Investment Fact Sheet

Return Objective

The investment consists of **20Twenty** managed, TT Treasury (Pty) Ltd NSX listed Domestic Medium-Term Notes ("DMTNP"). It is the objective of this fund to consistently yield the benchmark margin above inflation monthly and over the lifetime of the investment while at the same time preserve the investors capital.
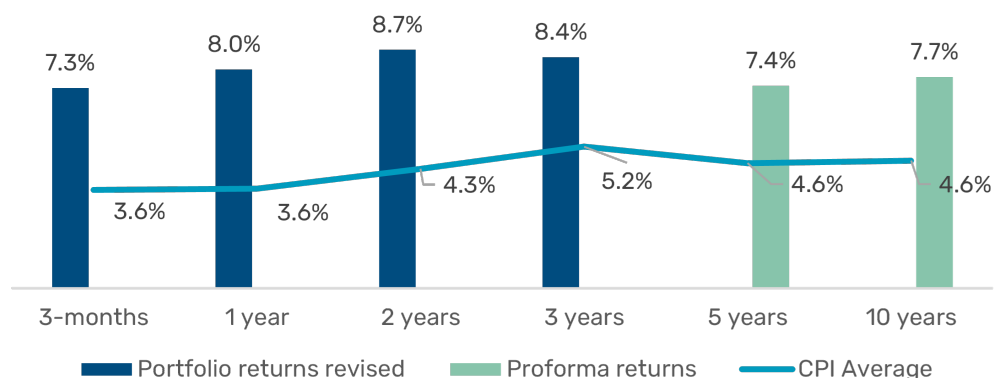
Impact Objective

This high impact investment address the housing needs of Namibia and at the same time actively relieve Namibia's household debt burden.

Investment Strategy

The investment strategy centres around the 20Twenty amortising inflation-linked mortgaged secured home loan product. The product shields the homeowner's disposable income against interest rate movements, as the value of the underlying security increases over time as the loan amortises, substantially reducing the credit risk for the investor and protecting the capital invested. The investor can either be repaid monthly as the home loans instalments are collected, or depending on the investor's cash flow requirements the funds can be accumulated for a certain period and then start to amortise.

Why choose this investment?

This stable above-inflation yielding asset serves as a reliable anchor, providing consistent returns that help protect against inflation while stabilising the overall portfolio. This stability can offset the risks associated with more volatile, higher-yielding assets, which, while offering the potential for larger gains, also come with increased risk of loss. By balancing these different asset types, investors can potentially achieve a more resilient portfolio that benefits from both growth opportunities and steady income.

- The fund aims to yield a consistent return above the 12-month average inflation which reduces volatility.
- This investment offers capital protection.
- The investment aims to outperform NCPI by a margin of 3% (net of fees) every month and for the lifetime of the investment.
- Investment is better suited for clients who prefer medium-term (or longer) investments, typically an investment horizon of more than seven years.
- This fund holds 100% Namibian Assets.

Key Facts

Classification	Domestic amortising inflation linked
Risk Profile	Conservative
Investment vehicle	TT Treasury (Pty) Ltd
Benchmark (Gross of fees)	12-month Avg. NCPI +3.0%* *Nett yield after credit enhancement and costs
Portfolio launch date	July 2022
Portfolio size	375 million
Minimum Investment size	
Dedicated SPV	N$ 250 million
Shared SPV	N$ 25 million
Regulatory compliance status**	
Regulation 13	Complies with 13(6)
Local asset	100%

Returns to date

Historically, this investment has delivered returns averaging 3% above the 12-month average CPI. We target a return exceeding the benchmark of CPI +3.0% over 12 months. Investors receive monthly payouts, with a total of N$53.5 million in interest and capital distributed over the past three years.

The investors have the option of receiving the amortised collections in cash on a monthly basis for LDI purposes or to accumulate returns and add to capital for an agreed term.

Returns comparison time buckets

Time bucket	Portfolio returns revised	Proforma returns	CPI Average
3-months	7.3%		3.6%
1 year	8.0%		3.6%
2 years	8.7%		4.3%
3 years	8.4%		5.2%
5 years		7.4%	4.6%
10 years		7.7%	4.6%

Social Impact

The 20Twenty Impact Report provides an in-depth overview of our measurable social and environmental impacts, aligned with the United Nations Sustainable Development Goals (SDGs) through our Social Impact Report - available **here**. 20Twenty leverages globally recognised metrics from the GIIN's (Global Impact Investor Network) IRIS+ and GRI (Global Reporting Initiative) frameworks, we ensure transparency, accountability, and a focus on meaningful outcomes for our clients and stakeholder communities.

GRI is a globally recognised framework for sustainability reporting, ensuring organisations disclose their environmental, social, and governance (ESG) performance transparently. Meanwhile, IRIS+, developed by the Global Impact Investing Network (GIIN), provides a standardised system for measuring and managing impact, allowing organisations to track their contributions to social and environmental change in a structured and comparable way.