but can invest a maximum of 25% offshore.

Suitable Investors

- The Fund is suited to sophisticated high net worth individuals and qualified investors who understand the characteristics of private equity.
- The Fund is a high-risk/aggressive investment because of the nature of the underlying investments.
- The Fund is suitable for investors who would like a return over the long term, while accepting very limited liquidity and the risks inherent with private equity.
- Investors should have a minimum investment horizon of 5 to 7 years and understand the liquidity restrictions associated with the fund.
- No investment guarantees are offered and there is a risk of capital loss.
- It is not advisable for an investor to have a large proportion of their investment portfolio concentrated in private equity.

Liquidity

- The Cornerstone Capital Private Equity Fund is not liquid, all redemptions and withdrawals require a 12 (twelve) months' written notice.

Investment Strategy and Mandate

- The Cornerstone Capital Private Equity Fund invests primarily in unlisted entities, but can include listed equities, property, debentures and other funds if there is a compelling reason to do so.
- The Cornerstone Capital Private Equity Fund will from time to time hold a very small portion in cash, while suitable investment opportunities are being sought.

Investment Objectives

- Generate returns over the long term regardless of market direction.
- Grow investors' capital over the long term.
- Reduce volatility of returns by managing the risks associated with investing in unlisted equities.
- This is a high-risk fund that aims to aggressively outperform inflation.
- It is predominantly invested in companies not listed on a public stock exchange.
- Through their low correlation with other asset classes, private equity funds have the potential to outperform traditional asset classes over the long term and to provide diversification for the sophisticated investor.

Fund Details

Inception Date:	1 March 2018
Fund Size:	R598 million
Management Fee:	2% per annum plus VAT
Performance Fee:	20% of gains above high water mark

External Parties

Fund Manager:	IFSA (Pty) Ltd – FSP 43337
Fund Manager Auditors:	Coetzee, Human & Associates Incorporated
Fund Accountant:	CS Financial Management (Pty) Ltd
Fund Auditors:	AFCA and Partners
Fund Administrators:	Oak Advisory (Pty) Ltd
Compliance Officer:	Compliance Toolbox (Pty) Ltd
Legal:	Oak Law
Fund Valuers:	Blue Mantle (Pty) Ltd
Bankers:	Investec
Regulator:	FSCA

Contact Information

Contact Name:	Frikkie Van Loggerenberg
Tel:	+27 (0)11 394 0260
E-mail:	frikkie@ifsaprivateequity.com
Website:	www.ifsaprivateequity.com
Physical Address:	Zerwick Pavilion, Block 5, Glen Eagle Office Park, c/o Braambos Road and Monument Road, Glen Erasmia, Kempton Park,
Postal Address:	Suite 424, Private Bag X043, Benoni, 1500
Postal Code:	1619

Gross Returns

Description	Latest Month	Latest 12 Months*	Since Inception*	Volatility Since Inception
Cornerstone Capital	1,37%	25,52%	18,97%	0,40%
JSE All Share Index	-5,25%	-0,86%	1,95%	4,73%

