

DISCLOSURE DOCUMENT



MPANDE PROPERTY FUND MANAGER PROPRIETARY LIMITED

FSP NUMBER 51556

INTRODUCTION

In terms of Part IV of the General Code of Conduct for Authorised Financial Services Providers and Representatives, financial service providers are required to disclose certain information to clients.

Should anything in this document be unclear, please request further information.

You are entitled to a copy of this document for your records.

AUTHORISED FINANCIAL SERVICES PROVIDER

The FSP is an authorised financial services provider in terms of Section 8 of the Financial Advisory and Intermediary Services Act ("FAIS") and is regulated by the Financial Sector Conduct Authority ("FSCA").

A copy of the FSP license certificate is available upon request.

The business particulars of the FSP is listed below:

REGISTRATION NUMBER:	2018/581471/07
FSP NUMBER:	51556
PHYSICAL ADDRESS:	Fulham House, Ground Floor, Hampton Office Park, 20 Georgian Crescent, Bryanston
POSTAL ADDRESS:	Fulham House, Ground Floor, Hampton Office Park, 20 Georgian Crescent, Bryanston
CONTACT PERSON:	Nomzamo Letswele
TELEPHONE NUMBER:	+27 107 460 410
E-MAIL:	Nomzamo.letswele@mpandeasset.com
WEBSITE:	www.mpandeasset.com

FINANCIAL SERVICES AND PRODUCTS

The FSCA has duly authorised the FSP to render financial services in respect of the following financial products:

DESCRIPTION OF FINANCIAL PRODUCT	ADVICE NON-AUTOMATED	INTERMEDIARY OTHER
CATEGORY I		

Shares	Yes	
Money market instruments	Yes	
CATEGORY II - DISCRETIONARY FSP		
Shares		Yes
Money market instruments		Yes

AUTHORISED KEY INDIVIDUAL(S) AND REPRESENTATIVE(S)

The FSCA has duly authorised the following key individuals to manage and oversee the following classes of business for the FSP:

FULL NAME	CATEGORY OF LICENCE	CLASS OF BUSINESS
Sibusiso Luthuli	Category I Category II	Category I – Investments Category II - Investments
Gaanewe Adams	Category I Category II	Category I – Investments Category II - Investments
John Stipinovich	Category I Category II	Category I – Investments Category II - Investments

The FSP has duly authorised the representatives to render financial services on its behalf and accepts responsibility for the activities of the representatives performed within the scope of the financial products listed below:

1. Sibusiso Luthuli

DESCRIPTION OF FINANCIAL PRODUCT	ADVICE NON-AUTOMATED	INTERMEDIARY OTHER	SERVICES UNDER SUPERVISION
CATEGORY I			
1.8	A		
1.9	A		

CATEGORY II - DISCRETIONARY FSP			
2.5		D	
2.6		D	

2. Gaanewe Adams

DESCRIPTION OF FINANCIAL PRODUCT	ADVICE NON- AUTOMATED	INTERMEDIARY OTHER	SERVICES UNDER SUPERVISION
CATEGORY I			
1.8	A		
1.9	A		
CATEGORY II - DISCRETIONARY FSP			
2.5		D	
2.6		D	

DETAILS OF PRODUCT SUPPLIER(S)

The FSP does not make use of any product suppliers or market any products of any product suppliers.

CONFLICT OF INTEREST MANAGEMENT POLICY

The FSP has adopted and implemented a conflict-of-interest management policy.

The conflict-of-interest management policy can be obtained from www.mpandeasset.com.

INDEMNITY COVER

The FSP has professional indemnity insurance in place.

COMPLIANCE OFFICER

EXTERNAL COMPLIANCE PROVIDER	INDEPENDENT COMPLIANCE SERVICES (PTY) LTD
PRACTICE NUMBER:	1258
PHYSICAL ADDRESS:	OFFICE 9, HERITAGE SQUARE, CNR GLADSTONE & VREDE STREETS, DURBANVILLE, 7551
CONTACT PERSON:	JAMES SMALBERGER
TELEPHONE NUMBER:	021 975 6597
E-MAIL:	INFO@COMPLIANCESERVICES.CO.ZA
WEBSITE:	WWW.COMPLIANCESERVICES.CO.ZA

COMPLAINTS

Should you wish to pursue a complaint against the key individual or a representative of the FSP, the complaint should be addressed to the following person in writing and contain sufficient details in respect of the complaint:

CONTACT PERSON:	Nomzamo Letswele
E-MAIL:	Nomzamo.letswele@mpandeasset.com

If the complaint cannot be settled satisfactorily with the FSP, the complaint may then be referred to the office of the FAIS Ombud.

The Ombud was created to provide members of the public with a further redress mechanism.

TELEPHONE NUMBER:	086 066 3247
E-MAIL:	INFO@FAISOMBUD.CO.ZA
WEBSITE:	WWW.FAISOMBUD.CO.ZA

FINANCIAL INTELLIGENCE CENTRE ACT ("FICA")

In terms of FICA the FSP is registered as an accountable institution.

The FSP follows a risk-based approach to money laundering and related activities. By following this approach the FSP is required to identify all prospective clients and verify their given information, as well as keep records in respect thereof.

Application of a risk-based approach implies that the FSP can accurately assess the risks involved with a business relationship and to apply the appropriate methods and levels of client verification.

The FSP must and will report any suspicious and unusual transactions that may facilitate any money laundering to the relevant authorities.

DISCLAIMER

Investors should take cognisance of the fact that there are risks involved when buying, selling or investing in any financial product. The value of financial products can increase as well as decrease over time, depending on the value of the underlying securities and market conditions.

Past returns may not be indicative of future returns and an investor should seek independent professional financial, legal and tax advice relevant to their individual circumstances before making any investment decision.