

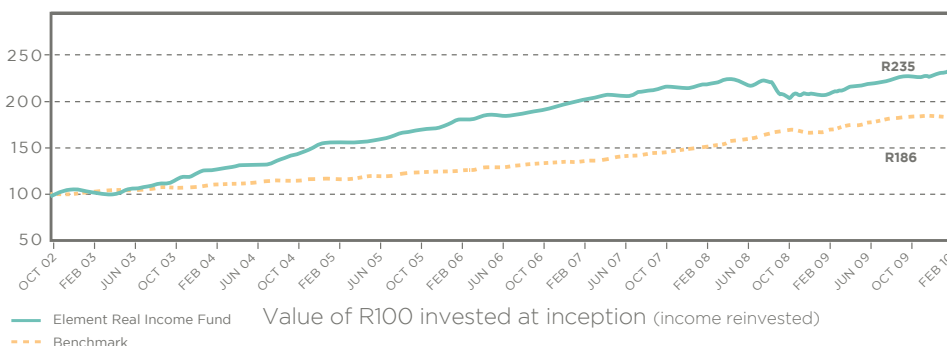
FUND OBJECTIVE:

The Element Real Income Fund is a domestic asset allocation fund which will provide investors with the opportunity to achieve moderate capital appreciation with a high level of income. The fund is actively managed and aims to achieve the highest sustainable income payout that is possible without eroding the fund's inflation adjusted capital base. The fund aims to grow this income and the underlying capital of the fund in line with inflation (CPI). The fund will comply with the legislation governing retirement funds. Element Investment Managers signed the United Nations Principles for Responsible Investment (PRI) in May 2006. In signing the PRI, we have committed to the adoption and implementation of the principles where consistent with our fiduciary responsibilities. We believe that this improves our ability to meet our commitments to investors as well as better align our investment activities with the broader interests of society. Element Investment Managers is the first South African investment manager to sign the PRI.

SUITABLE FOR INVESTORS WHO:

- Are nearing retirement or who have already retired
- Seek a reasonable income with some capital growth
- Are risk averse
- Require the preservation of capital over any rolling three year period

TRACK RECORD



PERFORMANCE (Net of fees)

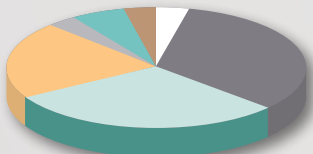
	Fund	Benchmark
Since inception (un-annualised)	135.1%	85.8%
Since inception (annualised)	12.4%	8.8%
Last 12 months	11.7%	8.5%
3 year (annualised)	5.0%	10.8%
5 year (annualised)	8.5%	9.5%

RISK STATISTICS

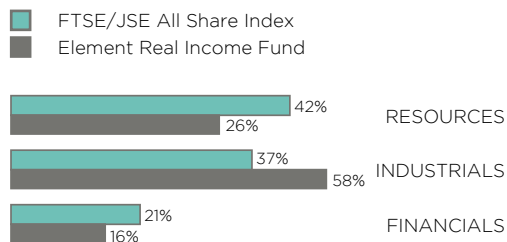
	Fund	Benchmark
Maximum drawdown (since inception)	-7.7%	-1.2%
5 year Sortino Ratio	0.43	2.54
5 year volatility	4.4%	2.5%

ASSET ALLOCATION

MONEY MARKET INCL. CASH (< 1 YEAR)	34%
NET EQUITY	12%
FIXED INCOME AND BONDS (> 1 YEAR)	28%
FOREIGN CASH	16%
FOREIGN BONDS	3%
PREF SHARES	4%
HEDGED EQUITY	3%



SECTOR ALLOCATION (% of equities, excl pref shares)



INCOME DISTRIBUTION (Last 12 months)

Date	Distribution (cpu)	Dividend (cpu)	Interest (cpu)
March 2009	3.45	1.71	1.74
June 2009	2.28	0.79	1.49
September 2009	1.61	0.54	1.07
December 2009	1.16	0.04	1.12

The Element Real Income Fund declares a distribution quarterly.

STATUTORY INFORMATION

Figures quoted are from Element Investment Managers, for the period ended February 2010, for a lump sum investment, using NAV-NAV prices with income distributions reinvested. Stats SA replaced CPIX with CPI. Figures quoted are CPIX+3% up to December 2008 and CPI+3% from January 2009. Collective Investment Schemes in Securities (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 prices are calculated on a net asset value basis which is the total value of all assets in the portfolio including any income accrual and less all permissible deductions from the portfolio. CIS are traded at ruling prices and can engage in borrowing and scrip lending. Different classes of participatory interests apply to these portfolios and are subject to different fees and charges. A schedule of fees and charges and maximum commissions is available on request from the company/scheme. Commission and incentives may be paid and if so, would be included in the overall costs. Forward pricing is used. The funds are valued daily at 15h00. The portfolios may be closed. Element Unit Trusts Limited is a full member of the Association for Savings & Investment SA (ASISA).

CONTACT DETAILS

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PORTFOLIO MANAGERS

Terence Craig
Matthew Kreeve

LAUNCH DATE

October 2002

CURRENT SIZE

R493 million

NAV Price

(cents)

157.13

BENCHMARK

CPI+3%

FUND CLASSIFICATION

Domestic Asset Allocation - Targeted Absolute and Real Return

FUND INFORMATION

Minimum lump sum / debit order

R5 000 lump sum

R500 debit order

Maximum initial advisor fee 3.42% (incl. VAT)

Annual Management Fee 1.37% (incl. VAT)

TER

1.46%*

TOP TEN SHARE HOLDINGS

(% of equities, excl. pref shares)

SHARE	% OF EQUITY
MTN GROUP	5.9
BIDVEST	5.6
ANGLOGOLD	5.4
TONGAAT	5.3
SASOL	5.3
ALTECH	5.1
MONDI LTD	4.7
REINET	4.6
MEDI-CLINIC	4.5
GOLD FIELDS	4.0
TOTAL	50.4

*The Element Real Income Fund Class A has a Total Expense Ratio (TER) of 1.46% pa. This means 1.46% of the average Net Asset Value of the portfolio was incurred as charges, levies and fees. 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 TERs.