

#### Portfolio Information

Inception Date	April 29, 2015
Asset Class	Real Estate
Net Asset Value	J\$ 152.82 Million
Minimum Holding Period	Three (3) Years
Minimum Purchase	100 Units

#### Trustee

JCSD Trustee Services Limited

#### Asset Security

Under the Trust Deed, the investments and cash must be registered in the name of and held by the Trustee on behalf of the unit holders. This means that investors monies are 100% segregated from Barita as well as JCSD Trustee Services Limited

#### Fund Manager

Barita Unit trusts Management Co. Ltd

Values	January 31, 2021
Price	J\$5,392.5157
Yield	-
Year to Date Return	-0.55%
12 Month Growth Rate	-7.58%

#### Risk Profile

Conservative	
Moderately Conservative	
Moderately Aggressive	
Aggressive	

#### What is the Real Estate Portfolio?

The Barita Unit Trusts Real Estate Portfolio is a pooled fund that enables small and large investors to group their savings with the aim of earning higher rates. It allows investors to take advantage of investment opportunities in a wide variety of assets, such as real estate, that would not normally be available to them as individual investors.

The Portfolio is **J\$** denominated with investments in commercial or residential buildings for lease or sale and may also become financiers of real property developments and or participate in construction or financing of such structures. The portfolio also invests in real estate linked assets such as equities and corporate notes.

This portfolio is for investors who are investing for the long term (five to ten years) and are interested in providing a hedge against inflation. Kindly note there is a moratorium of six months' notice required for encashment.

#### Why invest in this portfolio?

As private sector credit continues to expand and the number of real estate developments in Jamaica continues to grow, opportunities for investing in this asset class will become more available to Jamaicans through various means. Listings are increasing as developers aim to meet growing demand from home seekers, large scale commercial businesses, and those generally looking for a real estate investment. Low mortgage rates and increased competition from lenders are two other factors spurring the bolstered activity in the real estate sector. Mortgage affordability has improved vastly post NDX and post JDJ as interest rates fell considerably. We believe the macroeconomic stability seen in recent quarters—inflation falling to its lowest levels in almost 50 years, continued reductions in the central bank's benchmark interest rate, improved local equities market, and the expansion in private sector credit mentioned before, among other things, will augur well for real estate in the medium-to-long term if the improved market sentiment continues.

Total return since inception	5-year average annual return	3-year average annual return	2020 return
7.85%	5.02%	6.97%	13.42%

The **Barita Real Estate Portfolio** will allow investors to participate in the profits from large-scale commercial real estate enterprises. They will benefit from:

**Diversification** - as most investors do not have a sufficient asset base to participate in commercial real estate in any direct sense, this will allow you to benefit from a portfolio of real estate investments, spreading your risk while getting professional management.

**Inflation Hedge** - Historically, real estate income tends to increase faster in inflationary environments, allowing an investor to maintain real returns.

**Yield Enhancement** - As part of a portfolio, real estate allows you to achieve higher returns for a given level of portfolio risk.



Scan below for your Investment Profile



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