*Annualised

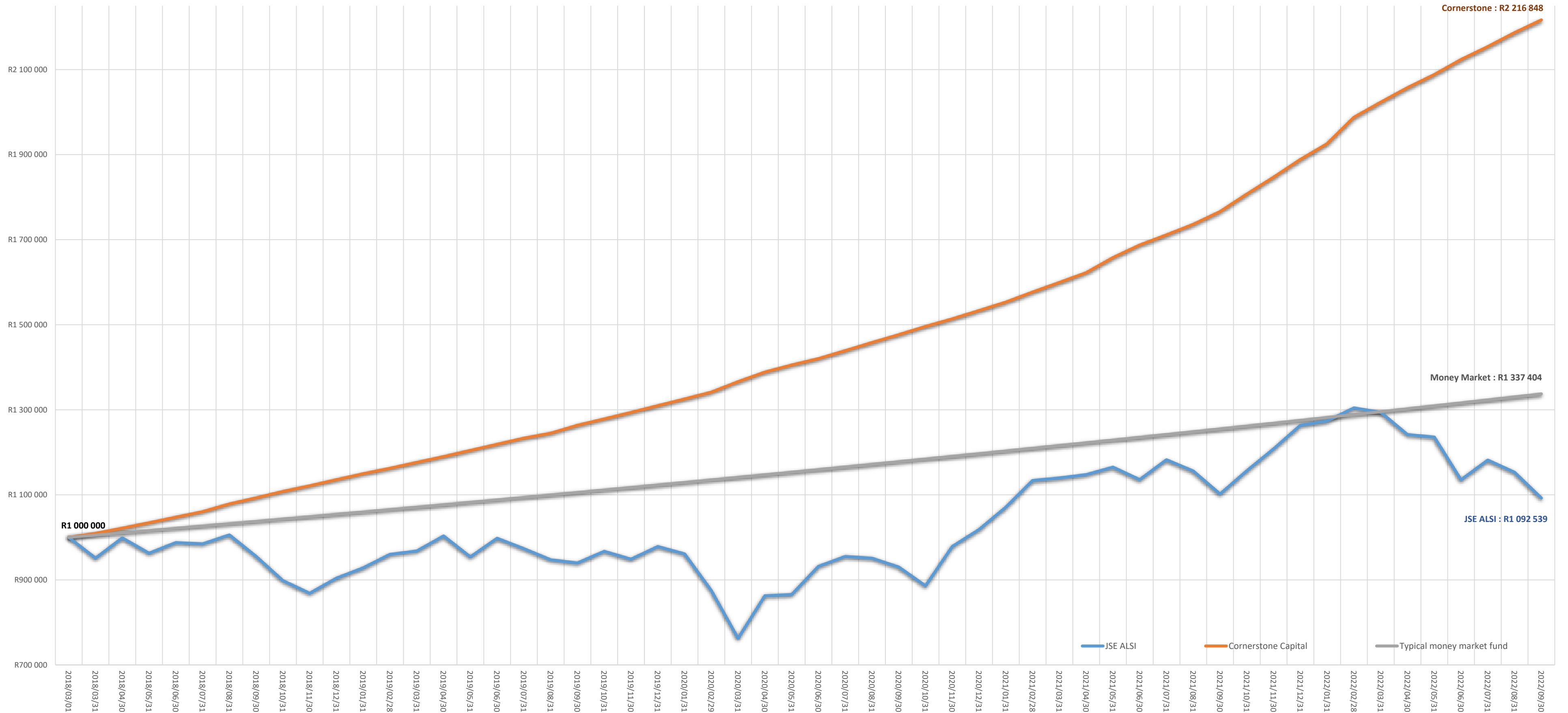
Monthly Gross Returns For Latest 12 Months

Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22
2,32%	2,21%	2,25%	1,97%	3,22%	1,78%
Apr '22	May '22	Jun '22	Jul '22	Aug '22	Sep '22
1,69%	1,50%	1,70%	1,43%	1,52%	1,37%

Volatility is calculated using standard deviation in order to measure the rate of fluctuations in the return of an investment over time.

Growth of Capital

Monthly Gross Returns Indexed to R1 000 000



Regulatory Information

- Contractual rights and obligations of investors in these funds are subject to contract. Private Equity investments have liquidity risks and there are no guarantees on the investment capital nor performance. The value of the investment may fluctuate as the value of the underlying investments change.
- IFSA (Pty) Ltd is a Licensed Financial Services Provider. IFSA (Pty) Ltd (Reg No 2000/005153/07) (FSP 43337), approved by the Registrar of Financial Services Providers (www.fsca.co.za) to provide advisory and/or intermediary services in terms of the Financial Advisory and Intermediary Services Act 37, 2002.
- The information contained in this document has been recorded and arrived at by IFSA (Pty) Ltd (FSP) Licence No. 43337 in good faith and from sources believed to be reliable, but no representation or warranty, expressed or implied, is made as to the accuracy, completeness or correctness. Past performance is not necessarily a guide to future performance. Performance figures are calculated using gross monthly returns.
- The value of investments and income may go down as well as up and are not guaranteed.
- The information is provided for information purposes only and should not be construed as the rendering of investment advice to clients. IFSA (Pty) Ltd and its' shareholders, subsidiaries, agents, officers and employees accordingly accept no liability whatsoever for any direct, indirect or consequential loss arising from the use or reliance, in any manner, on the information provided in this document.
- This presentation is for informational purposes only with respect to certain investment products that IFSA (Pty) Ltd may offer in the future. It does not constitute an offer to sell or a solicitation of an offer to buy an interest in any of IFSA (Pty) Ltd product to any person in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it would be unlawful to make such offer or solicitation. Any such offering will be made only in accordance with the terms and conditions set forth in an agreement pertaining to any such product.
- Opinions expressed are current opinions as of the date appearing in this material only.
- Risk Factor - An investment in the Investment Vehicle will involve substantial risks and there are conflicts of interest that the Investor should consider. These risks include that (i)an investment in the Investment Vehicle is speculative and involves a high degree of risk, (ii) the Investment Vehicle may employ leverage, (iii) the performance of the Investment Vehicle can be volatile, (iv) the Investor could lose all or a substantial amount of its investment, (v) except as described in the Agreement, IFSA (Pty) Ltd will have total control over the Investment Vehicle, (vi) there is no secondary market for the interests in the Investment Vehicle and none is expected to develop, and (vii) the Management Fee and Carried Interest will reduce any profits of the Investment Vehicle.
- The Investor should consider these factors carefully before investing in the Investment Vehicle.
- The portfolio risk management process includes an effort to monitor and manage risk but does not imply low risk.
- Past performance does not guarantee future results, which may vary.

- The value of investments and the income derived from investments will fluctuate and can go down as well as up.
- A loss of principal may occur.
- Supplemental Risk Disclosure for Alternative Investments In connection with your consideration of an investment in any Alternative Investment, you should be aware of the following risks: Alternative Investments are subject to less regulation than other types of investment vehicles. Alternative Investments may impose significant fees, including incentive fees that are based upon a percentage of the realized and unrealized gains, and such fees may offset all or a significant portion of such Alternative Investment's trading profits. An individual's net returns may differ significantly from actual returns. Alternative Investments are not required to provide periodic pricing or valuation information. Investors may have limited rights with respect to their investments, including limited voting rights and participation in the management of the Alternative Investment. Alternative Investments often engage in leverage and other investment practices that are extremely speculative and involve a high degree of risk. Such practices may increase the volatility of performance and the risk of investment loss, including the loss of the entire amount that is invested. Past performance does not guarantee future results, which may vary. The value of investments and the income derived from investments will fluctuate and can go down as well as up. A loss of principal may occur. Interests in an Alternative Investment are highly illiquid and generally are not transferable without the consent of the sponsor, and applicable securities and tax laws will limit transfers. Alternative Investments may themselves invest in instruments that may be highly illiquid and extremely difficult to value. This also may limit your ability to redeem or transfer your investment or delay receipt of redemption or transfer proceeds. Alternative Investments are not required to provide their investors with periodic pricing or valuation information. Alternative Investments may involve complex tax and legal structures and accordingly are only suitable for sophisticated investors. You are urged to consult with your own tax, accounting and legal advisers regarding any investment in any Alternative Investment. Prospective investors should inform themselves as to any applicable legal requirements and taxation and exchange control regulations in the countries of their citizenship, residence or domicile which might be relevant. This document is provided for discussion purposes, and any proposed terms in this document are indicative examples only. Any transaction would be subject to contract and all internal approvals within IFSA (Pty) Ltd. Actual returns for the parties from any transaction entered into would be determined in accordance with the relevant agreement(s) governing the terms of such transaction. Information contained herein does not constitute an offer by IFSA (Pty) Ltd. The information in this document may not be copied, distributed or disclosed to any other person without IFSA (Pty) Ltd prior approval, except as required by applicable law.

Disclaimer Notice

IFSA (Pty) Ltd will not be liable for any special, indirect, incidental, consequential or punitive damages or any damages whatsoever, whether in an action of contract, statute, delict (including, without limitation, negligence) or otherwise of any kind whatsoever suffered or incurred by any person who accesses or uses this Fund Fact Sheet, including but not limited to any injury, loss or damage suffered as a result of:

- errors or discrepancies in the information provided;
- any unauthorised access to this Fund Fact Sheet by third parties;

All information contained in this Fund Fact Sheet about products, services and their terms and conditions are subject to change without notice.

Although care has been taken as to what is contained in this Fund Fact Sheet, no attempt has been made to give definitive or exhaustive statements of law or any opinions on specific legal issues, and no representation is made or warranty provided that the information is complete or accurate. This Fund Fact Sheet does not constitute or offer tax, legal, accounting or other advice, and you should not rely on it as such. Use of the Fund Fact Sheet is entirely at the users' own risk. Anyone requiring advice on any of the matters referred to herein should consult lawyers or other professionals familiar with the appropriate jurisdiction and legislation.

The information contained in the Fund Fact Sheet does not constitute a distribution, an offer to sell or the solicitation of an offer to buy. The dissemination of the information provided in this Fund Fact Sheet and the funds may be subject to legal or regulatory restrictions in certain countries in which users are resident or of which they are citizens.

This Fund Fact Sheet and its contents are made available for the convenience of present investors of the funds and other persons expressly authorised by IFSA (Pty) Ltd, provided any applicable law of any jurisdiction does not prohibit such investors and authorised persons from receiving such information. Persons accessing this Fund Fact Sheet are therefore required to inform themselves about and observe such restrictions.

Past performance is no guarantee of future returns and the Fund Fact Sheets provided are for illustrative purposes only. The value of investments and income that are dependent on the performance of underlying assets or other variable market factors may vary from time to time. Investors must take cognisance of the fact that all the information provided are of historical nature. Any investment is subject to various risks, none of which is outlined herein. Prospective investors should carefully consider all such risks before they make any investment decision.

Unless expressly stated to the contrary, IFSA (Pty) Ltd owns the intellectual property rights in and to this Fund Fact Sheet and the unauthorised use hereof is expressly prohibited.